



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, December 7, 2021

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: November 2, 2021

New Business:

1. EDC 2021-39 Building Permit Report for October 2021
2. EDC 2021-40 Building Inspection Report for October 2021
3. EDC 2021-41 Property Maintenance Report for October 2021
4. EDC 2021-42 Economic Development Report for November 2021
5. EDC 2021-43 Kendallwood Estates Development Agreement
6. EDC 2021-44 Lisa Loop
7. EDC 2021-45 55 Riverside Street – 1.5 Mile Review
8. EDC 2021-46 YBSD Expansion – Variance Request
9. EDC 2021-47 Oswego/Yorkville Boundary Agreement

Old Business:

Additional Business:

| 2019/2020 City Council Goals – Economic Development Committee | | |
|---------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------|
| Goal | Priority | Staff |
| “Southside Development” | 4 | Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic |
| “Downtown and Riverfront Development” | 5 | Bart Olson, Tim Evans & Krysti Barksdale-Noble |
| “Metra Extension” | 7 | Bart Olson, Rob Fredrickson, Eric Dhuse, Krysti Barksdale-Noble & Erin Willrett |
| “Manufacturing and Industrial Development” | 8 (tie) | Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson |
| “Expand Economic Development Efforts” | 10 | Krysti Barksdale-Noble & Lynn Dubajic |
| “Revenue Growth” | 13 | Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic |
| “Entrance Signage” | 17 | Krysti Barksdale-Noble & Erin Willrett |

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 7, 2021
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. November 2, 2021

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

NEW BUSINESS:

1. EDC 2021-39 Building Permit Report for October 2021

- ☐ Informational Item
- ☐ Notes _____
- _____
- _____

2. EDC 2021-40 Building Inspection Report for October 2021

☐ Informational Item

☐ Notes _____

3. EDC 2021-41 Property Maintenance Report for October 2021

☐ Informational Item

☐ Notes _____

4. EDC 2021-42 Economic Development Report for November 2021

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2021-43 Kendallwood Estates Development Agreement

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2021-44 Lisa Loop

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2021-45 55 Riverside Street – 1.5 Mile Review

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

8. EDC 2021-46 YBSD Expansion – Variance Request

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

9. EDC 2021-47 Oswego/Yorkville Boundary Agreement

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – November 2, 2021

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker
Name Department

Agenda Item Notes:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, November 2, 2021, 6:00pm
City Council Chambers**

Note: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, remote attendance was allowed for this meeting to encourage social distancing due to the current Covid-19 pandemic.

All attendees were in person.

In Attendance:

Committee Members

Chairman Jason Peterson
Alderman Joe Plocher

Alderman Ken Koch
Alderman Chris Funkhouser

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
Code Official Pete Ratos

Other Guests

Lynn Dubajic, City Consultant

The meeting was called to order at 6:00pm by Chairman Jason Peterson.

Citizen Comments None

Minutes for Correction/Approval October 5, 2021

The minutes were approved as presented.

New Business

1. EDC 2021-33 Building Permit Report for September 2021

Mr. Ratos reported 27 single-family detached, 4 single-family attached and 17 commercial permits issued. He said the construction costs for the calendar year so far are about \$64 million. He noted the rising cost of materials as well.

2. EDC 2021-34 Building Inspection Report for September 2021

In September, 920 inspections were done for mostly single-family homes, townhomes and duplexes. Most of them were in Prestwick where the development is almost fully built.

3. EDC 2021-35 Property Maintenance Report for September 2021

Six cases were heard and two were found liable. Both cases involved grass not being mowed for years. Public Works has been unable to mow due to lack of time.

4. EDC 2021-36 Economic Development Report for October 2021

Ms. Dubajic said she is working on some projects and expects an announcement before the end of the year. She noted that Kendallwood Estates has closed and Rally Homes has purchased it. Alderman Koch asked if all the grant activity has been completed. All of last year's grants are now done, but the county is working on their program and she is working with them. They are working on allowing more non-profit businesses.

Chairman Peterson asked about staying informed about ribbon-cuttings. Assistant City Administrator Willrett's weekly report includes this information or it can also be found on the Chamber of Commerce website. Administrator Olson will also ask the Chamber to update their mailing listing with Aldermen addresses.

Alderman Funkhouser asked about the free-standing building at Kendall Marketplace. One tenant is interested, but two-thirds of the building needs to have a commitment and there are still other spaces available. He also asked about the amount of time spent on non-profit vs. for-profit businesses regarding the grants. Ms. Dubajic said it is about equal. It was noted that Kendall County received about \$25 million in funds, half this year and half the next.

5. EDC 2021-37 DCEO ReBuild Illinois Grant Application for Downtown Redevelopment

Mr. Olson referred to a memo and brochure in the agenda stating there is \$50 million total available from the state and up to \$3 million for downtown initiatives. Staff compiled a list of desired projects to decide how to use the money which does not require a match. Staff has been talking with downtown landowners to determine what is desired and he asked for committee input. January 10th is the deadline to apply. Mr. Olson said many towns will likely apply for this Covid relief, which will be awarded to towns with high impact projects.

Ms. Noble said the downtown project has been branded "Dynamic Project" which encompasses these 4 major components: building acquisition/new structure, upgraded and new utilities, site improvements and roadway improvements. She presented possible projects for each of these categories. The grant also addresses minority inclusion and empowerment programs. The types of projects sought are commercial rather than for amenities. Ideas were requested from the committee.

Committee & Staff Discussion/Feedback:

1. Mr. Olson said the Mayor had some concern about exceeding the available \$3 million in funds.
2. Aldermen asked about a pedestrian bridge across the river, however, it would be too costly for this grant. Alderman Plocher noted that Aurora installed pedestrian bridge.
3. Alderman Koch asked about a trail extension to the Parks and Rec building. The downtown silo was also discussed. Painting of silo would be about \$40,000 and too costly, owner's plan are not known. Suggestion to contact owner.
4. Mr. Peterson suggested creating a destination downtown.

5. This is state-administered grant of federal and state money. Focus on project impact.
6. Alderman Funkhouser said he had concerns with putting additional buildings along the river, asked how it would help existing businesses. Ms. Noble said it would help bring activity to existing businesses.
7. Alderman Koch asked about the order of the steps to be taken. If the money was awarded, the state would ask for specifics, dates, etc. and status updates would be required. The grant also asks how the plan will create jobs. This is first substantial grant the state has offered in decades, said Mr. Olson.
8. Some work could be done in-house, downtown overlay study already done and a preliminary plan is in place.
9. A possible paver street on Hydraulic--would it stop at the tracks? Railroad is open to a "slip lane" and may need to relocate spur.
10. Submit 'courthouse hill' as possible project? Adjacent Mueller property also discussed.

Mr. Olson will summarize this discussion and compile a final list of possible projects along with cost estimates for the next City Council meeting on November 23rd.

6. EDC 2021-38 Unified Development Ordinance (UDO) Status Update

Mr. Engberg provided an update of this project that began in 2019. The project will streamline the ordinance encompassing development and all information will be in one place and on-line. Mr. Funkhouser is the Chair of the committee. In 2020 work was done on Chapter 3, meetings were later paused due to Covid-19 and the project resumed in 2021. The number of committee members was reduced to 5. Chapter 4 is now being reviewed and the consultant, Hauseal Lavigne, will make the revisions, return to staff for comments and then take the recommended version to the advisory committee. A meeting will be held in November to review chapter 5 and 6. Mr. Engberg reviewed the recommended Chapters 3 and 4 revisions for the committee. The process is expected to be completed by mid-2022. There will be workshops and open houses, a Public Hearing and City Council review.

Old Business: None

Additional Business:

Alderman Koch asked for an update on the storage units by Dunkin' Donuts. The property owner was informed that the placement of the storage units did not conform to the original plan and he has verbally committed he will remove all non-conforming units. A new code-compliant plan will be submitted and reviewed by the city. Mr. Ratos noted that the permit can be re-instated and that some units will be lost. Ms. Noble said the units are temporary.

There was no further business and the meeting adjourned at 7:10pm.
Minutes respectfully submitted by Marlys Young



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2021-39

Agenda Item Summary Memo

Title: Building Permit Report for October 2021

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: All permits issued in October 2021.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

October 2021

TYPES OF PERMITS

| | Number of Permits Issued | SFD <i>Single Family Detached</i> | B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i> | SFA <i>Single Family Attached</i> | Multi- Family <i>Apartments Condominiums</i> | Commercial <i>Includes all Permits Issued for Commercial Use</i> | Industrial | Misc. | Construction Cost | Permit Fees |
|--------------------|-----------------------------------|------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------------|------------|-------|----------------------|----------------|
| October 2021 | 123 | 27 | 0 | 8 | 0 | 7 | 0 | 81 | 6,118,333.00 | 252,144.32 |
| Calendar Year 2021 | 1515 | 236 | 0 | 137 | 0 | 113 | 0 | 1029 | 70,372,138.00 | 2,531,309.45 |
| Fiscal Year 2022 | 978 | 137 | 0 | 113 | 0 | 61 | 0 | 667 | 45,635,833.00 | 1,630,471.76 |
| | | | | | | | | | | |
| October 2020 | 200 | 25 | 0 | 28 | 0 | 9 | 0 | 138 | 7,618,306.00 | 475,701.74 |
| Calendar Year 2020 | 1672 | 178 | 0 | 92 | 0 | 82 | 0 | 1458 | 51,635,398.00 | 2,374,653.38 |
| Fiscal Year 2021 | 1285 | 133 | 0 | 88 | 0 | 42 | 0 | 1022 | 40,021,886.00 | 1,906,011.00 |
| | | | | | | | | | | |
| October 2019 | 218 | 15 | 0 | 4 | 0 | 6 | 0 | 193 | 5,501,271.00 | 134,209.53 |
| Calendar Year 2019 | 1943 | 122 | 0 | 19 | 0 | 96 | 0 | 1706 | 49,913,222.00 | 1,552,910.62 |
| Fiscal Year 2020 | 1662 | 74 | 0 | 14 | 0 | 53 | 0 | 1521 | 32,443,242.00 | 941,180.90 |
| | | | | | | | | | | |
| October 2018 | 71 | 11 | 0 | 0 | 0 | 10 | 0 | 50 | 2,428,804.00 | 127,360.23 |
| Calendar Year 2018 | 901 | 173 | 14 | 36 | 0 | 116 | 0 | 562 | 47,721,878.00 | 2,239,048.33 |
| Fiscal Year 2019 | 594 | 132 | 0 | 0 | 0 | 60 | 0 | 402 | 31,486,686.00 | 1,160,139.22 |
| | | | | | | | | | | |



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2021-40

Agenda Item Summary Memo

Title: Building Inspection Report for October 2021

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: All inspections scheduled in October 2021.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------|----------|---------------------|-------|----------------|---------------|
| EEI | ----- | 021-REI REINSPECTION | 20200072 | 2036 WREN RD | 31 | | 10/04/2021 |
| EEI | ----- | 021-REI REINSPECTION | 20201092 | 2083 BLUEBERRY HILL | 313-4 | | 10/19/2021 |
| | | Comments1: FINAL SITE REINSPECTION | | | | | |
| EEI | ----- | 021-REI REINSPECTION | 20201241 | 1932 WREN RD | 4 | | 10/04/2021 |
| BF | ----- | AM 016-FIN FINAL INSPECTION | 20201282 | 941 GILLESPIE LN | 106 | | 10/21/2021 |
| | | Comments1: 630-365-7229 - SEE INSPECTION TICKET | | | | | |
| BF | ----- | AM 017-FEL FINAL ELECTRIC | | | | | 10/21/2021 |
| | | Comments1: 630-365-7229 - SEE INSPECTION TICKET | | | | | |
| BF | ----- | AM 018-FME FINAL MECHANICAL | | | | | 10/21/2021 |
| | | Comments1: 630-365-7229 - SEE INSPECTION TICKET | | | | | |
| PBF | ----- | AM 019-PLF PLUMBING - FINAL OSR READ | | | | | 10/21/2021 |
| | | Comments1: 630-365-7229 | | | | | |
| BF | ----- | PM 020-REI REINSPECTION | | | | | 10/25/2021 |
| | | Comments1: BUILDING, ELECTRICAL & MECHANICAL | ABB | | | | |
| | | Comments2: Y 630-365-7229 | | | | | |
| EEI | ----- | 021-EFL ENGINEERING - FINAL INSPE | | | | | 10/25/2021 |
| | | Comments1: BROKEN SIDEWALK | | | | | |
| BF | ----- | AM 015-FIN FINAL INSPECTION | 20201284 | 945 GILLESPIE LN | 104 | | 10/21/2021 |
| | | Comments1: 630-365-7229 - SEE INSPECTION TICKET | | | | | |
| BF | ----- | AM 016-FEL FINAL ELECTRIC | | | | | 10/21/2021 |
| | | Comments1: 630-365-7229 | | | | | |
| BF | ----- | AM 017-FME FINAL MECHANICAL | | | | | 10/21/2021 |
| | | Comments1: 630-365-7229 | | | | | |
| PBF | ----- | AM 018-PLF PLUMBING - FINAL OSR READ | | | | | 10/21/2021 |
| | | Comments1: 630-365-7229 | | | | | |
| BF | ----- | PM 019-REI REINSPECTION | | | | | 10/25/2021 |
| | | Comments1: BUILDING, ELECTRICAL & MECHANICAL | AB | | | | |
| | | Comments2: BY 630-365-7229 | | | | | |
| EEI | ----- | 020-EFL ENGINEERING - FINAL INSPE | | | | | 10/25/2021 |
| BF | ----- | AM 015-FIN FINAL INSPECTION | 20201286 | 949 GILLESPIE LN | 102 | | 10/21/2021 |
| | | Comments1: 630-365-7229/ SEE TICKET FOR NOTES | | | | | |
| BF | ----- | AM 016-FEL FINAL ELECTRIC | | | | | 10/21/2021 |
| | | Comments1: 630-365-7229 | | | | | |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------------------------------------------------------------|----------|--------------------|-----|----------------|---------------|
| BF | _____ | AM 017-FME FINAL MECHANICAL Comments1: 630-365-7229/SEE INSPETION TICKET | | | | | 10/21/2021 |
| PBF | _____ | AM 018-PLF PLUMBING - FINAL OSR READ Comments1: 630-365-7229 | | | | | 10/21/2021 |
| BF | _____ | PM 019-REI REINSPECTION Comments1: BUILDING, ELECTRICAL & MECHANICAL Comments2: BY 630-365-7229 | | AB | | | 10/25/2021 |
| EEI | _____ | 020-EFL ENGINEERING - FINAL INSPE | | | | | 10/25/2021 |
| BF | _____ | AM 012-FIN FINAL INSPECTION Comments1: 630-365-7229 | 20201306 | 930 GILLESPIE LN | 142 | | 10/21/2021 |
| BF | _____ | AM 013-FEL FINAL ELECTRIC Comments1: 630-365-7229 | | | | | 10/21/2021 |
| BF | _____ | AM 014-FME FINAL MECHANICAL Comments1: 630-365-7229 | | | | | 10/21/2021 |
| PBF | _____ | AM 015-PLF PLUMBING - FINAL OSR READ Comments1: 630-365-7229 | | | | | 10/21/2021 |
| BF | _____ | AM 013-FIN FINAL INSPECTION Comments1: 630-365-7229 | 20201312 | 920 GILLESPIE LN | 137 | | 10/25/2021 |
| BF | _____ | 014-FEL FINAL ELECTRIC Comments1: 630-365-7229 | | | | | 10/25/2021 |
| BF | _____ | AM 015-FME FINAL MECHANICAL Comments1: 630-365-7229 | | | | | 10/25/2021 |
| PBF | _____ | AM 016-PLF PLUMBING - FINAL OSR READ Comments1: 630-365-7229 | | | | | 10/25/2021 |
| EEI | _____ | 017-EFL ENGINEERING - FINAL INSPE | | | | | 10/25/2021 |
| EEI | _____ | 015-REI REINSPECTION | 20201361 | 1624 SHETLAND LN | 44 | | 10/04/2021 |
| EEI | _____ | 022-REI REINSPECTION | 20201546 | 2041 WREN RD | 27 | | 10/04/2021 |
| PR | _____ | 001-FIN FINAL INSPECTION | 20201738 | 422 FAIRHAVEN DR | 61 | | 10/06/2021 |
| BC | _____ | 017-FIN FINAL INSPECTION | 20201768 | 1995 MEADOWLARK CT | 111 | | 10/19/2021 |
| BC | _____ | 018-FEL FINAL ELECTRIC | | | | | 10/19/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------------------------------------------------|----------|---------------------|-------|----------------|---------------|
| BC | ----- | 019-FME FINAL MECHANICAL | | | | | 10/19/2021 |
| PBF | ----- | 020-PLF PLUMBING - FINAL OSR READ | | | | | 10/19/2021 |
| EEI | ----- | 021-EFL ENGINEERING - FINAL INSPE | | | | | 10/19/2021 |
| EEI | ----- | 020-REI REINSPECTION | 20201773 | 1922 WREN RD | 3 | | 10/04/2021 |
| EEI | ----- | 019-REI REINSPECTION | 20201776 | 1962 WREN RD | 7 | | 10/04/2021 |
| BF | ----- | 017-FIN FINAL INSPECTION Comments1: 847-456-8082 | 20210039 | 557 MANCHESTER LN | 396 | | 10/06/2021 |
| BF | ----- | 018-FEL FINAL ELECTRIC | | | | | 10/06/2021 |
| BF | ----- | 019-FME FINAL MECHANICAL | | | | | 10/06/2021 |
| PBF | ----- | 020-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 | | | | | 10/06/2021 |
| EEI | ----- | 021-EFL ENGINEERING - FINAL INSPE Comments1: RE-GRADE AT PATIO LANDING | | | | | 10/06/2021 |
| EEI | ----- | 022-REI REINSPECTION | | | | | 10/25/2021 |
| EEI | ----- | 017-EFL ENGINEERING - FINAL INSPE | 20210120 | 1220 HAWK HOLLOW DR | 275-1 | | 10/01/2021 |
| BC | ----- | 018-FIN FINAL INSPECTION Comments1: DECK REQUIRES 4 LATERAL LOAD RESTRAINTS | | | | | 10/01/2021 |
| BC | ----- | 019-FEL FINAL ELECTRIC | | | | | 10/01/2021 |
| BC | ----- | 020-FME FINAL MECHANICAL | | | | | 10/01/2021 |
| PBF | ----- | 021-PLF PLUMBING - FINAL OSR READ | | | | | 10/01/2021 |
| EEI | ----- | 017-EFL ENGINEERING - FINAL INSPE | 20210121 | 1212 HAWK HOLLOW DR | 275-2 | | 10/01/2021 |
| BC | ----- | 018-FIN FINAL INSPECTION Comments1: LATERAL LOAD RESTRAINTS | | | | | 10/01/2021 |
| BC | ----- | 019-FEL FINAL ELECTRIC | | | | | 10/01/2021 |
| BC | ----- | 020-FME FINAL MECHANICAL | | | | | 10/01/2021 |
| PBF | ----- | 021-PLF PLUMBING - FINAL OSR READ | | | | | 10/01/2021 |
| BC | ----- | 022-REI REINSPECTION | | | | | 10/01/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------------|----------|---------------------|------|----------------|---------------|
| BC | ----- | 004-FIN FINAL INSPECTION | 20210123 | 1176 HOMESTEAD DR | 46 | | 10/22/2021 |
| | | Comments1: IGP | | | | | |
| BC | ----- | 003-FIN FINAL INSPECTION | 20210124 | 2796 GAINS CT | 185 | | 10/21/2021 |
| PBF | ----- | 015-PLF PLUMBING - FINAL OSR READ | 20210130 | 1231 HAWK HOLLOW DR | 3161 | | 10/21/2021 |
| | | Comments1: JEFF 847-456-8082 | | | | | |
| BF | ----- | 016-FIN FINAL INSPECTION | | | | | 10/22/2021 |
| BF | ----- | 017-FEL FINAL ELECTRIC | | | | | 10/22/2021 |
| BF | ----- | 018-FME FINAL MECHANICAL | | | | | 10/22/2021 |
| EEI | ----- | 019-EFL ENGINEERING - FINAL INSPE | | | | | 10/22/2021 |
| PBF | ----- | 015-PLF PLUMBING - FINAL OSR READ | 20210131 | 1233 HAWK HOLLOW DR | 3162 | | 10/21/2021 |
| | | Comments1: JEFF 847-456-8082 | | | | | |
| BF | ----- | 016-FIN FINAL INSPECTION | | | | | 10/22/2021 |
| BF | ----- | 017-FEL FINAL ELECTRIC | | | | | 10/22/2021 |
| BF | ----- | 018-FME FINAL MECHANICAL | | | | | 10/22/2021 |
| EEI | ----- | 019-EFL ENGINEERING - FINAL INSPE | | | | | 10/22/2021 |
| BC | ----- | 016-FIN FINAL INSPECTION | 20210132 | 1235 HAWK HOLLOW DR | 3163 | | 10/27/2021 |
| BC | ----- | 017-FEL FINAL ELECTRIC | | | | | 10/27/2021 |
| BC | ----- | 018-FMC FINAL MECHANICAL | | | | | 10/27/2021 |
| PBF | ----- | 019-PLF PLUMBING - FINAL OSR READ | | | | | 10/27/2021 |
| | | Comments1: 847-456-8082 | | | | | |
| GH | ----- | AM 008-STP STOOP | 20210154 | 3722 BAILEY RD | 1361 | | 10/06/2021 |
| GH | ----- | AM 007-STP STOOP | 20210155 | 3724 BAILEY RD | 1362 | | 10/06/2021 |
| GH | ----- | 007-STP STOOP | 20210156 | 3726 BAILEY RD | 1363 | | 10/06/2021 |
| GH | ----- | 007-STP STOOP | 20210157 | 3728 BAILEY RD | 1364 | | 10/06/2021 |
| GH | ----- | 007-STP STOOP | 20210158 | 3730 BAILEY RD | 1365 | | 10/06/2021 |
| BC | ----- | 014-FEL FINAL ELECTRIC | 20210164 | 3136 JUSTICE DR | 612 | | 10/12/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|-----|----------------|---------------|
| BC | ----- | 015-FME FINAL MECHANICAL | | | | | 10/12/2021 |
| BC | ----- | 016-FIN FINAL INSPECTION | | | | | 10/12/2021 |
| PBF | ----- | AM 017-PLF PLUMBING - FINAL OSR READ Comments1: ZACH 224-340-5860 | | | | | 10/13/2021 |
| EEI | ----- | 018-EFL ENGINEERING - FINAL INSPE | | | | | 10/12/2021 |
| BC | ----- | AM 015-WKS PUBLIC & SERVICE WALKS | 20210166 | 3131 JUSTICE DR | 688 | | 10/04/2021 |
| BC | ----- | AM 012-WKS PUBLIC & SERVICE WALKS | 20210167 | 3135 JUSTICE DR | 689 | | 10/04/2021 |
| BC | ----- | 014-FIN FINAL INSPECTION | 20210169 | 3141 JUSTICE DR | 691 | | 10/15/2021 |
| BC | ----- | 015-FEL FINAL ELECTRIC | | | | | 10/15/2021 |
| BC | ----- | 016-FME FINAL MECHANICAL | | | | | 10/15/2021 |
| PBF | ----- | 017-PLF PLUMBING - FINAL OSR READ | | | | | 10/15/2021 |
| EEI | ----- | 018-EFL ENGINEERING - FINAL INSPE | | | | | 10/15/2021 |
| BC | ----- | AM 001-FTG FOOTING | 20210170 | 3145 JUSTICE DR | 692 | | 10/20/2021 |
| BF | ----- | 002-FOU FOUNDATION Comments1: 630-330-6705 REMOVE WATER BEFORE POURIN Comments2: G, ALL REBAR MUST BE TIED TOGETHER BEFOR Comments3: E POUR | | | | | 10/25/2021 |
| BF | ----- | 014-FIN FINAL INSPECTION | 20210188 | 2022 GLENEAGLES DR | 85 | | 10/19/2021 |
| BF | ----- | 015-FEL FINAL ELECTRIC | | | | | 10/19/2021 |
| BF | ----- | 016-FME FINAL MECHANICAL Comments1: 630-800-9005 | | | | | 10/19/2021 |
| PBF | ----- | 017-PLF PLUMBING - FINAL OSR READ Comments1: 630-800-9005 | | | | | 10/19/2021 |
| EEI | ----- | 018-EFL ENGINEERING - FINAL INSPE | | | | | 10/26/2021 |
| BF | ----- | 016-FIN FINAL INSPECTION Comments1: 630-800-9005 | 20210190 | 2034 GLENEAGLES DR | 87 | | 10/19/2021 |
| BF | ----- | 017-FEL FINAL ELECTRIC | | | | | 10/19/2021 |
| BF | ----- | 018-FME FINAL MECHANICAL | | | | | 10/19/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---------------------------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| PBF | ----- | 019-PLF PLUMBING - FINAL OSR READ Comments1: 630-800-9005 | | | | | 10/19/2021 |
| EEI | ----- | 020-EFL ENGINEERING - FINAL INSPE | | | | | 10/20/2021 |
| BC | ----- | 014-FIN FINAL INSPECTION | 20210191 | 1746 CALLANDER TR | 61 | | 10/14/2021 |
| BC | ----- | 015-FEL FINAL ELECTRIC | | | | | 10/14/2021 |
| BC | ----- | 016-FMC FINAL MECHANICAL | | | | | 10/14/2021 |
| PBF | ----- | 017-PLF PLUMBING - FINAL OSR READ Comments1: DAVE 630-800-9005 | | | | | 10/14/2021 |
| BC | ----- | 014-FIN FINAL INSPECTION | 20210192 | 2042 WHITEKIRK LN | 88 | | 10/08/2021 |
| BC | ----- | 015-FEL FINAL ELECTRIC | | | | | 10/08/2021 |
| BC | ----- | 016-FME FINAL MECHANICAL | | | | | 10/08/2021 |
| PBF | ----- | 017-PLF PLUMBING - FINAL OSR READ | | | | | 10/08/2021 |
| EEI | ----- | 018-EFL ENGINEERING - FINAL INSPE Comments1: CRACKED PUBLIC WALK | | | | | 10/08/2021 |
| PR | ----- | 018-FIN FINAL INSPECTION | 20210229 | 636 WHITE OAK WAY | 17 | | 10/06/2021 |
| PR | ----- | 019-FEL FINAL ELECTRIC | | | | | 10/06/2021 |
| PR | ----- | 020-FME FINAL MECHANICAL | | | | | 10/06/2021 |
| PR | ----- | 021-PLF PLUMBING - FINAL OSR READ | | | | | 10/06/2021 |
| EEI | ----- | 022-EFL ENGINEERING - FINAL INSPE | | | | | 10/06/2021 |
| GH | ----- | 010-PWK PRIVATE WALKS | 20210293 | 2065 DUNBAR CT | 92 | | 10/05/2021 |
| BC | ----- | 011-REL ROUGH ELECTRICAL | | | | | 10/19/2021 |
| BC | ----- | 012-RFR ROUGH FRAMING | | | | | 10/19/2021 |
| BC | ----- | 013-RMC ROUGH MECHANICAL | | | | | 10/19/2021 |
| PBF | ----- | 014-PLR PLUMBING - ROUGH Comments1: STEVE 630-546-1085 | | | | | 10/20/2021 |
| GH | ----- | 015-INS INSULATION | | | | | 10/21/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------------------------------|----------|--------------------|-----|----------------|---------------|
| GH | ----- | 016-EPW ENGINEERING- PUBLIC WALK | | | | | 10/21/2021 |
| GH | ----- | AM 013-WKS PUBLIC & SERVICE WALKS | 20210294 | 2079 DUNBAR CT | 90 | | 10/05/2021 |
| | | Comments1: CORNER LOT, ADA RAMP NOT FRAMED | | | | | |
| BC | ----- | 015-FIN FINAL INSPECTION | 20210295 | 1735 CALLANDER TR | 70 | | 10/04/2021 |
| BC | ----- | 016-FEL FINAL ELECTRIC | | | | | 10/04/2021 |
| BC | ----- | 017-FME FINAL MECHANICAL | | | | | 10/04/2021 |
| PBF | ----- | 018-PLF PLUMBING - FINAL OSR READ | | | | | 10/04/2021 |
| EEI | ----- | 019-EFL ENGINEERING - FINAL INSPE | | | | | 10/04/2021 |
| BC | 09:00 | 003-FIN FINAL INSPECTION | 20210298 | 805 CARLY CT | 40 | | 10/22/2021 |
| | | Comments1: FIRE SEAL BETWEEN UTILITY ROOM AND LIVIN | | | | | |
| | | Comments2: G SPACE | | | | | |
| GH | 14:00 | 001-PHF POST HOLE - FENCE | 20210299 | 3247 BOOMBAH BLVD | 141 | | 10/12/2021 |
| BF | ----- | 017-FIN FINAL INSPECTION | 20210318 | 2201 FAIRFIELD AVE | 366 | | 10/25/2021 |
| | | Comments1: JEFF 847-456-8082 | | | | | |
| BF | ----- | 018-FEL FINAL ELECTRIC | | | | | 10/25/2021 |
| BF | ----- | 019-FME FINAL MECHANICAL | | | | | 10/25/2021 |
| PBF | ----- | 020-PLF PLUMBING - FINAL OSR READ | | | | | 10/25/2021 |
| | | Comments1: 847-456-8082 | | | | | |
| EEI | ----- | 021-EFL ENGINEERING - FINAL INSPE | | | | | 10/25/2021 |
| BC | ----- | 015-FIN FINAL INSPECTION | 20210320 | 2121 HARTFIELD AVE | 350 | | 10/08/2021 |
| BC | ----- | 016-FEL FINAL ELECTRIC | | | | | 10/08/2021 |
| BC | ----- | 017-FME FINAL MECHANICAL | | | | | 10/08/2021 |
| PBF | ----- | 018-PLF PLUMBING - FINAL OSR READ | | | | | 10/08/2021 |
| | | Comments1: 847-456-8082 | | | | | |
| EEI | ----- | 019-EFL ENGINEERING - FINAL INSPE | | | | | 10/08/2021 |
| BC | ----- | 003-FIN FINAL INSPECTION | 20210393 | 2108 KINGSMILL ST | 111 | | 10/13/2021 |
| | | Comments1: 2 JOIST HANERS AT LEDGER MISSING SCREWS, | | | | | |
| | | Comments2: LEDGER BOLTS ARE SMALLER THAN 1/2" LENG | | | | | |
| | | Comments3: TH UNKNOWN, LATERAL LOAD RESTRAINTS NOT | | | | | |
| | | Comments4: INSTALLED | | | | | |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|----------------------------------------------------------------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| BC | _____ | AM 004-REI REINSPECTION Comments1: DECK-FINAL | | | | | 10/25/2021 |
| GH | _____ | 007-STP STOOP Comments1: FRONT ONLY | 20210416 | 2072 WHITEKIRK LN | 97 | | 10/05/2021 |
| GH | _____ | 008-PWK PRIVATE WALKS | | | | | 10/15/2021 |
| GH | _____ | 009-INS INSULATION | 20210417 | 2075 DUNBAR CT | 91 | | 10/07/2021 |
| BC | _____ | 010-RFR ROUGH FRAMING | | | | | 10/05/2021 |
| BC | _____ | 011-REL ROUGH ELECTRICAL | | | | | 10/05/2021 |
| BC | _____ | 012-RMC ROUGH MECHANICAL | | | | | 10/05/2021 |
| PBF | _____ | 013-PLR PLUMBING - ROUGH Comments1: 630-546-1085 | | | | | 10/05/2021 |
| GH | _____ | AM 014-PWK PRIVATE WALKS | | | | | 10/05/2021 |
| GH | _____ | AM 015-EPW ENGINEERING- PUBLIC WALK | | | | | 10/13/2021 |
| PBF | _____ | 004-PLU PLUMBING - UNDERSLAB Comments1: 630-800-9005 | 20210418 | 2082 WHITEKIRK LN | 99 | | 10/05/2021 |
| BC | _____ | 005-BG BASEMENT AND GARAGE FLOOR | | | | 10/12/2021 | |
| GH | _____ | 009-PWK PRIVATE WALKS | 20210419 | 2055 DUNBAR CT | 93 | | 10/05/2021 |
| BC | _____ | 010-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET, ITEMS TOO NUMEROUS Comments2: S TO LIST | | | | | 10/13/2021 |
| BC | _____ | 011-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION TICKET, ITEMS TOO NUMEROUS Comments2: S TO LIST | | | | | 10/13/2021 |
| BC | _____ | 012-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET, ITEMS TOO NUMEROUS Comments2: S TO LIST | | | | | 10/13/2021 |
| PBF | _____ | 013-PLR PLUMBING - ROUGH Comments1: 630-546-1085 | | | | | 10/13/2021 |
| GH | _____ | 014-INS INSULATION | | | | | 10/15/2021 |
| GH | _____ | 013-WKS PUBLIC & SERVICE WALKS | 20210420 | 1752 CALLANDER TR | 62 | | 10/04/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| GH | _____ | 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO & DECK PAD | | | | | 10/13/2021 |
| GH | _____ | AM 015-STP STOOP Comments1: REAR STOOP | | | | | 10/13/2021 |
| BC | _____ | 016-FIN FINAL INSPECTION Comments1: DAVE 630-800-9005 | | | | | 10/25/2021 |
| BC | _____ | 017-FEL FINAL ELECTRIC | | | | | 10/25/2021 |
| BC | _____ | 018-FMC FINAL MECHANICAL | | | | | 10/25/2021 |
| PBF | _____ | 019-PLF PLUMBING - FINAL OSR READ Comments1: DAVE 630-800-9005 | | | | | 10/25/2021 |
| EEI | _____ | 020-EFL ENGINEERING - FINAL INSPE | | | | | 10/25/2021 |
| GH | _____ | 008-STP STOOP Comments1: FRONT AND BACK | 20210421 | 2078 WHITEKIRK LN | 98 | | 10/05/2021 |
| GH | _____ | 009-WK SERVICE WALK | | | | | 10/15/2021 |
| GH | _____ | AM 007-STP STOOP Comments1: FRONT | 20210422 | 2066 DUNBAR CT | 95 | | 10/01/2021 |
| GH | _____ | 008-STP STOOP Comments1: STOOP 1/2" NORTH TO SOUTH | | | | | 10/05/2021 |
| GH | _____ | 009-WK SERVICE WALK | | | | | 10/15/2021 |
| BC | _____ | 010-RFR ROUGH FRAMING | | | | | 10/28/2021 |
| BC | _____ | 011-REL ROUGH ELECTRICAL | | | | | 10/28/2021 |
| BC | _____ | 012-RMC ROUGH MECHANICAL | | | | | 10/28/2021 |
| PBF | _____ | 013-PLR PLUMBING - ROUGH Comments1: 630-546-1085 | | | | | 10/28/2021 |
| GH | _____ | 008-STP STOOP Comments1: FRONT AND REAR | 20210425 | 512 WARBLER LN | 359 | | 10/04/2021 |
| BF | _____ | 009-RFR ROUGH FRAMING | | | | 10/29/2021 | |
| BF | _____ | 010-REL ROUGH ELECTRICAL | | | | 10/29/2021 | |
| BF | _____ | 011-RMC ROUGH MECHANICAL | | | | 10/29/2021 | |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------------------------------------------------------------------------|----------|-----------------|-----|----------------|---------------|
| PBF | ----- | 012-PLR PLUMBING - ROUGH Comments1: 847-456-8082 | | | | 10/29/2021 | |
| BC | ----- | 010-RFR ROUGH FRAMING Comments1: 847-456-8082 | 20210426 | 463 PARKSIDE LN | 362 | | 10/06/2021 |
| BC | ----- | 011-REL ROUGH ELECTRICAL | | | | | 10/06/2021 |
| BC | ----- | 012-RMC ROUGH MECHANICAL | | | | | 10/06/2021 |
| PBF | ----- | 013-PLR PLUMBING - ROUGH Comments1: 847-456-8082 | | | | | 10/06/2021 |
| BC | ----- | 014-INS INSULATION | | | | | 10/11/2021 |
| BC | ----- | AM 015-WKS PUBLIC & SERVICE WALKS | | | | | 10/11/2021 |
| GH | ----- | AM 016-WKS PUBLIC & SERVICE WALKS | | | | | 10/27/2021 |
| BF | ----- | 016-FIN FINAL INSPECTION Comments1: STEEL COLUMN AT END OF I-BEAM MUST BE 10 Comments2: 0% UNDER I BEAM | 20210427 | 536 WARBLER LN | 357 | | 10/06/2021 |
| BF | ----- | 017-FEL FINAL ELECTRIC | | | | | 10/06/2021 |
| BF | ----- | 018-FME FINAL MECHANICAL Comments1: PROVIDE END CAPS ON ENDS OF PVC PIPES FO Comments2: R FURNACE (OUTSIDE) | | | | | 10/06/2021 |
| PBF | ----- | 019-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 | | | | | 10/06/2021 |
| EEI | ----- | 020-EFL ENGINEERING - FINAL INSPE | | | | | 10/06/2021 |
| BC | ----- | 021-REI REINSPECTION Comments1: FINAL FRAME & MECH | | | | | 10/07/2021 |
| BF | ----- | 015-FIN FINAL INSPECTION | 20210428 | 523 COACH RD | 412 | 10/29/2021 | |
| BF | ----- | 016-FEL FINAL ELECTRIC | | | | 10/29/2021 | |
| BF | ----- | 017-FME FINAL MECHANICAL | | | | 10/29/2021 | |
| PBF | ----- | 018-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 | | | | 10/29/2021 | |
| EEI | ----- | 019-EFL ENGINEERING - FINAL INSPE | | | | 10/29/2021 | |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------------------------------------------------------|----------|--------------------|-----|----------------|---------------|
| BC | ----- | 017-FIN FINAL INSPECTION | 20210444 | 806 ALEXANDRA LN | 17 | | 10/13/2021 |
| BC | ----- | 018-FEL FINAL ELECTRIC | | | | | 10/13/2021 |
| BC | ----- | 019-FME FINAL MECHANICAL | | | | | 10/13/2021 |
| PBF | ----- | AM 020-PLF PLUMBING - FINAL OSR READ Comments1: 630-977-1868 approved by PR | | | | | 10/13/2021 |
| EEI | ----- | 021-EFL ENGINEERING - FINAL INSPE | | | | | 10/13/2021 |
| BF | ----- | 016-FIN FINAL INSPECTION Comments1: 847-456-8082 | 20210445 | 2211 FAIRFIELD AVE | 367 | | 10/25/2021 |
| BF | ----- | 017-FEL FINAL ELECTRIC | | | | | 10/25/2021 |
| BF | ----- | 018-FME FINAL MECHANICAL | | | | | 10/25/2021 |
| PBF | ----- | 019-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 | | | | | 10/25/2021 |
| EEI | ----- | 020-EFL ENGINEERING - FINAL INSPE Comments1: PUBLIC WALK - TEMP OCC | | | | | 10/25/2021 |
| BF | ----- | 017-FIN FINAL INSPECTION Comments1: 847-456-8082 | 20210449 | 591 COACH RD | 419 | | 10/13/2021 |
| BF | ----- | 018-FEL FINAL ELECTRIC | | | | | 10/13/2021 |
| BF | ----- | 019-FME FINAL MECHANICAL Comments1: GAS PIPE AT OUTSIDE METER INTO HOUSE MUS Comments2: T BE PAINTED | | | | | 10/13/2021 |
| BF | ----- | 020-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 | | | | | 10/13/2021 |
| EEI | ----- | 021-EFL ENGINEERING - FINAL INSPE Comments1: PUBLIC WALK 3 SQUARES | | | | | 10/13/2021 |
| BC | ----- | 022-REI REINSPECTION Comments1: RE-FINAL MECHANICAL- FINAL GAS PIPE PAIN Comments2: TED | | | | | 10/19/2021 |
| EEI | ----- | 023-REI REINSPECTION Comments1: FINAL SITE REINSPECTION | | | | 10/19/2021 | |
| BC | ----- | 014-FIN FINAL INSPECTION | 20210458 | 810 BRISTOL AVE | 6 | | 10/21/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------------------------------|----------|----------------------|-----|----------------|---------------|
| BC | ----- | 015-FEL FINAL ELECTRIC | | | | | 10/21/2021 |
| BC | ----- | 016-FME FINAL MECHANICAL | | | | | 10/21/2021 |
| PBF | ----- | 017-PLF PLUMBING - FINAL OSR READ Comments1: MARKER 630-977-1868 | | | | | 10/21/2021 |
| EEI | ----- | 018-EFL ENGINEERING - FINAL INSPE | | | | | 10/22/2021 |
| BC | ----- | 012-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET | 20210471 | 559 COACH RD | 415 | | 10/08/2021 |
| BC | ----- | 013-REL ROUGH ELECTRICAL | | | | | 10/08/2021 |
| BC | ----- | 014-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET | | | | | 10/08/2021 |
| PBF | ----- | 015-PLR PLUMBING - ROUGH Comments1: 847-456-8082 | | | | | 10/08/2021 |
| GH | ----- | 016-INS INSULATION | | | | | 10/14/2021 |
| GH | ----- | AM 017-WKS PUBLIC & SERVICE WALKS | | | | | 10/27/2021 |
| BF | ----- | AM 012-PPS PRE-POUR, SLAB ON GRADE Comments1: WALKS 815-839-8175 | 20210481 | 4862 W MILLBROOK CIR | 6 | | 10/13/2021 |
| EEI | ----- | 013-ADA ADA ACCESSIBLE WALK WAY | | | | | 10/14/2021 |
| BF | ----- | 017-FIN FINAL INSPECTION | 20210483 | 2867 ALDEN AVE | 291 | | 10/04/2021 |
| BF | ----- | 018-FEL FINAL ELECTRIC | | | | | 10/04/2021 |
| BF | ----- | 019-FME FINAL MECHANICAL | | | | | 10/04/2021 |
| PBF | ----- | 020-PLF PLUMBING - FINAL OSR READ | | | | | 10/04/2021 |
| EEI | ----- | 021-EFL ENGINEERING - FINAL INSPE | | | | | 10/07/2021 |
| BF | ----- | 014-FIN FINAL INSPECTION | 20210484 | 2910 ALDEN AVE | 322 | | 10/04/2021 |
| BF | ----- | 015-FEL FINAL ELECTRIC | | | | | 10/04/2021 |
| BF | ----- | 016-FME FINAL MECHANICAL | | | | | 10/04/2021 |
| PBF | ----- | 017-PLF PLUMBING - FINAL OSR READ | | | | | 10/04/2021 |
| EEI | ----- | 018-EFL ENGINEERING - FINAL INSPE Comments1: REINSTALL FABRIC ON REAR STRUCTURE | | | | | 10/04/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| BC | _____ | 012-PPS PRE-POUR, SLAB ON GRADE Comments1: WALKS & DRIVE | 20210486 | 804 ALEXANDRA LN | 18 | | 10/04/2021 |
| GH | _____ | 002-FIN FINAL INSPECTION Comments1: ROOF | 20210505 | 2012 RAINTREE RD | 82 | | 10/04/2021 |
| GH | _____ | 008-STP STOOP Comments1: FRONT | 20210513 | 567 COACH RD | 416 | | 10/04/2021 |
| BC | _____ | 009-RFR ROUGH FRAMING Comments1: SEE NOTES | | | | | 10/27/2021 |
| BC | _____ | 010-REL ROUGH ELECTRICAL Comments1: SEE NOTES | | | | | 10/27/2021 |
| BC | _____ | 011-RMC ROUGH MECHANICAL | | | | | 10/27/2021 |
| PBF | _____ | 012-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082 | | | | | 10/27/2021 |
| BC | _____ | 013-INS INSULATION | | | | 10/29/2021 | |
| GH | _____ | 014-PWK PRIVATE WALKS | | | | | 10/27/2021 |
| BC | _____ | 015-REI REINSPECTION Comments1: ROUGH FRAME & ELEC | | | | 10/29/2021 | |
| PBF | _____ | 010-SUM SUMP Comments1: 630-387-2001 | 20210514 | 575 COACH RD | 417 | | 10/06/2021 |
| BC | _____ | 011-RFR ROUGH FRAMING Comments1: SIX METAL RECEPT BOXES ARN'T GROUNDED, D Comments2: RIVE FRONT& REAR DOORS INSTALL JOIST HAN Comments3: GER ON FRONT PORCH BEAM SUPPORT BOTH SID Comments4: E OF LANDING SHIM & NAIL LAST STUD.... | | | | | 10/26/2021 |
| BC | _____ | 012-REL ROUGH ELECTRICAL | | | | | 10/26/2021 |
| BC | _____ | 013-RMC ROUGH MECHANICAL | | | | | 10/26/2021 |
| PBF | _____ | 014-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082 | | | | | 10/26/2021 |
| GH | _____ | 015-INS INSULATION | | | | | 10/28/2021 |
| GH | _____ | 016-PWK PRIVATE WALKS | | | | | 10/27/2021 |
| BC | _____ | AM 006-BG BASEMENT AND GARAGE FLOOR | 20210530 | 2068 WHITEKIRK LN | 96 | | 10/04/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------------------------------|----------|---------------------|-----|----------------|---------------|
| BC | _____ | 017-FIN FINAL INSPECTION | 20210556 | 1224 HAWK HOLLOW DR | 274 | | 10/13/2021 |
| | | Comments1: SEAL AROUND MOST SPRINKLERS ON MAIN LEVE | | | | | |
| | | Comments2: L | | | | | |
| BC | _____ | 018-FEL FINAL ELECTRIC | | | | | 10/13/2021 |
| BC | _____ | 019-FME FINAL MECHANICAL | | | | | 10/13/2021 |
| PBF | _____ | 020-PLF PLUMBING - FINAL OSR READ | | | | | 10/13/2021 |
| | | Comments1: 847-456-8082 | | | | | |
| EEI | _____ | 021-EFL ENGINEERING - FINAL INSPE | | | | | 10/13/2021 |
| | | Comments1: PUBLIC WALK | | | | | |
| EEI | _____ | 022-REI REINSPECTION | | | | | 10/19/2021 |
| | | Comments1: FINAL SITE REINSPECTION | | | | | |
| BC | _____ | 023-REI REINSPECTION | | | | | 10/19/2021 |
| | | Comments1: FINAL MECHANICAL REINSPECTION | | | | | |
| BC | _____ | 017-FIN FINAL INSPECTION | 20210557 | 1222 HAWK HOLLOW DR | 274 | | 10/13/2021 |
| BC | _____ | 018-FEL FINAL ELECTRIC | | | | | 10/13/2021 |
| BC | _____ | 019-FME FINAL MECHANICAL | | | | | 10/13/2021 |
| PBF | _____ | 020-PLF PLUMBING - FINAL OSR READ | | | | | 10/13/2021 |
| | | Comments1: 847-456-8082 | | | | | |
| EEI | _____ | 021-EFL ENGINEERING - FINAL INSPE | | | | | 10/13/2021 |
| | | Comments1: PUBLIC WALK | | | | | |
| EEI | _____ | 022-REI REINSPECTION | | | | | 10/19/2021 |
| | | Comments1: FINAL SITE REINSPECTION | | | | | |
| BF | _____ | AM 001-FTG FOOTING | 20210558 | 1232 HAWK HOLLOW DR | 273 | | 10/11/2021 |
| | | Comments1: JESUS 630-453-9281 | | | | | |
| BC | _____ | AM 002-FOU FOUNDATION | | | | | 10/15/2021 |
| PBF | _____ | PM 003-ESW ENGINEERING - SEWER / WAT | | | | | 10/20/2021 |
| | | Comments1: VERUNA 630-387-2001 | | | | | |
| BC | _____ | AM 004-BKF BACKFILL | | | | | 10/21/2021 |
| | | Comments1: 630-330-6705 | | | | | |
| BF | _____ | AM 001-FTG FOOTING | 20210559 | 1234 HAWK HOLLOW DR | 273 | | 10/11/2021 |
| | | Comments1: JESUS 630-453-9281 | | | | | |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 15

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------------------------------------------------------------------------|----------|----------------------|-------|----------------|---------------|
| BC | ----- | AM 002-FOU FOUNDATION | | | | | 10/15/2021 |
| PBF | ----- | PM 003-ESW ENGINEERING - SEWER / WAT Comments1: VERUNA 630-387-2001 | | | | | 10/20/2021 |
| BC | ----- | AM 004-BKF BACKFILL Comments1: 630-330-6705 | | | | | 10/21/2021 |
| GH | ----- | 013-WKS PUBLIC & SERVICE WALKS Comments1: NEED TO COMPACT BOTH WALKS, PIN @ STOOP Comments2: & ADD REBAR AT WATER LINE | 20210575 | 2874 ALDEN AVE | 327 | | 10/01/2021 |
| GH | ----- | 014-REI REINSPECTION Comments1: PUBLIC AND SERVICE WALKS | | | | | 10/01/2021 |
| BF | ----- | 016-RFR ROUGH FRAMING Comments1: DECK 331-431-7342 | 20210576 | 4870 W MILLBROOK CIR | 5 | | 10/28/2021 |
| GH | ----- | AM 011-WKS PUBLIC & SERVICE WALKS | 20210598 | 1227 HAWK HOLLOW DR | 317-4 | | 10/13/2021 |
| GH | ----- | AM 012-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | | | | | 10/13/2021 |
| GH | ----- | AM 013-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20210599 | 1225 HAWK HOLLOW DR | 317-3 | | 10/13/2021 |
| GH | ----- | AM 014-WKS PUBLIC & SERVICE WALKS | | | | | 10/13/2021 |
| GH | ----- | 011-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20210600 | 1223 HAWK HOLLOW DR | 317-2 | | 10/13/2021 |
| GH | ----- | AM 012-WKS PUBLIC & SERVICE WALKS | | | | | 10/13/2021 |
| GH | ----- | 012-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20210601 | 1221 HAWK HOLLOW DR | 317-1 | | 10/13/2021 |
| GH | ----- | AM 013-WKS PUBLIC & SERVICE WALKS | | | | | 10/13/2021 |
| BC | ----- | 006-RFR ROUGH FRAMING | 20210607 | 1201 HAWK HOLLOW DR | 318-1 | | 10/06/2021 |
| BC | ----- | 007-REL ROUGH ELECTRICAL | | | | | 10/06/2021 |
| BC | ----- | 008-RMC ROUGH MECHANICAL | | | | | 10/06/2021 |
| PBF | ----- | 009-PLR PLUMBING - ROUGH Comments1: 847-456-8082 | | | | | 10/06/2021 |
| GH | ----- | 010-INS INSULATION | | | | | 10/08/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|----------------------------------------------------------|----------|----------------------|-------|----------------|---------------|
| BC | ----- | 006-RFR ROUGH FRAMING | 20210608 | 1203 HAWK HOLLOW DR | 318-2 | | 10/14/2021 |
| BC | ----- | 007-REL ROUGH ELECTRICAL | | | | | 10/14/2021 |
| BC | ----- | 008-RMC ROUGH MECHANICAL | | | | | 10/14/2021 |
| PBF | ----- | PM 009-PLR PLUMBING - ROUGH Comments1: 847-456-8082 | | | | | 10/14/2021 |
| GH | ----- | 010-INS INSULATION | | | | | 10/19/2021 |
| BC | ----- | 001-FIN FINAL INSPECTION Comments1: WINDOWS | 20210609 | 1398 CAROLYN CT | 8 | | 10/06/2021 |
| BC | ----- | 006-RFR ROUGH FRAMING | 20210610 | 1205 HAWK HOLLOW DR | 318-3 | | 10/20/2021 |
| BC | ----- | 007-REL ROUGH ELECTRICAL | | | | | 10/20/2021 |
| BC | ----- | 008-RMC ROUGH MECHANICAL | | | | | 10/20/2021 |
| PBF | ----- | 009-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082 | | | | | 10/20/2021 |
| GH | ----- | 010-INS INSULATION | | | | | 10/22/2021 |
| BC | ----- | 006-RFR ROUGH FRAMING | 20210611 | 1207 HAWK HOLLOW DR | 318-4 | | 10/20/2021 |
| BC | ----- | 007-REL ROUGH ELECTRICAL | | | | | 10/20/2021 |
| BC | ----- | 008-RMC ROUGH MECHANICAL | | | | | 10/20/2021 |
| PBF | ----- | 009-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082 | | | | | 10/20/2021 |
| GH | ----- | 010-INS INSULATION | | | | | 10/25/2021 |
| GH | ----- | 001-PHF POST HOLE - FENCE | 20210630 | 2582 LYMAN LOOP | | | 10/05/2021 |
| GH | ----- | 002-FIN FINAL INSPECTION | | | | | 10/07/2021 |
| BC | ----- | 009-RFR ROUGH FRAMING Comments1: PLEASE SEE TICKET | 20210669 | 4830 W MILLBROOK CIR | 10 | | 10/01/2021 |
| BC | ----- | 010-REL ROUGH ELECTRICAL | | | | | 10/01/2021 |
| BC | ----- | 011-RMC ROUGH MECHANICAL | | | | | 10/01/2021 |
| PBF | ----- | 012-PLR PLUMBING - ROUGH | | | | | 10/01/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------|----------------|---------------|
| GH | ----- | 013-INS INSULATION | | | | | 10/05/2021 |
| BC | ----- | AM 014-REI REINSPECTION Comments1: ROUGH FRAME-FIRE SEAL UNDER SHOWER STALL Comments2: NEAR ENT DOOR, FOAM SEAL WINDOW IN GAR | | | | | 10/01/2021 |
| BC | ----- | 015-REI REINSPECTION | | | | | 10/04/2021 |
| EEI | ----- | 016-EPW ENGINEERING- PUBLIC WALK | | | | | 10/14/2021 |
| BF | ----- | AM 017-EPW ENGINEERING- PUBLIC WALK Comments1: 815-839-8175 CANCEL | | | | 10/15/2021 | |
| BC | ----- | 008-RFR ROUGH FRAMING Comments1: ANDREW 331-431-7342 | 20210670 | 2714 NICKERSON CT | 165 | | 10/05/2021 |
| BC | ----- | 009-REL ROUGH ELECTRICAL Comments1: ANDREW 331-431-7342 | | | | | 10/05/2021 |
| BC | ----- | 010-RMC ROUGH MECHANICAL Comments1: ANDREW 331-431-7342 | | | | | 10/05/2021 |
| PBF | ----- | 011-PLR PLUMBING - ROUGH Comments1: ANDREW 331-431-7342 | | | | | 10/05/2021 |
| GH | ----- | 012-INS INSULATION Comments1: ANDREW 331-431-7342 | | | | | 10/07/2021 |
| BF | ----- | AM 013-WKS PUBLIC & SERVICE WALKS Comments1: 815-839-8175 | | | | | 10/15/2021 |
| GH | ----- | 009-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20210680 | 1304 HAWK HOLLOW DR | 266-1 | | 10/18/2021 |
| GH | ----- | 010-PHD POST HOLE - DECK | | | | | 10/18/2021 |
| GH | ----- | 011-STP STOOP | | | | | 10/18/2021 |
| BC | ----- | 012-RFR ROUGH FRAMING | | | | | 10/25/2021 |
| BC | ----- | 013-REL ROUGH ELECTRICAL | | | | | 10/25/2021 |
| BC | ----- | 014-RMC ROUGH MECHANICAL | | | | | 10/25/2021 |
| PBF | ----- | 015-PLR PLUMBING - ROUGH Comments1: 847-456-8082 | | | | | 10/25/2021 |
| GH | ----- | 016-INS INSULATION | | | | | 10/27/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------------------------------|----------|---------------------|-------|----------------|---------------|
| GH | ----- | 008-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20210681 | 1302 HAWK HOLLOW DR | 266-2 | | 10/18/2021 |
| GH | ----- | 009-PHD POST HOLE - DECK | | | | | 10/18/2021 |
| GH | ----- | 010-STP STOOP | | | | | 10/18/2021 |
| BC | ----- | 011-RFR ROUGH FRAMING Comments1: SEE INSPECTORS NOTES | | | | | 10/27/2021 |
| BC | ----- | 012-REL ROUGH ELECTRICAL Comments1: SEE INSPECTORS NOTES | | | | | 10/27/2021 |
| BC | ----- | 013-RMC ROUGH MECHANICAL Comments1: SEE INSPECTORS NOTES | | | | | 10/27/2021 |
| PBF | ----- | 014-PLR PLUMBING - ROUGH Comments1: 847-456-8082 | | | | | 10/27/2021 |
| BC | ----- | 015-INS INSULATION | | | | 10/29/2021 | |
| BC | ----- | 016-REI REINSPECTION Comments1: ROUGH FRAME MECH ELEC | | | | 10/28/2021 | |
| GH | ----- | 019-WKS PUBLIC & SERVICE WALKS | 20210682 | 1320 HAWK HOLLOW DR | 265-1 | | 10/18/2021 |
| GH | ----- | 020-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | | | | | 10/18/2021 |
| BC | ----- | 014-INS INSULATION | 20210683 | 1312 HAWK HOLLOW DR | 265-2 | | 10/01/2021 |
| GH | ----- | 018-WKS PUBLIC & SERVICE WALKS | | | | | 10/18/2021 |
| BC | ----- | 008-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET | 20210698 | 3128 JUSTICE DR | 615 | | 10/07/2021 |
| BC | ----- | 009-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION TICKET | | | | | 10/07/2021 |
| BC | ----- | 010-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET | | | | | 10/07/2021 |
| PBF | ----- | 011-PLR PLUMBING - ROUGH Comments1: 224-358-1606 | | | | | 10/07/2021 |
| BC | ----- | 012-REI REINSPECTION Comments1: ROUGHS | | | | | 10/08/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 19

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------------------------------------------------------------------------|----------|----------------------|-----|----------------|---------------|
| GH | ----- | 013-INS INSULATION | | | | | 10/12/2021 |
| BF | ----- | 014-WKS PUBLIC & SERVICE WALKS Comments1: UPLAND 630-465-1159 | | | | 10/29/2021 | |
| GH | ----- | 012-INS INSULATION Comments1: MINOR TOUCH UPS REQUIRED | 20210699 | 3132 JUSTICE DR | 614 | | 10/01/2021 |
| BF | ----- | 013-WKS PUBLIC & SERVICE WALKS Comments1: UPLAND 630-465-1159 | | | | 10/29/2021 | |
| GH | ----- | 002-FIN FINAL INSPECTION | 20210707 | 1162 KATE DR | 239 | | 10/04/2021 |
| BC | ----- | 009-RFR ROUGH FRAMING | 20210740 | 4877 W MILLBROOK CIR | 156 | | 10/25/2021 |
| BC | ----- | 010-REL ROUGH ELECTRICAL | | | | | 10/25/2021 |
| BC | ----- | 011-RMC ROUGH MECHANICAL | | | | | 10/25/2021 |
| PBF | ----- | 012-PLR PLUMBING - ROUGH Comments1: ANDREW 331-431-7342 | | | | | 10/25/2021 |
| BC | ----- | 013-INS INSULATION | | | | | 10/27/2021 |
| BC | ----- | 008-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET | 20210741 | 4898 W MILLBROOK CIR | 1 | | 10/14/2021 |
| BC | ----- | 009-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION TICKET | | | | | 10/14/2021 |
| BC | ----- | 010-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET | | | | | 10/14/2021 |
| PBF | ----- | 011-PLR PLUMBING - ROUGH Comments1: ANDREW 331-431-7342 | | | | | 10/14/2021 |
| BC | ----- | AM 012-INS INSULATION Comments1: RE INSPECT FAILS FROM 10-14 ROUGHS | | | | | 10/18/2021 |
| PR | ----- | 008-RFR ROUGH FRAMING | 20210755 | 1242 TAUS CIR | 121 | | 10/27/2021 |
| PR | ----- | 009-REL ROUGH ELECTRICAL | | | | | 10/27/2021 |
| PR | ----- | 010-RMC ROUGH MECHANICAL | | | | | 10/27/2021 |
| PR | ----- | 011-PLR PLUMBING - ROUGH | | | | | 10/27/2021 |
| GH | ----- | 015-WKS PUBLIC & SERVICE WALKS Comments1: NEED TO COMPACT BOTH WALKS, PIN @ STOOP Comments2: & ADD REBAR AT WATER LINE | 20210767 | 2868 ALDEN AVE | 328 | | 10/01/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 20

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|-----|----------------|---------------|
| GH | ----- | 016-REI REINSPECTION Comments1: PUBLIC AND SERVICE WALKS | | | | | 10/01/2021 |
| BF | ----- | 007-RFR ROUGH FRAMING Comments1: ADD ANCHOR BOLTS IN GARAGE AS MARKED | 20210793 | 3126 JUSTICE DR | 616 | | 10/22/2021 |
| BF | ----- | 008-REL ROUGH ELECTRICAL | | | | | 10/22/2021 |
| BF | ----- | 009-RMC ROUGH MECHANICAL | | | | | 10/22/2021 |
| PBF | ----- | 010-PLR PLUMBING - ROUGH Comments1: 224-358-1606 | | | | | 10/22/2021 |
| GH | ----- | 011-INS INSULATION | | | | | 10/28/2021 |
| BC | ----- | 008-RFR ROUGH FRAMING | 20210794 | 3129 JUSTICE DR | 687 | 10/29/2021 | |
| BC | ----- | 009-REL ROUGH ELECTRICAL | | | | 10/29/2021 | |
| BC | ----- | 010-RMC ROUGH MECHANICAL | | | | 10/29/2021 | |
| PBF | ----- | 011-PLR PLUMBING - ROUGH Comments1: 224-358-1606 | | | | 10/29/2021 | |
| BF | ----- | PM 016-FIN FINAL INSPECTION | 20210812 | 3967 SHOEGER DR | 35 | | 10/11/2021 |
| BF | ----- | PM 017-FEL FINAL ELECTRIC | | | | | 10/11/2021 |
| BF | ----- | PM 018-FME FINAL MECHANICAL | | | | | 10/11/2021 |
| BF | ----- | PM 019-PLF PLUMBING - FINAL OSR READ | | | | | 10/11/2021 |
| BF | ----- | PM 009-REL ROUGH ELECTRICAL | 20210815 | 3979 SHOEGER DR | 37 | | 10/11/2021 |
| BF | ----- | PM 010-RFR ROUGH FRAMING | | | | | 10/11/2021 |
| BF | ----- | PM 011-RMC ROUGH MECHANICAL | | | | | 10/11/2021 |
| PBF | ----- | PM 012-PLR PLUMBING - ROUGH Comments1: PROVIDE TWO PIPE SUPPORTS ON 3" HORIZONT Comments2: AL VENT LOCATED IN MASTER HALL WAY CEILI Comments3: NG J186677 | | | | | 10/11/2021 |
| BF | ----- | PM 013-INS INSULATION | | | | | 10/12/2021 |
| BF | ----- | PM 009-RFR ROUGH FRAMING Comments1: 630-365-7229 | 20210816 | 3977 SHOEGER DR | 37 | | 10/06/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 21

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------------------------|----------|-----------------|-----|----------------|---------------|
| BF | _____ | PM 010-REL ROUGH ELECTRICAL | | | | | 10/06/2021 |
| BF | _____ | PM 011-RMC ROUGH MECHANICAL | | | | | 10/06/2021 |
| PBF | _____ | PM 012-PLR PLUMBING - ROUGH Comments1: 630-365-7229 | | | | | 10/06/2021 |
| BF | _____ | PM 013-INS INSULATION | | | | | 10/12/2021 |
| BF | _____ | PM 009-RFR ROUGH FRAMING Comments1: 630-365-7229 | 20210817 | 3983 SHOEGER DR | 38 | | 10/13/2021 |
| BF | _____ | PM 010-REL ROUGH ELECTRICAL | | | | | 10/13/2021 |
| BF | _____ | PM 011-RMC ROUGH MECHANICAL | | | | | 10/13/2021 |
| PBF | _____ | PM 012-PLR PLUMBING - ROUGH Comments1: 630-365-7229 | | | | | 10/13/2021 |
| BF | _____ | AM 013-INS INSULATION Comments1: ABBY 630-273-2012 | | | | | 10/18/2021 |
| BF | _____ | AM 009-RFR ROUGH FRAMING Comments1: 630-365-7229 | 20210818 | 3985 SHOEGER DR | 38 | | 10/11/2021 |
| BF | _____ | AM 010-REL ROUGH ELECTRICAL | | | | | 10/11/2021 |
| BF | _____ | AM 011-RMC ROUGH MECHANICAL | | | | | 10/11/2021 |
| PBF | _____ | AM 012-PLR PLUMBING - ROUGH Comments1: 630-365-7229 | | | | | 10/11/2021 |
| BF | _____ | PM 013-RFR ROUGH FRAMING Comments1: 630-365-7229 | | | | | 10/20/2021 |
| BF | _____ | PM 014-REL ROUGH ELECTRICAL Comments1: 630-365-7229 | | | | | 10/20/2021 |
| BF | _____ | PM 015-RMC ROUGH MECHANICAL Comments1: 630-365-7229 | | | | | 10/20/2021 |
| PBF | _____ | PM 016-PLR PLUMBING - ROUGH Comments1: 630-365-7229 | | | | | 10/20/2021 |
| BF | _____ | PM 017-INS INSULATION Comments1: 630-365-7229 | | | | | 10/21/2021 |
| EEI | _____ | AM 016-EFL ENGINEERING - FINAL INSPE | 20210819 | 3989 SHOEGER DR | 39 | | 10/05/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 22

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| BF | ----- | PM 017-FIN FINAL INSPECTION | | | | | 10/01/2021 |
| BF | ----- | PM 018-FEL FINAL ELECTRIC | | | | | 10/01/2021 |
| BF | ----- | AM 019-FME FINAL MECHANICAL | | | | | 10/01/2021 |
| PBF | ----- | AM 020-PLF PLUMBING - FINAL OSR READ | | | | | 10/01/2021 |
| BF | ----- | AM 014-INS INSULATION | 20210820 | 3987 SHOEGER DR | 39 | | 10/01/2021 |
| GH | ----- | 007-WK SERVICE WALK | 20210855 | 2878 ALDEN AVE | 326 | | 10/01/2021 |
| | | Comments1: NEEDS TO BE COMPACTED BEFORE POURING | | | | | |
| BC | ----- | 008-REL ROUGH ELECTRICAL | | | | | 10/15/2021 |
| BC | ----- | 009-RFR ROUGH FRAMING | | | | | 10/15/2021 |
| BC | ----- | 010-RMC ROUGH MECHANICAL | | | | | 10/15/2021 |
| PBF | ----- | 011-PLR PLUMBING - ROUGH | | | | | 10/15/2021 |
| | | Comments1: JAMES 331-223-6615 | | | | | |
| GH | ----- | 012-INS INSULATION | | | | | 10/19/2021 |
| GH | ----- | AM 013-EPW ENGINEERING- PUBLIC WALK | | | | | 10/20/2021 |
| GH | ----- | 015-WK SERVICE WALK | 20210856 | 2878 OLD GLORY DR | 273 | | 10/01/2021 |
| | | Comments1: NEEDS TO BE COMPACTED BEFORE POURING | | | | | |
| BC | ----- | PM 016-WKS PUBLIC & SERVICE WALKS | | | | | 10/18/2021 |
| | | Comments1: MDW | | | | | |
| EEI | ----- | AM 017-ADA ADA ACCESSIBLE WALK WAY | | | | 10/19/2021 | |
| GH | ----- | 009-INS INSULATION | 20210857 | 2884 ALDEN AVE | 325 | 10/22/2021 | |
| BF | ----- | 010-RFR ROUGH FRAMING | | | | | 10/20/2021 |
| BF | ----- | 011-REL ROUGH ELECTRICAL | | | | | 10/20/2021 |
| BF | ----- | 012-RMC ROUGH MECHANICAL | | | | | 10/20/2021 |
| | | Comments1: 331-223-6615 | | | | | |
| PBF | ----- | 013-PLR PLUMBING - ROUGH | | | | | 10/20/2021 |
| | | Comments1: 331-223-6615 | | | | | |
| GH | ----- | AM 014-WKS PUBLIC & SERVICE WALKS | | | | | 10/20/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 23

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------------------------------------------------------------|----------|----------------------|-----|----------------|---------------|
| EEI | ----- | 015-ADA ADA ACCESSIBLE WALK WAY | | | | 10/21/2021 | |
| GH | ----- | 016-INS INSULATION | | | | | 10/22/2021 |
| PR | ----- | PM 006-RFR ROUGH FRAMING | 20210875 | 1652 N BEECHER RD | 54 | | 10/07/2021 |
| PR | ----- | 007-REL ROUGH ELECTRICAL | | | | | 10/07/2021 |
| PR | ----- | 008-PLR PLUMBING - ROUGH | | | | | 10/07/2021 |
| PR | ----- | 009-RMC ROUGH MECHANICAL | | | | | 10/07/2021 |
| BC | ----- | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: ELECTRIC VEHICLE CHARGING STATION | 20210881 | 945 ERICA LN | 56 | | 10/06/2021 |
| BC | ----- | 002-PPS PRE-POUR, SLAB ON GRADE Comments1: ELECTRIC VEHICLE CHARGING STATION | | | | | 10/06/2021 |
| BC | ----- | AM 003-FIN FINAL INSPECTION Comments1: EVS | | | | | 10/20/2021 |
| GH | ----- | AM 010-STP STOOP Comments1: FRONT & BACK | 20210887 | 2220 HEARTHSTONE AVE | 440 | | 10/27/2021 |
| BC | ----- | AM 004-RFR ROUGH FRAMING Comments1: REINSPECTION | 20210921 | 2028 SQUIRE CIR | 197 | | 10/01/2021 |
| BC | ----- | PM 005-REL ROUGH ELECTRICAL Comments1: PAVILLION, LAURA 331-575-5337 | | | | | 10/19/2021 |
| GH | 12:00 | 001-PHF POST HOLE - FENCE | 20210931 | 146 CLAREMONT CT | 39 | | 10/15/2021 |
| GH | 12:00 | 001-PHF POST HOLE - FENCE | 20210937 | 712 CLOVER CT | 10 | | 10/27/2021 |
| EEI | ----- | 011-ADA ADA ACCESSIBLE WALK WAY Comments1: 2 RAMPS/ SEE INSPECTION TICKET | 20210940 | 701 OMAHA DR | 13 | | 10/01/2021 |
| GH | ----- | AM 012-REI REINSPECTION Comments1: PUBLIC AND SERVICE WALKS | | | | | 10/01/2021 |
| GH | ----- | AM 013-PPS PRE-POUR, SLAB ON GRADE Comments1: NEED TO PIN TO FOUNDATION. KATHY TO SEND Comments2: PICTURES | | | | | 10/01/2021 |
| PR | ----- | 014-RFR ROUGH FRAMING | | | | | 10/27/2021 |
| PR | ----- | 015-REL ROUGH ELECTRICAL | | | | | 10/27/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 24

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------|-----|----------------|---------------|
| PR | ----- | 016-RMC ROUGH MECHANICAL | | | | | 10/27/2021 |
| PR | ----- | 017-PLR PLUMBING - ROUGH | | | | | 10/27/2021 |
| GH | ----- | PM 012-INS INSULATION Comments1: SEAL ROMEX @ MASTER BDRM TOP PLATE, SEAL Comments2: RIGHT SIDE OF PATIO DOOR | 20210941 | 2867 CRYDER WAY | 474 | 10/06/2021 | |
| GH | ----- | 005-ROF ROOF UNDERLAYMENT ICE & W | 20210942 | 2954 OLD GLORY DR | 265 | | 10/04/2021 |
| BC | ----- | AM 006-BG BASEMENT AND GARAGE FLOOR | | | | | 10/26/2021 |
| BC | ----- | 004-FIN FINAL INSPECTION Comments1: DECK GUARD SUPPORT POSTS CANNOT BE NOTCH Comments2: ED, POSTS MUST BE PLUMB, NUMEROUS GAPS O Comments3: VER 4" IN GAURD SYSTEM & STAIR | 20210945 | 4807 W MILLBROOK CIR | 151 | | 10/05/2021 |
| BC | ----- | AM 005-REI REINSPECTION Comments1: FINAL DECK | | | | | 10/26/2021 |
| BC | ----- | 006-BSM BASEMENT FLOOR | 20210948 | 1378 SPRING ST | 215 | | 10/05/2021 |
| BC | ----- | 007-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE FLOOR & STOOP | | | | | 10/07/2021 |
| BC | ----- | AM 008-PPS PRE-POUR, SLAB ON GRADE Comments1: PUBLIC WALK | | | | | 10/11/2021 |
| BF | ----- | 007-STP STOOP Comments1: UPLAND 630-465-1159 | 20210949 | 3121 JUSTICE DR | 685 | 10/29/2021 | |
| BC | ----- | 013-FIN FINAL INSPECTION | 20210965 | 1162 TAUS CIR | 126 | | 10/22/2021 |
| BC | ----- | 014-FEL FINAL ELECTRIC | | | | | 10/22/2021 |
| BC | ----- | 015-FME FINAL MECHANICAL | | | | | 10/22/2021 |
| PR | ----- | 016-PLF PLUMBING - FINAL OSR READ | | | | | 10/25/2021 |
| EEI | ----- | 017-EFL ENGINEERING - FINAL INSPE | | | | | 10/25/2021 |
| GH | ----- | AM 001-FIN FINAL INSPECTION | 20210972 | 2678 LILAC WAY | 379 | | 10/19/2021 |
| BC | ----- | AM 003-BKF BACKFILL | 20210975 | 2725 POTTER CT | 143 | | 10/07/2021 |
| PBF | ----- | PM 004-WAT WATER Comments1: 630-492-7635 | | | | | 10/08/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 25

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------|----------|----------------------|-------|----------------|---------------|
| PBF | ----- | 005-PLU PLUMBING - UNDERSLAB | | | | | 10/13/2021 |
| BF | ----- | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 10/14/2021 |
| | | Comments1: MIDWEST 815-839-8175 | | | | | |
| PR | ----- | 010-REL ROUGH ELECTRICAL | 20210976 | 2922 ALDEN AVE | 321 | | 10/08/2021 |
| PR | ----- | 011-RFR ROUGH FRAMING | | | | | 10/08/2021 |
| PR | ----- | 012-RMC ROUGH MECHANICAL | | | | | 10/08/2021 |
| PR | ----- | 013-PLR PLUMBING - ROUGH | | | | | 10/08/2021 |
| PR | ----- | 014-INS INSULATION | | | | | 10/11/2021 |
| GH | ----- | AM 015-WKS PUBLIC & SERVICE WALKS | | | | | 10/18/2021 |
| EEI | ----- | AM 016-ADA ADA ACCESSIBLE WALK WAY | | | | 10/19/2021 | |
| GH | ----- | AM 011-STP STOOP | 20210980 | 2202 HEARTHSTONE AVE | 439 | | 10/27/2021 |
| | | Comments1: FRONT & BACK | | | | | |
| BC | ----- | 006-PPS PRE-POUR, SLAB ON GRADE | 20210981 | 1154 HAWK HOLLOW DR | 304-4 | | 10/14/2021 |
| BC | ----- | 007-GAR GARAGE FLOOR | | | | | 10/14/2021 |
| BC | ----- | 006-PPS PRE-POUR, SLAB ON GRADE | 20210982 | 1156 HAWK HOLLOW DR | 304-3 | 10/14/2021 | |
| BC | ----- | 006-PPS PRE-POUR, SLAB ON GRADE | 20210983 | 1158 HAWK HOLLOW DR | 304-2 | 10/14/2021 | |
| BC | ----- | 006-PPS PRE-POUR, SLAB ON GRADE | 20210984 | 1162 HAWK HOLLOW DR | 304-1 | | 10/14/2021 |
| BC | ----- | 007-GAR GARAGE FLOOR | | | | | 10/14/2021 |
| GH | 11:00 | 001-PHF POST HOLE - FENCE | 20210985 | 2086 SQUIRE CIR | 180 | | 10/01/2021 |
| GH | ----- | 007-STP STOOP | 20211002 | 2463 JUSTICE CT | 618 | | 10/06/2021 |
| GH | ----- | AM 008-STP STOOP | 20211003 | 2461 JUSTICE CT | 617 | | 10/06/2021 |
| GH | ----- | AM 007-STP STOOP | 20211004 | 3109 JUSTICE DR | 684 | | 10/06/2021 |
| GH | 14:00 | 001-PHF POST HOLE - FENCE | 20211028 | 1319 WILLOW WAY | 222 | | 10/04/2021 |
| GH | ----- | 002-FIN FINAL INSPECTION | | | | | 10/12/2021 |
| GH | ----- | 007-STP STOOP | 20211036 | 3105 JUSTICE DR | 683 | | 10/06/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------------------------------------------------|----------|-----------------------|-----|----------------|---------------|
| PBF | _____ | 005-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082 | 20211041 | 2141 COUNTRY HILLS DR | 446 | | 10/06/2021 |
| BC | _____ | AM 006-BG BASEMENT AND GARAGE FLOOR | | | | | 10/11/2021 |
| PBF | _____ | PM 005-ESW ENGINEERING - SEWER / WAT Comments1: VERUNA 630-387-2001 | 20211042 | 2121 COUNTRY HILLS DR | 447 | | 10/20/2021 |
| PBF | _____ | 006-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082 | | | | | 10/26/2021 |
| BF | _____ | AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: CMX 847-551-9066 | | | | | 10/27/2021 |
| BF | _____ | AM 001-FTG FOOTING Comments1: COMEX 847-551-9066 | 20211043 | 2091 COUNTRY HILLS DR | 449 | | 10/14/2021 |
| BC | _____ | AM 002-FOU FOUNDATION | | | | | 10/18/2021 |
| BF | _____ | AM 003-BKF BACKFILL Comments1: 847-551-9066 | | | | | 10/22/2021 |
| BF | _____ | 003-BKF BACKFILL | 20211044 | 2101 COUNTRY HILLS DR | 448 | | 10/04/2021 |
| PBF | _____ | PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 630-367-2001 | | | | | 10/21/2021 |
| BC | _____ | PM 001-TRN TRENCH - (GAS, ELECTRIC, Comments1: PLEASE SEE INSPECTOR'S NOTES | 20211060 | 691 WINDETT RIDGE RD | 83 | | 10/08/2021 |
| PBF | _____ | 005-PLU PLUMBING - UNDERSLAB Comments1: 331-223-6615 | 20211073 | 2058 SQUIRE CIR | 188 | | 10/05/2021 |
| BC | _____ | AM 006-BGS BASEMENT GARAGE STOOPS | | | | | 10/06/2021 |
| BF | _____ | AM 001-FTG FOOTING Comments1: 815-839-8175 | 20211074 | 2851 ALDEN AVE | 288 | | 10/13/2021 |
| BF | _____ | AM 002-FOU FOUNDATION Comments1: 815-839-8175 | | | | | 10/15/2021 |
| PBF | _____ | PM 003-WAT WATER Comments1: AL'S 630-492-7635 | | | | | 10/20/2021 |
| BF | _____ | AM 004-BKF BACKFILL Comments1: MDW 815-839-8175 | | | | | 10/20/2021 |
| PBF | _____ | 005-PLU PLUMBING - UNDERSLAB Comments1: 331-223-6615 | | | | | 10/27/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 27

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| BF | _____ | PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: 815-839-8175 | | | | | 10/27/2021 |
| BF | _____ | PM 003-BKF BACKFILL | 20211098 | 2078 ABERDEEN CT | 103 | | 10/01/2021 |
| PBF | _____ | 004-PLU PLUMBING - UNDERSLAB Comments1: 630-546-1085 | | | | | 10/06/2021 |
| BC | _____ | 005-BG BASEMENT AND GARAGE FLOOR | | | | | 10/12/2021 |
| BF | _____ | 003-BKF BACKFILL | 20211099 | 2102 WHITEKIRK LN | 104 | | 10/01/2021 |
| PBF | _____ | 004-PLU PLUMBING - UNDERSLAB Comments1: 630-546-1085 | | | | | 10/06/2021 |
| BC | _____ | 005-BG BASEMENT AND GARAGE FLOOR Comments1: REPAIR VAPOR BARRIER IN BASEMENT TAPE AR Comments2: OUND VENT IN CRAWL SPACE | | | | | 10/12/2021 |
| PBF | _____ | 006-ESW ENGINEERING - SEWER / WAT Comments1: MIKE 815-210-3338 | | | | | 10/19/2021 |
| PBF | _____ | 004-PLU PLUMBING - UNDERSLAB Comments1: 630-546-1085 | 20211100 | 2068 ABERDEEN CT | 102 | 10/06/2021 | |
| PBF | _____ | 005-PLU PLUMBING - UNDERSLAB Comments1: PLEASE DO THESE FIRST, THEY WERE MISSED Comments2: ON WEDNESDAY | | | | | 10/07/2021 |
| BC | _____ | AM 006-BG BASEMENT AND GARAGE FLOOR | | | | | 10/12/2021 |
| PBF | _____ | 007-ESW ENGINEERING - SEWER / WAT Comments1: MIKE 815-210-3338 | | | | | 10/22/2021 |
| PBF | _____ | PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 815-210-3338 CANCELLED | 20211101 | 2077 ABERDEEN CT | 100 | 10/07/2021 | |
| PBF | _____ | PM 005-ESW ENGINEERING - SEWER / WAT Comments1: 815-210-3338 | | | | | 10/08/2021 |
| GH | _____ | 007-STP STOOP | 20211102 | 1782 CALLANDER TR | 66 | | 10/05/2021 |
| BF | _____ | AM 008-PWK PRIVATE WALKS Comments1: 815-839-8175 | | | | | 10/15/2021 |
| BC | _____ | 009-RFR ROUGH FRAMING Comments1: NEED ANCHOR BOLTS IN GARAGE & BASEMENT B Comments2: ACK WALL, 16 TRUSS ENDS NOT SECURED TO T Comments3: OP PLATE, BOTH CORNERS & FRONT RIGHT RES Comments4: ISTANCE | | | | | 10/22/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 28

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---------------------------------------------------------------------------------------------|----------|---------------------|-------|----------------|---------------|
| BC | _____ | 010-REL ROUGH ELECTRICAL Comments1: INSTALL COVER PLATE OVER RADON RECEP Comments2: E | | | | | 10/22/2021 |
| BC | _____ | 011-RMC ROUGH MECHANICAL | | | | | 10/22/2021 |
| PBF | _____ | 012-PLR PLUMBING - ROUGH Comments1: 630-546-1085 | | | | | 10/22/2021 |
| GH | _____ | 013-INS INSULATION | | | | | 10/26/2021 |
| GH | _____ | 014-REI REINSPECTION Comments1: FRAMING | | | | | 10/26/2021 |
| GH | _____ | 015-REI REINSPECTION Comments1: ELECTRICAL | | | | | 10/26/2021 |
| GH | _____ | 016-REI REINSPECTION Comments1: INSULATION | | | | | 10/26/2021 |
| PBF | _____ | PM 003-SEW SEWER INSPECTION | 20211105 | 1142 HAWK HOLLOW DR | 302-1 | | 10/01/2021 |
| PBF | _____ | PM 004-WAT WATER | | | | | 10/05/2021 |
| PBF | _____ | PM 003-SEW SEWER INSPECTION | 20211106 | 1138 HAWK HOLLOW DR | 302-2 | | 10/01/2021 |
| PBF | _____ | PM 004-WAT WATER | | | | | 10/05/2021 |
| PBF | _____ | PM 003-SEW SEWER INSPECTION | 20211107 | 1136 HAWK HOLLOW DR | 302-3 | | 10/01/2021 |
| PBF | _____ | PM 004-WAT WATER | | | | | 10/05/2021 |
| PBF | _____ | PM 003-SEW SEWER INSPECTION | 20211108 | 1134 HAWK HOLLOW DR | 302-4 | | 10/01/2021 |
| PBF | _____ | PM 004-WAT WATER | | | | | 10/05/2021 |
| BC | _____ | 001-FTG FOOTING | 20211109 | 1135 HAWK HOLLOW DR | 308-1 | | 10/20/2021 |
| BF | _____ | AM 002-FOU FOUNDATION Comments1: UPLAND 630-453-9281 | | | | | 10/26/2021 |
| BC | _____ | AM 001-FTG FOOTING | 20211110 | 1137 HAWK HOLLOW DR | 308-2 | | 10/20/2021 |
| BF | _____ | AM 002-FOU FOUNDATION | | | | | 10/26/2021 |
| BC | _____ | 001-FTG FOOTING | 20211111 | 1139 HAWK HOLLOW DR | 308-3 | | 10/20/2021 |
| BF | _____ | AM 002-FOU FOUNDATION | | | | | 10/26/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 29

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------|----------------|---------------|
| BC | _____ | AM 002-FTG FOOTING | 20211112 | 1141 HAWK HOLLOW DR | 308-4 | | 10/20/2021 |
| BF | _____ | AM 003-FOU FOUNDATION | | | | | 10/26/2021 |
| GH | 13:00 | 001-PHF POST HOLE - FENCE | 20211118 | 2511 ANNA MARIA LN | 713 | | 10/27/2021 |
| GH | _____ | 007-STP STOOP Comments1: FRONT & BACK | 20211122 | 2471 JUSTICE CT | 620 | | 10/20/2021 |
| GH | _____ | 009-STP STOOP Comments1: FRONT AND BACK | 20211123 | 2465 JUSTICE CT | 619 | | 10/20/2021 |
| PBF | _____ | AM 004-PLU PLUMBING - UNDERSLAB Comments1: DAVID 630-878-5792 NO OUTSIDE OR INSIDE Comments2: CLEAN-OUT WITHIN 5 FEET OF FOUNDATION WA Comments3: LL | 20211140 | 1106 CARLY DR | 27 | | 10/18/2021 |
| PBF | _____ | AM 006-WAT WATER Comments1: JENNIFER 630-364-8785 | 20211146 | 4023 SHOEGER CT | 26 | | 10/04/2021 |
| BF | _____ | AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: 630-365-7229 | | | | 10/06/2021 | |
| BF | _____ | AM 008-BG BASEMENT AND GARAGE FLOOR Comments1: PLEASE DO THESE FIRST, THEY WERE MISSED Comments2: ON WEDNESDAY | | | | | 10/07/2021 |
| PBF | _____ | AM 006-WAT WATER Comments1: JENNIFER 630-364-8785 | 20211147 | 4025 SHOEGER CT | 26 | | 10/04/2021 |
| BF | _____ | AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: 630-365-7229 | | | | 10/06/2021 | |
| BF | _____ | AM 008-BG BASEMENT AND GARAGE FLOOR Comments1: PLEASE DO THESE FIRST, THEY WERE MISSED Comments2: ON WEDNESDAY | | | | | 10/07/2021 |
| PBF | _____ | 007-WAT WATER | 20211148 | 4043 SHOEGER CT | 27 | | 10/05/2021 |
| PBF | _____ | 007-WAT WATER | 20211149 | 4045 SHOEGER CT | 27 | | 10/05/2021 |
| BF | _____ | AM 004-ELS ELECTRIC SERVICE | 20211150 | 4063 SHOEGER CT | 28 | | 10/01/2021 |
| BF | _____ | AM 005-BKF BACKFILL | | | | | 10/07/2021 |
| PBF | _____ | 006-WAT WATER Comments1: WINNINGER 630-364-8785 | | | | | 10/07/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 30

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| PBF | _____ | PM 007-PLU PLUMBING - UNDERSLAB Comments1: 630-365-7229 | | | | | 10/19/2021 |
| BF | _____ | AM 008-BG BASEMENT AND GARAGE FLOOR Comments1: 630-365-7229 | | | | | 10/21/2021 |
| BF | _____ | AM 004-ELS ELECTRIC SERVICE | 20211151 | 4065 SHOEGER CT | 28 | | 10/01/2021 |
| BF | _____ | AM 005-BKF BACKFILL | | | | | 10/07/2021 |
| PBF | _____ | 006-WAT WATER Comments1: WINNINGER 630-364-8785 | | | | | 10/07/2021 |
| PBF | _____ | PM 007-PLU PLUMBING - UNDERSLAB Comments1: 630-365-7229 | | | | | 10/19/2021 |
| BF | _____ | AM 008-BG BASEMENT AND GARAGE FLOOR Comments1: 365-7229 (630) | | | | | 10/21/2021 |
| PBF | _____ | AM 007-WAT WATER | 20211152 | 4062 SHOEGER CT | 29 | | 10/01/2021 |
| PBF | _____ | AM 007-WAT WATER | 20211153 | 4064 SHOEGER CT | 29 | | 10/01/2021 |
| BC | _____ | AM 001-FTG FOOTING Comments1: MDW | 20211161 | 2710 NICKERSON CT | 167 | | 10/07/2021 |
| BC | _____ | PM 002-FOU FOUNDATION | | | | | 10/11/2021 |
| PBF | 13:00 | 003-WAT WATER Comments1: AL'S 630-492-7635 CANCELLED | | | | 10/14/2021 | |
| BF | _____ | 004-BKF BACKFILL Comments1: MDIW 815-839-8175 | | | | | 10/15/2021 |
| PBF | _____ | AM 005-WAT WATER Comments1: AL'S 630-492-7635 | | | | | 10/18/2021 |
| PBF | _____ | 006-PLU PLUMBING - UNDERSLAB Comments1: 331.431.7342 ANDREW | | | | | 10/20/2021 |
| BC | _____ | PM 007-BG BASEMENT AND GARAGE FLOOR | | | | | 10/22/2021 |
| BC | _____ | 003-BKF BACKFILL | 20211162 | 2056 SQUIRE CIR | 189 | | 10/06/2021 |
| PBF | _____ | PM 004-WAT WATER Comments1: AL'S 630-492-7635 CANCEL | | | | 10/07/2021 | |
| PBF | _____ | PM 005-WAT WATER Comments1: 630-492-7635 | | | | | 10/08/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 31

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------------------------------------------------------------------------|----------|-----------------------|------|----------------|---------------|
| PBF | ----- | 006-PLU PLUMBING - UNDERSLAB Comments1: 331-223-6615 | | | | | 10/14/2021 |
| BC | ----- | 007-BG BASEMENT AND GARAGE FLOOR | | | | | 10/15/2021 |
| PBF | ----- | PM 003-SEW SEWER INSPECTION Comments1: 630-367-2001 | 20211179 | 1151 HAWK HOLLOW DR | 3064 | | 10/22/2021 |
| PBF | ----- | PM 004-WAT WATER Comments1: 630-367-2001 | | | | | 10/26/2021 |
| PBF | ----- | PM 003-SEW SEWER INSPECTION Comments1: 630-367-2001 | 20211180 | 1153 HAWK HOLLOW DR | 3064 | | 10/22/2021 |
| PBF | ----- | PM 004-WAT WATER Comments1: 630-367-2001 | | | | | 10/26/2021 |
| PBF | ----- | PM 003-SEW SEWER INSPECTION Comments1: 630-367-2001 | 20211181 | 1155 HAWK HOLLOW DR | 3064 | | 10/22/2021 |
| PBF | ----- | PM 004-WAT WATER Comments1: 630-367-2001 | | | | | 10/26/2021 |
| PBF | ----- | PM 003-SEW SEWER INSPECTION Comments1: 630-367-2001 | 20211182 | 1157 HAWK HOLLOW DR | 3064 | | 10/22/2021 |
| PBF | ----- | PM 004-WAT WATER Comments1: 630-367-2001 | | | | | 10/26/2021 |
| BC | ----- | 001-FIN FINAL INSPECTION Comments1: WINDOW BY GAS METER IS MISSING A WEEP HO Comments2: LE COVER | 20211185 | 301 E FOX RD | 1 | | 10/06/2021 |
| BC | ----- | 002-REI REINSPECTION | | | | | 10/20/2021 |
| BC | ----- | 005-FIN FINAL INSPECTION Comments1: DECK | 20211191 | 124 NADEN CT | 65 | | 10/01/2021 |
| BF | ----- | AM 001-FTG FOOTING Comments1: COMEX 847-551-9066 | 20211211 | 2201 COUNTRY HILL DR | 470 | | 10/14/2021 |
| BC | ----- | AM 002-FOU FOUNDATION | | | | | 10/18/2021 |
| BF | ----- | AM 003-BKF BACKFILL Comments1: 847-551-9066 | | | | | 10/22/2021 |
| BF | ----- | 003-BKF BACKFILL | 20211212 | 2221 COUNTRY HILLS DR | 469 | | 10/04/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 32

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------------------------------------------------------------------------------------|----------|----------------------|-----|----------------|---------------|
| PBF | | PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001 | | | | | 10/05/2021 |
| PBF | | 005-PLU PLUMBING - UNDERSLAB Comments1: LENNAR 847-456-8082 | | | | | 10/15/2021 |
| BC | | AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX | | | | | 10/18/2021 |
| GH | 14:00 | 001-PHF POST HOLE - FENCE | 20211219 | 1731 CALLANDER TR | 71 | | 10/15/2021 |
| GH | | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211234 | 1558 SIENNA DR | 74 | | 09/30/2021 |
| GH | | 003-PHF POST HOLE - FENCE | 20211239 | 1932 WREN RD | 4 | | 10/04/2021 |
| PBF | | 005-PLU PLUMBING - UNDERSLAB Comments1: LENNAR 847-456-8082 | 20211240 | 601 ASHWORTH LN | 514 | | 10/15/2021 |
| BC | | AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: RETAPE VAPOR BARRIER IN BASEMENT | | | | | 10/18/2021 |
| BC | | 001-FTG FOOTING | 20211242 | 4819 W MILLBROOK CIR | 152 | | 10/21/2021 |
| BF | | PM 002-FOU FOUNDATION Comments1: CANCEL | | | | 10/28/2021 | |
| BF | | AM 001-FTG FOOTING Comments1: MDW 815-839-8175 | 20211245 | 2898 ROOD ST | 303 | | 10/20/2021 |
| BC | | PM 002-FOU FOUNDATION | | | | | 10/21/2021 |
| PBF | 11:00 | 003-WAT WATER Comments1: AL'S 630-492-7635 | | | | | 10/27/2021 |
| BF | | PM 004-BKF BACKFILL Comments1: CANCEL | | | | 10/28/2021 | |
| BF | | AM 005-BKF BACKFILL Comments1: 815-839-8175 | | | | 10/29/2021 | |
| GH | | PM 001-PPS PRE-POUR, SLAB ON GRADE | 20211250 | 2197 BLUEBIRD LN | 240 | | 10/20/2021 |
| BF | | 004-BKF BACKFILL Comments1: 630-546-8057 SOPRIS | 20211257 | 802 ALEXANDRA LN | 19 | | 10/12/2021 |
| PBF | | PM 004-WSS WATER & STORM SEWER Comments1: WATER AND SEWER APPROVED, STORM NOT INST Comments2: ALLED | 20211258 | 2067 ABERDEEN CT | 101 | | 10/11/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 33

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| GH | ----- | 002-FIN FINAL INSPECTION | 20211270 | 1302 WILLOW WAY | 192 | | 10/26/2021 |
| GH | ----- | 001-FIN FINAL INSPECTION | 20211279 | 10346 GALENA RD | 2 | | 10/01/2021 |
| | | Comments1: FRONT STOOP | | | | | |
| PBF | ----- | 005-PLU PLUMBING - UNDERSLAB | 20211290 | 2464 JUSTICE CT | 622 | | 10/19/2021 |
| | | Comments1: 224-358-1606 | | | | | |
| BC | ----- | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 10/21/2021 |
| PBF | ----- | 005-PLU PLUMBING - UNDERSLAB | 20211291 | 2462 JUSTICE CT | 623 | | 10/19/2021 |
| | | Comments1: 224-358-1606 | | | | | |
| BC | ----- | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 10/22/2021 |
| BC | ----- | 004-BKF BACKFILL | 20211292 | 3108 JUSTICE DR | 624 | | 10/01/2021 |
| PBF | ----- | 005-PLU PLUMBING - UNDERSLAB | | | | | 10/19/2021 |
| | | Comments1: 224-358-1606 | | | | | |
| BC | ----- | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 10/22/2021 |
| GH | 12:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211299 | 1172 KATE DR | 238 | | 10/14/2021 |
| GH | ----- | 002-FIN FINAL INSPECTION | | | | | 10/19/2021 |
| GH | ----- | 002-FIN FINAL INSPECTION | 20211302 | 4626 PLYMOUTH AVE | 93 | | 10/06/2021 |
| BC | ----- | 002-RFR ROUGH FRAMING | 20211303 | 2838 ALDEN AVE | 333 | | 10/01/2021 |
| | | Comments1: SEE INSPECTION TICKET | | | | | |
| BC | ----- | PM 003-REI REINSPECTION | | | | | 10/15/2021 |
| | | Comments1: FRAMING | | | | | |
| BC | ----- | 001-FIN FINAL INSPECTION | 20211305 | 987 N CARLY CIR | 122 | | 10/19/2021 |
| | | Comments1: PAVERS, HOT TUB ELECTRIC. | | | | | |
| BC | ----- | 002-BG BASEMENT AND GARAGE FLOOR | 20211308 | 2082 WHITEKIRK LN | 99 | | 10/12/2021 |
| | | Comments1: INSPECTIONS HAVE BEEN CALLED IN UNDER TH | | | | | |
| | | Comments2: E VOIDED PERMIT # 2021-0418 | | | | | |
| GH | 10:30 | 001-PHF POST HOLE - FENCE | 20211320 | 1072 SPRING ST | 81 | | 10/06/2021 |
| GH | ----- | 002-FIN FINAL INSPECTION | | | | | 10/14/2021 |
| GH | 13:00 | 001-PHF POST HOLE - FENCE | 20211327 | 3178 JUSTICE DR | 602 | | 10/05/2021 |
| BF | ----- | AM 001-FTG FOOTING | 20211330 | 7665 S BRIDGE ST | | | 10/21/2021 |
| | | Comments1: BOB 630-417-6048 | | | | | |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 34

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|----------------------------------------------------------------------------------------------------------------------------|----------|-------------------|------|----------------|---------------|
| GH | _____ | PM 001-PHF POST HOLE - FENCE | 20211368 | 374 TIMBALIER ST. | 1000 | | 09/30/2021 |
| GH | 11:00 | 001-PHF POST HOLE - FENCE | 20211373 | 548 WARBLER LN | 356 | | 10/01/2021 |
| GH | 10:30 | 001-PHF POST HOLE - FENCE | 20211374 | 2011 WREN RD | 24 | | 10/13/2021 |
| BC | _____ | AM 003-FTG FOOTING | 20211375 | 807 ALEXANDRA LN | 11 | | 10/06/2021 |
| BC | _____ | PM 004-FOU FOUNDATION | | | | | 10/11/2021 |
| BF | _____ | 005-BKF BACKFILL Comments1: JOHN SOPRIS 630-546-8057 | | | | | 10/18/2021 |
| GH | _____ | AM 001-PPS PRE-POUR, SLAB ON GRADE | 20211381 | 1226 WILLOW WAY | | | 10/20/2021 |
| BF | _____ | AM 001-FIN FINAL INSPECTION Comments1: SOLAR PANELS PLEASE CALL WHEN ON YOUR WA Comments2: Y ANTHONY 224-325-7325 | 20211384 | 2451 EMERALD LN | | | 10/19/2021 |
| BF | _____ | 002-FEL FINAL ELECTRIC | | | | | 10/19/2021 |
| GH | _____ | PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: ADD REBAR AT FOUNDATION - WILL SEND PICT Comments2: URES | 20211385 | 2525 EMERALD LN | 123 | | 10/21/2021 |
| GH | _____ | 002-PHD POST HOLE - DECK Comments1: NEED TO CLEAN OUT 3 HOLES (FROM RAIN) | | | | | 10/21/2021 |
| GH | _____ | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PART OF PATIO IS COMPACTED DIRT, GRAVEL Comments2: ON APPROX 50% OF PATIO | 20211387 | 2845 ALDEN AVE | 287 | | 10/12/2021 |
| BC | _____ | 002-REI REINSPECTION Comments1: PATIO PART OF PATIO IS COMPACTED DIRT, G Comments2: RAVEL ON APPROX 50% OF PATIO | | | | | 10/22/2021 |
| PR | _____ | 001-PLU PLUMBING - UNDERSLAB | 20211389 | 731 ERICA LN | | | 10/06/2021 |
| BC | _____ | 002-UGE UNDERGROUND ELECTRIC Comments1: WATER METER DELIVERED TO SITE | | | | | 10/13/2021 |
| BF | _____ | 001-FIN FINAL INSPECTION Comments1: CURBSIDE PICK UP SIGN @ ALDI'S 630-543-9 Comments2: 490X23 | 20211395 | 1610 N BRIDGE ST | | | 10/08/2021 |
| BC | _____ | AM 001-FTG FOOTING | 20211400 | 3277 SEELEY ST | 805 | | 10/04/2021 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 10/07/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 35

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|------------------------------------------------------------|----------|--------------------|-----|----------------|---------------|
| PBF | _____ | PM 003-WAT WATER Comments1: HOLIDAY 847-526-3788 | | | | | 10/13/2021 |
| PBF | _____ | 004-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606 | | | | | 10/28/2021 |
| BC | _____ | PM 001-FTG FOOTING | 20211401 | 3281 SEELEY ST | 806 | | 10/04/2021 |
| BC | _____ | 002-FOU FOUNDATION | | | | | 10/07/2021 |
| PBF | _____ | PM 003-WAT WATER Comments1: HOLIDAY 847-526-3788 | | | | | 10/13/2021 |
| PBF | _____ | 004-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606 | | | | | 10/28/2021 |
| BC | _____ | AM 001-FTG FOOTING | 20211402 | 3285 SEELEY ST | 807 | | 10/04/2021 |
| PBF | _____ | PM 002-WAT WATER Comments1: HOLIDAY 847-526-3788 | | | | | 10/13/2021 |
| BF | _____ | AM 003-FOU FOUNDATION Comments1: UPLND 630-453-9281 | | | | | 10/14/2021 |
| PBF | _____ | 004-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606 | | | | | 10/28/2021 |
| BF | _____ | PM 001-FTG FOOTING Comments1: 224-358-1606 | 20211403 | 3320 SEELEY ST | 724 | | 10/27/2021 |
| GH | _____ | 002-FIN FINAL INSPECTION | 20211408 | 1722 CALLANDER TR | 56 | | 10/19/2021 |
| GH | _____ | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20211420 | 1069 HOMESTEAD DR | 126 | | 10/08/2021 |
| GH | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W Comments1: FRONT ONLY | 20211424 | 745 FIR CT | | | 10/05/2021 |
| GH | 12:00 | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 10/06/2021 |
| GH | 11:00 | 003-ROF ROOF UNDERLAYMENT ICE & W | | | | | 10/08/2021 |
| PR | _____ | 001-PHD POST HOLE - DECK | 20211428 | 362 WESTWIND DR | 11 | | 10/11/2021 |
| GH | _____ | PM 001-PPS PRE-POUR, SLAB ON GRADE | 20211429 | 2085 MUIRFIELD DR | | | 10/05/2021 |
| BC | _____ | 001-FTG FOOTING | 20211438 | 1965 MEADOWLARK LN | 125 | | 10/11/2021 |

DATE: 10/29/2021
 TIME: 14:57:27
 ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
 CALLS FOR INSPECTION REPORT

PAGE: 36

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------|------|----------------|---------------|
| BC | ----- | 002-FOU FOUNDATION | | | | | 10/18/2021 |
| BC | ----- | 001-FIN FINAL INSPECTION Comments1: SHED | 20211439 | 402 BRUELL ST | 37 | | 10/22/2021 |
| GH | ----- | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: SERVICE WALK & PATIO. NEED NEW MEMBRANE Comments2: AT PATIO DOOR | 20211440 | 879 PRAIRIE CROSSING DR | | | 10/01/2021 |
| GH | ----- | PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: CRACK ATTACK 630-842-5007 | 20211441 | 568 MANCHESTER LN | 386 | | 10/15/2021 |
| BF | ----- | AM 001-FIN FINAL INSPECTION Comments1: SOLAR | 20211442 | 4481 SARASOTA AVE | 1151 | | 10/26/2021 |
| GH | ----- | AM 001-ROF ROOF UNDERLAYMENT ICE & W Comments1: FRONT ONLY | 20211443 | 108 E WASHINGTON | 3 | | 10/06/2021 |
| GH | 12:00 | 002-ROF ROOF UNDERLAYMENT ICE & W Comments1: NO ONE WORKING | | | | | 10/07/2021 |
| GH | 12:00 | 003-ROF ROOF UNDERLAYMENT ICE & W | | | | | 10/08/2021 |
| GH | 13:00 | 001-PHF POST HOLE - FENCE | 20211444 | 2041 WREN RD | 27 | | 10/08/2021 |
| GH | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211448 | 309 E RIDGE ST | | | 10/18/2021 |
| GH | ----- | AM 001-PHF POST HOLE - FENCE | 20211451 | 2223 FAIRFIELD AVE | 368 | | 10/19/2021 |
| GH | ----- | 002-FIN FINAL INSPECTION | | | | | 10/26/2021 |
| GH | 10:30 | 001-PHF POST HOLE - FENCE Comments1: SHERRY CANCELLED 10-19-21 | 20211453 | 1453 RUBY DR | 353 | 10/21/2021 | |
| BF | ----- | AM 001-FTG FOOTING Comments1: JESUS 630-453-9281 | 20211454 | 3102 JUSTICE DR | 627 | | 10/08/2021 |
| BC | ----- | AM 002-FOU FOUNDATION | | | | | 10/20/2021 |
| BF | ----- | AM 003-BKF BACKFILL Comments1: CHRIS 224-358-1606 WINDOW WELLS NOT INST Comments2: ALLED, STANDING WATER IN HOLE MUST BE RE Comments3: MOVED TO INSPECT DRAIN TILE | | | | | 10/25/2021 |
| BC | ----- | 001-FTG FOOTING | 20211455 | 3106 JUSTICE DR | 625 | | 10/06/2021 |
| BC | ----- | AM 002-FOU FOUNDATION | | | | | 10/11/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 37

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--------------------------------------------------------------------------------------|----------|-----------------------|-----|----------------|---------------|
| PBF | | PM 003-WSS WATER & STORM SEWER Comments1: HOLIDAY 847-526-3788 | | | | | 10/20/2021 |
| BC | | 004-BKF BACKFILL | | | | | 10/21/2021 |
| BC | | 001-FTG FOOTING | 20211456 | 3104 JUSTICE DR | 626 | | 10/06/2021 |
| BF | | 002-FOU FOUNDATION Comments1: 630-330-6705 | | | | | 10/14/2021 |
| PBF | | PM 003-WSS WATER & STORM SEWER Comments1: HOLIDAY 847-526-3788 | | | | | 10/20/2021 |
| BC | | 004-BKF BACKFILL | | | | | 10/21/2021 |
| BF | | PM 001-FTG FOOTING Comments1: 224-358-1606 | 20211457 | 3316 SEELEY ST | 725 | | 10/27/2021 |
| BF | | PM 001-FTG FOOTING Comments1: 224-358-1606 | 20211458 | 3312 SEELEY ST | 726 | | 10/27/2021 |
| BC | 09:30 | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: GARBAGE ENCLOSURE, RAMP & PRIVATE WALK | 20211474 | 242 GREENBRIAR RD | | | 10/06/2021 |
| GH | 13:00 | 001-PHD POST HOLE - DECK | 20211476 | 302 W MADISON ST | 5 | | 10/20/2021 |
| BC | | AM 002-RFR ROUGH FRAMING Comments1: DECK | | | | | 10/25/2021 |
| BF | | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-918-9643 | 20211478 | 76 W COUNTRYSIDE PKWY | | | 10/15/2021 |
| GH | | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20211482 | 401 E MAIN ST | | | 10/15/2021 |
| BC | | PM 001-ROF ROOF UNDERLAYMENT ICE & W | 20211490 | 2543 LYMAN LOOP | 26 | | 10/01/2021 |
| PR | | 001-FOU FOUNDATION | 20211491 | 1010 N BRIDGE ST | | | 10/26/2021 |
| GH | 10:00 | 001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 1081-1087 DALTON | 20211492 | 422 LANDMARK AVE | | | 10/18/2021 |
| GH | 10:00 | 002-ROF ROOF UNDERLAYMENT ICE & W Comments1: 484-496 LANDMARK | | | | | 10/18/2021 |
| GH | 14:00 | 003-ROF ROOF UNDERLAYMENT ICE & W Comments1: 1041-1051 DALTON | | | | | 10/18/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 38

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|---------------------------------------------------------------------------------------------------------------|----------|---------------------|-----|----------------|---------------|
| GH | 10:00 | 004-ROF ROOF UNDERLAYMENT ICE & W Comments1: 448-466 LANDMARK | | | | | 10/19/2021 |
| GH | 10:00 | 007-ROF ROOF UNDERLAYMENT ICE & W Comments1: 422-432 LANDMARK | | | | | 10/20/2021 |
| GH | 14:00 | 008-ROF ROOF UNDERLAYMENT ICE & W Comments1: 1061-1071 DALTON BACK ONLY | | | | | 10/19/2021 |
| GH | _____ | 009-ROF ROOF UNDERLAYMENT ICE & W Comments1: BACK - ALL UNITS, FRONT 1061-1067 | | | | | 10/20/2021 |
| GH | 10:00 | 010-ROF ROOF UNDERLAYMENT ICE & W Comments1: 1132-1146 FREEMONT | | | | | 10/21/2021 |
| GH | _____ | 011-ROF ROOF UNDERLAYMENT ICE & W Comments1: 1067-1071 DALTON FRONT | | | | | 10/21/2021 |
| GH | _____ | 012-ROF ROOF UNDERLAYMENT ICE & W Comments1: 1041-1051 DALTON AVE | | | | | 10/22/2021 |
| GH | _____ AM | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO | 20211493 | 583 COACH RD | 418 | | 10/25/2021 |
| GH | 09:00 | 001-PHF POST HOLE - FENCE | 20211496 | 2112 NORTHLAND LN | 82 | | 10/15/2021 |
| GH | 08:30 PM | 001-PHF POST HOLE - FENCE | 20211497 | 643 PARKSIDE LN. | | | 10/26/2021 |
| GH | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PICTURES RECEIVED VIA EMAIL 10/14/21, AP Comments2: PROVED | 20211498 | 1025 HAMPTON LN | 231 | | 10/14/2021 |
| GH | _____ | 002-FIN FINAL INSPECTION | | | | | 10/13/2021 |
| GH | _____ AM | 001-PHF POST HOLE - FENCE | 20211500 | 3165 JUSTICE DR | 698 | 10/25/2021 | |
| GH | _____ AM | 001-PHF POST HOLE - FENCE | 20211501 | 603 GREENFIELD TURN | 79 | | 10/19/2021 |
| GH | 10:00 | 002-ROF ROOF UNDERLAYMENT ICE & W | 20211503 | 368 TYLER CREEK | | | 10/01/2021 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20211507 | 2006 SHETLAND CT | 82 | | 10/12/2021 |
| GH | _____ | 002-FIN FINAL INSPECTION Comments1: FENCE ONE POST NOT ANCHORED/SET (RIGHT S Comments2: IDE) | | | | | 10/25/2021 |
| GH | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211518 | 556 POPLAR DR | 150 | | 10/04/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 39

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------|-----|----------------|---------------|
| GH | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211521 | 445 KELLY AVE | 117 | | 10/08/2021 |
| BF | _____ AM | 001-FTG FOOTING Comments1: 815-839-8175 | 20211528 | 2142 WHITEKIRK LN | 107 | | 10/27/2021 |
| BF | _____ AM | 001-FTG FOOTING Comments1: KATYA 815-839-8175 | 20211530 | 2112 WHITEKIRK LN | 105 | | 10/27/2021 |
| BF | _____ PM | 001-FTG FOOTING Comments1: KATYA 815-839-8175 | 20211531 | 2122 WHITEKIRK LN | 106 | | 10/26/2021 |
| GH | _____ | 001-PPS PRE-POUR, SLAB ON GRADE Comments1: FIBER MESH PER SERGIO | 20211532 | 491 POPLAR DR | 17 | | 10/14/2021 |
| GH | 11:30 | 001-PHF POST HOLE - FENCE | 20211533 | 2844 OLD GLORY DR | 280 | | 10/18/2021 |
| GH | _____ | 002-FIN FINAL INSPECTION | 20211535 | 1446 ASPEN LN | 128 | | 10/28/2021 |
| GH | _____ | 001-PHD POST HOLE - DECK Comments1: PUT INSPECTION TICKET IN FRONT DOOR. | 20211536 | 1006 S CARLY CIR | 112 | | 10/13/2021 |
| BC | _____ | 002-RFR ROUGH FRAMING Comments1: ADD LATERAL LOAD RESTRAINTS TO LEDGER PR Comments2: IOR TO FINAL INSPECTION | | | | | 10/19/2021 |
| BC | _____ | 003-FIN FINAL INSPECTION Comments1: SIDE OF STAIR ON DECK SIDE MUST BE GUARD Comments2: ED POTENTIAL FOR FALL OF 45" | | | | | 10/28/2021 |
| GH | 12:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211537 | 211 WALSH CIR | 43 | | 10/08/2021 |
| GH | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211538 | 482 KELLY AVE | 120 | | 10/08/2021 |
| BF | _____ | 001-FTG FOOTING Comments1: NORWOOD 630-904-2288 | 20211540 | 722 OMAHA DR | 46 | | 10/28/2021 |
| BC | 14:30 | 001-FIN FINAL INSPECTION Comments1: FURNACE | 20211542 | 1384 CRIMSON LN | | | 10/12/2021 |
| GH | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211543 | 308 PARK ST | 62 | | 10/26/2021 |
| GH | _____ | 001-FIN FINAL INSPECTION | 20211544 | 3143 MATLOCK DR | 654 | | 10/14/2021 |
| GH | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20211549 | 1023 N CARLY CIR | 119 | | 10/27/2021 |
| GH | 10:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211552 | 305 COLTON ST | 5 | | 10/26/2021 |
| GH | 10:00 | 002-ROF ROOF UNDERLAYMENT ICE & W Comments1: NOT READY - NEEDED TO REPLACE PLYWOOD A Comments2: FTER REMOVING SHINGLES, WILL SEND PICTUR Comments3: ES. | | | | | 10/27/2021 |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 40

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|-----------------------------------------------------|----------|--------------------|-------|----------------|---------------|
| GH | 10:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211553 | 305 CENTER PKWY | 18 | 10/25/2021 | |
| GH | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211554 | 2057 INGEMUNSON LN | 151 | | 10/13/2021 |
| GH | 10:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211556 | 706 MILL ST | | 10/18/2021 | |
| GH | _____ AM | 001-PPS PRE-POUR, SLAB ON GRADE | 20211557 | 2441 WYTHE PL | 5 | | 10/12/2021 |
| | | Comments1: GRAVEL PAD - NO INSPECTION NECESSARY | | | | | |
| GH | 12:00 | 001-PHF POST HOLE - FENCE | 20211559 | 409 TWINLEAF TR | 83 | | 10/21/2021 |
| GH | _____ | 002-FIN FINAL INSPECTION | | | | | 10/26/2021 |
| GH | 12:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211561 | 608 STATE ST | 6 & 7 | | 10/22/2021 |
| GH | _____ | 002-FIN FINAL INSPECTION | | | | | 10/26/2021 |
| | | Comments1: ROOF | | | | | |
| GH | _____ AM | 001-PHD POST HOLE - DECK | 20211562 | 3166 MATLOCK DR | 668 | | 10/21/2021 |
| GH | 10:00 | 001-PHF POST HOLE - FENCE | 20211563 | 2109 HARTFIELD AVE | 104 | | 10/26/2021 |
| BC | _____ PM | 001-FIN FINAL INSPECTION | 20211565 | 2282 MEADOWVIEW LN | 10 | | 10/22/2021 |
| GH | 11:30 | 001-PHF POST HOLE - FENCE | 20211567 | 1961 WESTON AVE | 46 | | 10/27/2021 |
| BC | _____ | 001-OCC OCCUPANCY INSPECTION | 20211574 | 1145 N BRIDGE ST | | | 10/21/2021 |
| | | Comments1: LABEL CIRCUITS IN ELECTRICAL PANEL IN SH | | | | | |
| | | Comments2: OP, BLOCK ACCESS TO MEZANNINE STAIRS | | | | | |
| GH | 12:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211576 | 288 WALSH CIR | 88 | | 10/19/2021 |
| GH | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20211577 | 500 PARKSIDE LN | 106 | | 10/26/2021 |
| | | Comments1: LEFT SIDE ONLY | | | | | |
| GH | 11:00 | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 10/27/2021 |
| | | Comments1: PART OF FRONT | | | | | |
| BC | _____ AM | 001-PPS PRE-POUR, SLAB ON GRADE | 20211578 | 2501 EMERALD LN | 120 | | 10/28/2021 |
| BC | 11:00 | 002-ROF ROOF UNDERLAYMENT ICE & W | 20211581 | 806 TERI LN | | | 10/27/2021 |
| | | Comments1: SOME AREAS 1-1/2 ROWS, SOME AREAS 2 ROWS | | | | | |
| | | Comments2: , NOT 100% COMPLETE AT 1PM, WILL SEND PI | | | | | |
| | | Comments3: CTURES | | | | | |
| GH | 11:00 | 001-PHF POST HOLE - FENCE | 20211584 | 217 W ELIZABETH ST | | | 10/27/2021 |

DATE: 10/29/2021
 TIME: 14:57:27
 ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
 CALLS FOR INSPECTION REPORT

PAGE: 41

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|----------------------|------|------------------------------------|--------|---------|-----|----------------|---------------|
| ----- | | | | | | | |
| PERMIT TYPE SUMMARY: | | ADD ADDITION | | | 1 | | |
| | | AGP ABOVE-GROUND POOL | | | 1 | | |
| | | BDO COMMERCIAL BUILD-OUT | | | 2 | | |
| | | BSM BASEMENT REMODEL | | | 1 | | |
| | | CCO COMMERCIAL OCCUPANCY PERMIT | | | 1 | | |
| | | COM COMMERCIAL BUILDING | | | 1 | | |
| | | CRM COMMERCIAL REMODEL | | | 4 | | |
| | | DCK DECK | | | 17 | | |
| | | EVS ELECTRIC VEHICLE CHARGING STAT | | | 3 | | |
| | | FNC FENCE | | | 34 | | |
| | | GAR GARAGE | | | 1 | | |
| | | HVC HVAC UNIT/S | | | 1 | | |
| | | IGP IN-GROUND POOL | | | 1 | | |
| | | MIS MISCELLANEOUS | | | 1 | | |
| | | MSC MISCELLANEOUS | | | 1 | | |
| | | PTO PATIO / PAVERS | | | 18 | | |
| | | REP REPAIR | | | 1 | | |
| | | ROF ROOFING | | | 45 | | |
| | | SFA SINGLE-FAMILY ATTACHED | | | 212 | | |
| | | SFD SINGLE-FAMILY DETACHED | | | 415 | | |
| | | SGN SIGN | | | 1 | | |
| | | SHD SHED/ACCESSORY BUILDING | | | 2 | | |
| | | SOL SOLAR PANELS | | | 3 | | |
| | | WIN WINDOW REPLACEMENT | | | 4 | | |
| | | | | | | | |
| INSPECTION SUMMARY: | | ADA ADA ACCESSIBLE WALK WAY | | | 5 | | |
| | | BG BASEMENT AND GARAGE FLOOR | | | 24 | | |
| | | BGS BASEMENT GARAGE STOOPS | | | 1 | | |
| | | BKF BACKFILL | | | 22 | | |
| | | BSM BASEMENT FLOOR | | | 1 | | |
| | | EFL ENGINEERING - FINAL INSPECTION | | | 32 | | |
| | | ELS ELECTRIC SERVICE | | | 2 | | |
| | | EPW ENGINEERING- PUBLIC WALK | | | 5 | | |
| | | ESW ENGINEERING - SEWER / WATER | | | 9 | | |
| | | FEL FINAL ELECTRIC | | | 37 | | |
| | | FIN FINAL INSPECTION | | | 72 | | |
| | | FMC FINAL MECHANICAL | | | 3 | | |
| | | FME FINAL MECHANICAL | | | 33 | | |
| | | FOU FOUNDATION | | | 22 | | |
| | | FTG FOOTING | | | 29 | | |
| | | GAR GARAGE FLOOR | | | 2 | | |
| | | INS INSULATION | | | 32 | | |
| | | OCC OCCUPANCY INSPECTION | | | 1 | | |
| | | PHD POST HOLE - DECK | | | 7 | | |
| | | PHF POST HOLE - FENCE | | | 27 | | |
| | | PLF PLUMBING - FINAL OSR READY | | | 36 | | |
| | | PLR PLUMBING - ROUGH | | | 34 | | |

DATE: 10/29/2021
TIME: 14:57:27
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 42

INSPECTIONS SCHEDULED FROM 10/01/2021 TO 10/31/2021

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|--------------------|------|-----------------------------------|--------|---------|-----|----------------|---------------|
| | | PLU PLUMBING - UNDERSLAB | | | 24 | | |
| | | PPS PRE-POUR, SLAB ON GRADE | | | 35 | | |
| | | PWK PRIVATE WALKS | | | 7 | | |
| | | REI REINSPECTION | | | 34 | | |
| | | REL ROUGH ELECTRICAL | | | 35 | | |
| | | RFR ROUGH FRAMING | | | 39 | | |
| | | RMC ROUGH MECHANICAL | | | 34 | | |
| | | ROF ROOF UNDERLAYMENT ICE & WATER | | | 38 | | |
| | | SEW SEWER INSPECTION | | | 8 | | |
| | | STP STOOP | | | 24 | | |
| | | SUM SUMP | | | 1 | | |
| | | TRN TRENCH - (GAS, ELECTRIC, ETC) | | | 1 | | |
| | | UGE UNDERGROUND ELECTRIC | | | 1 | | |
| | | WAT WATER | | | 26 | | |
| | | WK SERVICE WALK | | | 4 | | |
| | | WKS PUBLIC & SERVICE WALKS | | | 21 | | |
| | | WSS WATER & STORM SEWER | | | 3 | | |
| INSPECTOR SUMMARY: | | BC BOB CREADEUR | | | 226 | | |
| | | BF B&F INSPECTOR CODE SERVICE | | | 154 | | |
| | | EEI ENGINEERING ENTERPRISES | | | 49 | | |
| | | GH GINA HASTINGS | | | 184 | | |
| | | PBF BF PLUMBING INSPECTOR | | | 132 | | |
| | | PR PETER RATOS | | | 26 | | |
| STATUS SUMMARY: | C | BC | | | 67 | | |
| | C | BF | | | 54 | | |
| | C | EEI | | | 39 | | |
| | C | GH | | | 24 | | |
| | C | PBF | | | 28 | | |
| | C | PR | | | 6 | | |
| | I | BC | | | 155 | | |
| | I | BF | | | 100 | | |
| | I | EEI | | | 9 | | |
| | I | GH | | | 160 | | |
| | I | PBF | | | 102 | | |
| | I | PR | | | 20 | | |
| | T | BC | | | 3 | | |
| | T | EEI | | | 1 | | |
| | T | PBF | | | 1 | | |
| | V | BC | | | 1 | | |
| | V | PBF | | | 1 | | |

REPORT SUMMARY: 771



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2021-41

Agenda Item Summary Memo

Title: Property Maintenance Report for October 2021

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date: October 26, 2021
Subject: October Property Maintenance

Property Maintenance Report October 2021

There were 6 cases heard in October 2021.

10/4/2021

| | | | |
|--------|--------------------|-------------------------|--------------|
| N 4276 | 105 Worsley St | Fencing Standards | Dismissed |
| N 4282 | 451 Honeysuckle Ln | Fencing Standards | Liable \$250 |
| N 4283 | 451 Honeysuckle Ln | Exterior Property Areas | Liable \$500 |

10/25/2021

| | | | |
|--------|---------------------|----------------|----------------|
| N 4284 | 2192 Henning Ln | Certain Weeds | Liable \$2,550 |
| N 4285 | 613 Greenfield Turn | Roofs/Drainage | Liable \$750 |
| N 4286 | 206 Heustis St | Certain Weeds | Liable \$2,500 |



Case Report

10/1/2021 - 10/31/2021

| Case # | Case Date | ADDRESS OF COMPLAINT | TYPE OF VIOLATION | STATUS | VIOLATION LETTER SENT | FOLLOW UP STATUS | CITATION ISSUED | DATE OF HEARING | POSTED |
|----------|------------|----------------------|-------------------------------------------|--------------|-----------------------|------------------|-----------------|-----------------|------------|
| 20210425 | 10/28/2021 | 1206 Evergreen Ln | Junk, Trash & Refuse | IN VIOLATION | | | | | |
| 20210424 | 10/26/2021 | 206 Heustis St | Weeds | IN VIOLATION | | | | | 10/26/2021 |
| 20210423 | 10/26/2021 | 613 Greenfield Turn | Roof still has tarp from storm damage | IN VIOLATION | 10/26/2021 | | | | |
| 20210422 | 10/26/2021 | 2192 Henning Ln | Grass & Weeds | IN VIOLATION | | | | | 10/26/2021 |
| 20210421 | 10/21/2021 | 534 Bluestem Dr | Boat/Trailer Parking | CLOSED | | COMPLIANT | | | |
| 20210420 | 10/20/2021 | 106 W Kendall Dr | Weeds | IN VIOLATION | | | | | |
| 20210419 | 10/20/2021 | 106 W Kendall Dr | Single Family Home Being Used as a Duplex | PENDING | | | | | |
| 20210418 | 10/15/2021 | 411 Dover Ct | Grass & Weeds | IN VIOLATION | | | | | |
| 20210417 | 10/14/2021 | 218 Dickson Ct | Weeds | CLOSED | | COMPLIANT | | | |
| 20210416 | 10/14/2021 | 853 Homestead Dr | Weeds | IN VIOLATION | | | | | |
| 20210415 | 10/12/2021 | 610 Greenfield Turn | Working without a Permit | CLOSED | | COMPLIANT | | | |
| 20210414 | 10/12/2021 | 2368 Titus Dr | Branches in Street | CLOSED | | | | | |
| 20210413 | 10/12/2021 | 451 Honeysuckle Ln | Trash Containers in Front Yard | IN VIOLATION | 10/15/2021 | | | | |
| 20210412 | 10/12/2021 | 109 E Somonauk St | Fence in Need of Repair | CLOSED | | | | | |
| 20210411 | 10/6/2021 | 1123 Redwood Dr | Working without a Permit | CLOSED | | COMPLIANT | | | |
| 20210410 | 10/6/2021 | 902 Hayden Dr | Grass Height | CLOSED | | | | | |
| 20210409 | 10/6/2021 | 534 Bluestem Dr | Boat/Trailer Parking | CLOSED | | COMPLIANT | | | |
| 20210408 | 10/5/2021 | 2204 Kingsmill St | Weeds & Grass | IN VIOLATION | | | | | 10/5/2021 |
| 20210407 | 10/5/2021 | 451 Honeysuckle Ln | Junk, Trash & Refuse | IN VIOLATION | 10/5/2021 | | 10/15/2021 | 11/15/2021 | |
| 20210406 | 10/5/2021 | 451 Honeysuckle Ln | Fence Installed without a Permit | IN VIOLATION | 10/5/2021 | | 10/15/2021 | 11/15/2021 | |
| 20210405 | 10/4/2021 | 1922 Wren Rd | Weeds | CLOSED | | COMPLIANT | | | |
| | | | | | | | | | |

Total Records: 21

10/29/2021



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2021-42

Agenda Item Summary Memo

Title: Economic Development Report for November 2021

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois • 60560
Phone 630-553-0843 • FAX 630-553-0889
Monthly Report – for December 2021 EDC Meeting of the United City of Yorkville

November 2021 Activity

New Development:

- **Kendall Marketplace: Kendall Meat Company.** Local entrepreneur Yonas Hagos is preparing to open a butcher shop with specialty meats. Building permits have been issued, remodel is underway. They are waiting for equipment that has been ordered. **Opening will take place after the new Year.**
- **Kendall Marketplace: Kohl's is adding a Sephora.** Kohl's has entered into a partnership with Sephora, to have Sephora within Kohl's stores. In 2021 there were about 200 of these concepts open nationwide. Kohls has 1,150 locations in 49 states. They are targeting 400 more stores for the Sephora concept to open in 2022, and Yorkville will be one of those stores. There is approximate 2,500 square feet within the Kohl's store that "houses" the Sephora. **Opening will be in 2022.**
- **Yorkville Crossing: A/K/A Menard's Center.** Belle Tire is coming to Yorkville. This is the on the lot directly south of Culver's. This is at the northeast corner of Route 47 & Countryside Parkway. Belle Tire currently has 126 locations in Michigan, northern Ohio, Indiana, and Illinois. They recently entered the Illinois market in 2021. They have been in business since 1922, and are based out of Allen Park, Michigan. They sell tires and also offer, other mechanical automotive repair such as shocks and struts, brakes, alignments etc. **Building permits have been applied for, and opening will take place in 2022.**
- **Gerber Collision & Glass** has purchased the property at 1203B N Bridge Street, which is the former Chignoli Auto and former Millennium Motors building. Gerber plans on constructing a 10,000+ square foot building "addition" in front of the existing building, and open sometime in 2022. Gerber Collision has been in business since 1937, and has over 500 locations throughout the USA. **Business is preparing to apply for permits.**
- **New BP and Graham's Marketplace.** The northeast corner of Route 47 & Route 71 (former Grainco FS property), has been purchased by Graham C-Stores Company. Graham's currently owns and operates the BP & Graham's Marketplace at the northeast corner of Route 47 & Route 34. This new location will much larger. It will include dedicated diesel pumps and have a larger convenience store, which will be welcomed by Yorkville's growing population. Graham C-Stores Company currently owns 33 gas stations in Illinois and one in Indiana. The process to begin the rezoning of the property, obtaining special use for fuel, and site plan approval will begin right after the first of the year. **They would like to break ground in late spring 2022.**
- **PlatinumCare Cleaning & Restoration** has moved into 1211 Badger Street, Unit E. They have approximately 2,000 square feet of space in the unit, and offer professional carpet, hard flooring, and furniture cleaning; as well as grout cleaning, air duct cleaning and mold removal and water damage restoration. **They are open at this time.**
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings and land to purchase. Information will be forthcoming.

Respectfully submitted,

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



| Reviewed By: | |
|-----------------------|-------------------------------------|
| 1 Legal | <input checked="" type="checkbox"/> |
| Finance | <input type="checkbox"/> |
| Engineer | <input checked="" type="checkbox"/> |
| City Administrator | <input checked="" type="checkbox"/> |
| Purchasing Manager | <input type="checkbox"/> |
| Community Development | <input checked="" type="checkbox"/> |
| Police | <input type="checkbox"/> |
| Public Works | <input checked="" type="checkbox"/> |
| Parks and Recreation | <input type="checkbox"/> |

Agenda Item Number

New Business #5

Tracking Number

EDC 2021-43

Agenda Item Summary Memo

Title: Kendallwood Estates Development Agreement – Rally Homes

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: A proposed new development agreement for the former Kendallwood Estates residential subdivision with Rally Homes.

Council Action Previously Taken:

Date of Action: 11-30-2012 Action Taken: Approval of Supplemental Agreement

Item Number: EDC 2012-36

Type of Vote Required: _____

Council Action Requested: Discussion and recommendation

Submitted by: Krysti J. Barksdale-Noble Community Development
Name Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: November 22, 2021
Subject: **Kendallwood Estates– Development Agreement**
Proposed Agreement for Certain Site Improvements & Fee Reduction

Request Summary:

An application has been filed with the City of Yorkville by Anthony Montalbano on behalf of Rally Homes, LLC, the successor owner/developer of the Kendallwood Estates subdivision, seeking to enter into a new development agreement for the property to address the timing of the required watermain extension, location of the watermain and the reduction of the land cash fee. The proposed new agreement would allow limited home construction prior to looping the watermain system, relocate the watermain out of the state's right-of way, and reduce the land cash value for an improved acre from \$101,000 to \$55,000.

Development Background:

The Kendallwood Estates property was annexed into the City in 1978 with R-2 Single Family Residence zoning. The development plan approved 83 single-family lots on approximately 50-acres of land just south of Van Emmon Road and east of Route 47 in downtown Yorkville. The Final Subdivision Plat for Kendallwood Estates was approved by the City Council and recorded in December 2007 with a portion of the development included in the 2006 Downtown Yorkville Tax Increment Finance (TIF) Redevelopment Project and Plan area. Currently, the development has lots located within both Downtown TIF #1 and #2. Although infrastructure such as streets, stormwater management basins, water mains and other utilities were subsequently constructed in this development, no homes were ever built.



In 2009, a successor owner purchased the property and sought to rezone it from R-2 to a planned unit development (PUD) for a mix of single family detached and duplex units. The request was considered by the city's various committees but failed to move forward to final approval. The property was eventually foreclosed upon by Castle Bank and sat undeveloped until it was purchased in 2012 by Imperial Investments.

Imperial Investments was granted approval by the City in November 2012 to significantly reduce the nearly \$2.05M letter of credit securing the development to cover only existing infrastructure. This was on the condition that no site work or construction is allowed until full replacement of security is received by the City. A large portion of the letter of credit (approx. \$500K) was for the future extension and connection of water line along IL Route 126 to complete the system's loop within the develop. The 2012 supplemental agreement removed the security for this work item, since it had not begun, and reduced the letter of credit to approximately \$340,000 which covered the existing sanitary sewer, storm water, water main, offsite water and storm sewers, and retaining walls.

Since the acquisition of Kendallwood Estates by Imperial Investments, several local and national homebuilders have shown interest in building out the development, but the expense of the required watermain extension was cited as a reason for not moving ahead. Recently, Rally Homes, LLC, closed on the development after engaging the city in various development discussions. They have submitted a new letter of credit in the amount of \$2,225,499.00 which reflects the current engineer's estimate for the cost of all required public improvements to complete development.

Current Development/Easement Agreements:

The current development agreement, approved September 26, 2006 via Ord. 2006-118, allowed for the construction of eighty-three (83) single family lots and conditioned the final plat approval on the developer constructing an access road from the subject property to Illinois Route 126 prior to the issuance of final occupancy permits for homes built. The access road was to connect through an approximately 12-acre intervening adjacent parcel, just south of the Kendallwood Estates development, owned then by Woodstone Development. This access road was to function as a secondary ingress/egress access point for emergency and first responders. Although the easement for the access road to Illinois Route 126 was never obtained by the prior developer, the subject property does have a recorded parcel that connects to Illinois Route 126 which can be used to provide suitable secondary emergency access.

Subsequent to the development agreement, a grant of easement was approved by the City related to the Kendallwood Estates development in November 2007. The Easement Agreement for Watermain Construction and Emergency Access (Recorded as Doc.#200800003621), granted by Yorkville 126, LLC (Woodstone Development), allowed for the construction and maintenance of a 12" and 8" watermain within a permanent utility easement on the Woodstone property. While the easement runs in perpetuity on Woodstone Property, this easement is currently located in an area proposed for future widening by the Illinois Department of Transportation.

Proposed Amendment to Development Agreement:

The successor owner of the Kendallwood Estates property, Rally Homes, proposes to keep with the originally approved land plan for the subdivision. They propose to also adhere to the approved landscape plan which included a tree preservation and woodland restoration plan to maintain the wooded character of the area.

As proposed, Rally Homes intends to buildout the 83 lots with single-family dwellings offering seven (7) different home plans and three (3) distinct elevations for each plan. The homes will range in size from 2,000 square foot ranches to 3,950 square foot two-story homes. Rally Homes, who also developed the Longford Lakes townhome community in Yorkville, proposes to construct two (2) fully furnished models for display.

Therefore, the developer seeks the following approvals by the City in order to successfully restart the former Kendallwood Estates development as the rebranded "Timber Ridge Estates" development:

1. **Off Site Watermain Improvements** – The original development agreement required the construction and installation of the following off site watermain improvements:

- a. An 8” high pressure water line that serves 62 lots (Lots 3 – 64) and a 12” low pressure water line that serves 21 lots (Lots 65-83, and Lots 1-2).
- b. These water lines were to be extended along Illinois Route 126 with the 8” water line to run under Illinois Route 126 and terminate on the east side of Deer Street. The 12” water line was to extend to the west side of Mill Street to complete the system’s loop.
- c. The extension of both watermain along Illinois Route 126 and into the subject property required easement acquisition from the owner of the property immediately south of Kendallwood Estates known as the Woodstone development.
- d. The current location of the acquired easement along Illinois Route 126 on the Woodstone development parcel is within the area Illinois Department of Transportation (IDOT) proposes as future State right-of-way (*refer to attached “Conceptual Off-Site Watermain Along Illinois Route 126 prepared by HR Green dated 09/29/21”*).

Therefore, the developer proposes to create a single 12” high pressure water line and relocate it along Illinois Route 126 outside of the future IDOT right-of-way by purchasing additional easement area owned by Grace Community Church (successor owner of Woodstone Development). The developer will also install a pressure reducing valve station to serve the lower pressure areas. Rally Homes will purchase and construct the watermain extension and deed the easement and watermain over to the City for future maintenance. In exchange for the purchase of the additional easement from Grace Community, it is proposed the City would grant one (1) free utility connection at such time the property is developed.

2. **Construction Prior to Watermain Connection** – Rally Homes has indicated they would like to move forward with the construction, sale, and occupancy of homes within the development during the time the additional easement is being acquired and watermain extension constructed. Although it is the City’s policy not to allow occupancy of residential structures that are not connected to a looped water system, staff has reviewed and recommended the following solution:

The developer proposes to construct and receive final occupancy for up to 43 home sites located on lots identified on the attached Kendallwood Estates Fire Flow map prepared by EEI dated August 2021, prior to the looping of the water main system. However, the completion of the water main extension along Illinois Route 126 and looping of system, as approved by the City Engineer and Public Works Director, must occur no later than May 31, 2024.

3. **Reduction of Land Cash Valuation** – It should be noted that many of the City’s standard impact fees are not applicable to the development since it was annexed prior to the adoption of those fees. Although this is a significant development advantage for this property, the current land cash valuation of \$101,000/improved acre is not in line with current market rates.

- a. The current total land cash fee per dwelling unit in Kendallwood Estates based upon a \$101,000/improved acre is \$3,787.50 for parks and \$6,035.36 for schools, totaling \$9,822.86 per dwelling unit paid at time of building permit issuance.
- b. A recent land valuation for an improved acre of land in Yorkville was assessed at \$55,000. That represents a nearly 55% valuation reduction.

Therefore, the developer proposes to reduce the land cash assessed value from \$101,000/improved acre to \$55,000/improved acre. This would result in a park land cash fee of \$2,062.94 per dwelling unit and \$3,286.58 school land cash fee per dwelling unit, totaling \$5,349.52 per dwelling unit. All fees are proposed to be collected at time of building permit issuance.

4. **Term** – The proposed development agreement fee lock on land cash valuation will terminate either with the final building permit issued within the newly renamed Timber Ridge Estates or no later than five (5) years from the date of the agreement's approval, whichever is sooner.

Staff Comments:

Staff is supportive of the proposed Development Agreement Amendment as it advances the provisions of the original development plan, ensures the completion of the public infrastructure improvements, and the ultimate build-out of the stalled development.

Since this request is for a development agreement amendment, a public hearing is not required. Should the matter proceed out of committee, staff has tentatively scheduled it for consideration before the entire City Council at the **January 11, 2021** meeting. Based upon the feedback provided by the EDC, the City Attorney will draft a development agreement and approving ordinance for consideration at the upcoming City Council meeting. Staff and the petitioner will be available at the EDC meeting to answer any questions.

Attachments:

1. Petitioner's Application
2. Ordinance 2006-118
3. Grant of Easement Agreement for Watermain Construction and Emergency Access
4. Conceptual Off-Site Watermain Along Illinois Route 126 prepared by HR Green dated 09/29/21
5. Kendallwood Estates Fire Flow map prepared by EEI dated August 2021
6. Appraisal of Improved Acre of Land in Yorkville
7. Proposed Timber Ridge Estates Fee Sheet



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

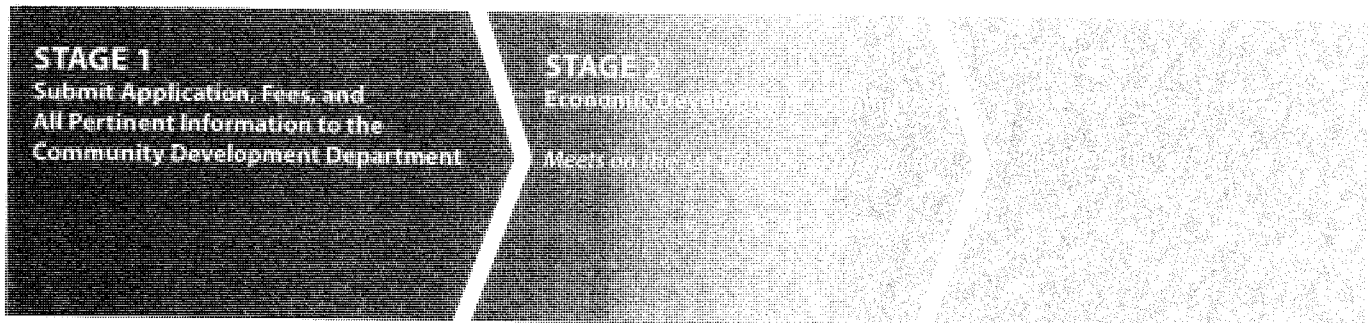
APPLICATION FOR ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

INTENT AND PURPOSE:

Economic Incentive and Development Agreements are negotiated between the municipality and the developer and/or owner on a project-by-project basis. Such items considered as part of an economic incentive or development agreement are: the amount of tax sharing, timing of payments, performance and compliance requirements and any other details. Applications will be evaluated on the merits of their impact to create or maintain jobs; further development; strengthen the commercial or industrial sector; enhance the tax base; and be in the overall best interest of the municipality.

This packet explains the process to successfully submit and complete an Application or Economic Incentive and/or Development Agreement requests. 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.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with exhibits, if any, and legal description including PINs.
- Appropriate filing fee.
- One (1) electronic copy (pdf) of each of the signed application (complete with exhibits, if any). A Microsoft Word document with the legal description and PINs 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 Economic Development committee meeting. An incomplete submittal could delay the scheduling of the project.

Petitioner will be responsible for payment of all fees, including outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner 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
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

STAGE 2: ECONOMIC DEVELOPMENT COMMITTEE

Petitioner must present the proposed amendment agreement and/or plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month in the Yorkville City Hall Conference Room. 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 3: CITY COUNCIL

Petitioner will attend the City Council meeting where the recommendation of the proposed economic incentive or development agreement request 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 request.

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 petitioner 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 petitioner has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The petitioner 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 petitioner 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 petitioner'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 petitioner. (Ord. 2011-34, 7-26-2011)



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| DATE: 9/9/2021 | <input type="checkbox"/> ECONOMIC INCENTIVE <input checked="" type="checkbox"/> DEVELOPMENT AGREEMENT <input type="checkbox"/> TAX INCREMENT FINANCE (TIF) | DEVELOPMENT NAME: KendallWood Estates |
| PETITIONER INFORMATION | | |
| NAME: Anthony Montalbano | | COMPANY: Rally Homes, LLC |
| PETITIONER STATUS: <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> TRUST <input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> SOLE PROPRIETORSHIP <input checked="" type="checkbox"/> LLC <input type="checkbox"/> OTHER | | |
| MAILING ADDRESS: 1010 Jorie Blvd Suite 138 | | |
| CITY, STATE, ZIP: Oak Brook IL 60523 | | TELEPHONE: 630-613-2710 |
| EMAIL: tmontalbano@rallyhomes.net | | FAX: |
| PROPERTY INFORMATION | | |
| NAME OF HOLDER OF LEGAL TITLE: Rally Homes, LLC | | |
| IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: | | |
| PROPERTY STREET ADDRESS: North Of Illinois Route 126 in Yorkville, Illinois | | |
| DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Van Emmon Rd And Benjamin St Commonly known as lots 1 through 91 Kendallwood Estates Yorkville IL | | |
| CURRENT ZONING CLASSIFICATION: R-2 SINGLE-FAMILY TRADITIONAL RESIDENCE DISTRICT | WILL PROJECT REQUIRE REZONING? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| ZONING AND LAND USE OF SURROUNDING PROPERTIES | | |
| NORTH: | Single Family Suburban Residence District (Undeveloped) | |
| EAST: | - Residential Subdivision (Unincorporated Kendall County) | |
| SOUTH: | Retail Commerce Business District (Undeveloped) | |
| WEST: | West - Planned Unit Development; R-1 Single Family Suburban Residence District; R-2 Single Family Traditional Residence District (Residential subdivision) | |



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

PROPERTY INFORMATION

NAME OF ANY PRIOR ANNEXATION, PUD, ECONOMIC OR DEVELOPMENT AGREEMENTS: Ord. 2006-118 KendallWood Estates

Development Agreement

NARRATIVE OF THE PROJECT DESCRIPTION, INCLUDING THE FOLLOWING INFORMATION (ATTACH A SEPARATE SHEET IF NEEDED):

- ☐ THE PURPOSE OF THE INCENTIVE REQUESTED.
- ☐ THE AMOUNT OF INCENTIVE REQUESTED.
- ☐ THE METHOD AND MEANS USED TO FINANCE THE PROJECT, ASIDE FROM ECONOMIC INCENTIVE.
- ☐ THE PROJECTED INCREASE IN THE LOCAL WORKFORCE, IF ANY, AS A RESULT OF THIS PROJECT.

83 Semi Wooded single family lots with some walk out, look out, and conventional basements. There will be 7 different plan types with 3 distinct elevations for each plan. The homes will range from 2000 sf ranch all the way to 3950 two story single family homes. Most plans will offer the option for 3 car garage and some plans will come standard 3 car.

Our plan for the community will be to build 2 fully furnished model homes for display our product and workmanship that we put into every home. At one point we closed roughly 490 homes per year and have already built a community in Yorkville. (Longford Lakes) .

Reduce land cash assessed value from current \$101,000/improved acre to \$55,000/improved

Approval to construct up to 43 home sites prior to looping the Water main system. The approved locations for the home sites are attached.

To extend the water main to the site, per plan, and purchase easements from commercial land owner to the south to relocated the water main out of IDOT's right of way. In exchange for the easements from commercial land owner, it is requested the commercial land owner receive one (1) free utility hook-up from the City at such time the commercial property is developed.

ATTACHMENTS

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

Petitioner must list all the Permanent Index Numbers (PINs) and Common Addresses for all parcels to be included and considered as part of the requested Economic Incentive or Development Agreement. Attach a separate list to this application and title it as "Exhibit B".

Petitioner must attach a list of all property owners, business partners, developers and/or investors associated with this project, including name, business name, business address, phone, fax, e-mail and residence address, and title it as "Exhibit C".

Petitioner must attach a detailed projected project cost with each eligible expense requested for reimbursement, and title it as "Exhibit D".

Petitioner must attach the most recent Kendall County Tax Real Estate tax record providing the current assessed value of real estate and title it as "Exhibit E".

Petitioner must attach a list of all appointed or elected officials of the City of Yorkville who own a portion of the project or the real estate underlying the project area, and title it as "Exhibit F".



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

ATTORNEY INFORMATION (IF ANY)

NAME: Anthony Montalbano COMPANY: Rally Homes, LLC
MAILING ADDRESS: 1010 Jorie Blvd
CITY, STATE, ZIP: Oak Brook IL 60523 TELEPHONE: 630 613 2710
EMAIL: tmontalbano@rallyhomes.net FAX:

ENGINEER INFORMATION (IF ANY)

NAME: David Schultz, P.E., LEED AP Project Manager | Associate COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive Suite 101
CITY, STATE, ZIP: Aurora, IL 60506 TELEPHONE: 630.553.7560
EMAIL: dschultz@hrgreen.com FAX:

LAND PLANNER/SURVEYOR INFORMATION (IF ANY)

NAME: 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

9-10-21

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

OWNER SIGNATURE

DATE

9-10-21



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

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------------|
| PROJECT NUMBER: | FUND ACCOUNT NUMBER: | PROPERTY ADDRESS: |
| APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested): | | |
| <input type="checkbox"/> CONCEPT PLAN REVIEW | <input type="checkbox"/> AMENDMENT (TEXT) | <input type="checkbox"/> ANNEXATION |
| <input type="checkbox"/> SPECIAL USE | <input type="checkbox"/> MILE AND 1/2 REVIEW | <input type="checkbox"/> ZONING VARIANCE |
| <input type="checkbox"/> FINAL PLANS | <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> FINAL PLAT |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> PRELIMINARY PLAN | <input checked="" type="checkbox"/> ECONOMIC INCENTIVE/DEV AGRMT |
| 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: Anthony Montalbano | | COMPANY: Rally Homes, LLC |
| MAILING ADDRESS: 1010 Jorie Blvd | | |
| CITY, STATE, ZIP: Oak Brook, IL 60523 | | TELEPHONE: 630 613 2710 |
| EMAIL: tmontalbano@Rallyhomes.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. | | |
| PRINT NAME: Anthony Montalbano | | TITLE: Manager |
| SIGNATURE: | | DATE: 9-10-21 |
| ACCOUNT CLOSURE AUTHORIZATION | | |
| DATE REQUESTED: | <input type="checkbox"/> COMPLETED | <input type="checkbox"/> INACTIVE |
| PRINT NAME: | <input type="checkbox"/> WITHDRAWN | <input type="checkbox"/> COLLECTIONS |
| SIGNATURE: | <input type="checkbox"/> OTHER | |
| DEPARTMENT ROUTING FOR AUTHORIZATION: | <input type="checkbox"/> COM. DEV. | <input type="checkbox"/> BUILDING |
| | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> FINANCE |
| | <input type="checkbox"/> ADMIN. | |

Exhibit A

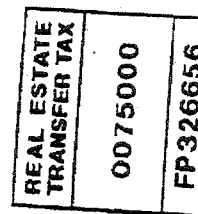
LOTS 1 THROUGH 91 INCLUSIVE OF KENDALLWOOD ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 AND PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2007 AS DOCUMENT 200700035947, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Exhibit B

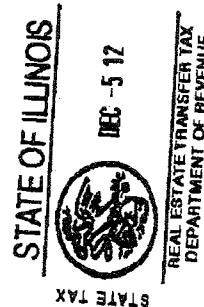
**KENDALLWOOD ESTATES
PERMANENT INDEX NUMBERS:**

05-04-131-003-0000 (AFFECTS LOT 1)
05-04-131-002-0000 (AFFECTS LOT 2)
05-04-127-003-0000 (AFFECTS LOT 3)
05-04-127-002-0000 (AFFECTS LOT 4)
02-33-377-032-0000 (AFFECTS LOT 5)
02-33-377-031-0000 (AFFECTS LOT 6)
02-33-377-029-0000 (AFFECTS LOT 7)
02-33-377-028-0000 (AFFECTS LOT 8)
02-33-377-027-0000 (AFFECTS LOT 9)
02-33-377-026-0000 (AFFECTS LOT 10)
02-33-377-025-0000 (AFFECTS LOT 11)
02-33-377-024-0000 (AFFECTS LOT 12)
02-33-377-023-0000 (AFFECTS LOT 13)
02-33-377-022-0000 (AFFECTS LOT 14)
02-33-377-021-0000 (AFFECTS LOT 15)
02-33-377-020-0000 (AFFECTS LOT 16)
02-33-377-019-0000 (AFFECTS LOT 17)
02-33-377-018-0000 (AFFECTS LOT 18)
02-33-377-017-0000 (AFFECTS LOT 19)
02-33-377-016-0000 (AFFECTS LOT 20)
02-33-377-015-0000 (AFFECTS LOT 21)
02-33-377-014-0000 (AFFECTS LOT 22)
02-33-377-013-0000 (AFFECTS LOT 23)
02-33-377-012-0000 (AFFECTS LOT 24)
02-33-377-011-0000 (AFFECTS LOT 25)
02-33-377-010-0000 (AFFECTS LOT 26)
02-33-377-009-0000 (AFFECTS LOT 27)
02-33-377-008-0000 (AFFECTS LOT 28)
02-33-377-007-0000 (AFFECTS LOT 29)
02-33-377-006-0000 (AFFECTS LOT 30)
02-33-377-005-0000 (AFFECTS LOT 31)
02-33-377-004-0000 (AFFECTS LOT 32)
02-33-377-003-0000 (AFFECTS LOT 33)
02-33-377-002-0000 (AFFECTS LOT 34)
02-33-378-001-0000 (AFFECTS LOT 35)
02-33-378-002-0000 (AFFECTS LOT 36)
02-33-378-003-0000 (AFFECTS LOT 37)
02-33-378-004-0000 (AFFECTS LOT 38)
02-33-378-005-0000 (AFFECTS LOT 39)

COUNTY OF KENDALL
STATE TRANSFER
375.00 DT



5551000000 #



02-33-378-006-0000 (AFFECTS LOT 40)
02-33-379-002-0000 (AFFECTS LOT 41)
02-33-379-001-0000 (AFFECTS LOT 42)
02-33-379-003-0000 (AFFECTS LOT 43)
02-33-379-004-0000 (AFFECTS LOT 44)
02-33-379-005-0000 (AFFECTS LOT 45)
02-33-379-006-0000 (AFFECTS LOT 46)
02-33-379-007-0000 (AFFECTS LOT 47)
02-33-379-008-0000 (AFFECTS LOT 48)
02-33-379-009-0000 (AFFECTS LOT 49)
02-33-379-010-0000 (AFFECTS LOT 50)
02-33-379-011-0000 (AFFECTS LOT 51)
02-33-380-001-0000 (AFFECTS LOT 52)
02-33-380-002-0000 (AFFECTS LOT 53)
02-33-380-003-0000 (AFFECTS LOT 54)
02-33-380-004-0000 (AFFECTS LOT 55)
02-33-380-005-0000 (AFFECTS LOT 56)
02-33-380-006-0000 (AFFECTS LOT 57)
02-33-380-007-0000 (AFFECTS LOT 58)
02-33-380-008-0000 (AFFECTS LOT 59)
02-33-380-009-0000 (AFFECTS LOT 60)
02-33-380-010-0000 (AFFECTS PART OF LOT 61)
05-04-128-001-0000 (AFFECTS PART OF LOT 61)
02-33-380-011-0000 (AFFECTS PART OF LOT 62)
05-04-128-002-0000 (AFFECTS PART OF LOT 62)
02-33-380-012-0000 (AFFECTS PART OF LOT 63)
05-04-128-003-0000 (AFFECTS PART OF LOT 63)
05-04-128-004-0000 (AFFECTS LOT 64)
05-04-128-005-0000 (AFFECTS LOT 65)
05-04-128-006-0000 (AFFECTS LOT 66)
05-04-128-007-0000 (AFFECTS LOT 67)
05-04-128-008-0000 (AFFECTS PART OF LOT 68)
02-33-380-013-0000 (AFFECTS PART OF LOT 68)
05-04-128-009-0000 (AFFECTS PART OF LOT 69)
02-33-380-014-0000 (AFFECTS PART OF LOT 69)
02-33-380-015-0000 (AFFECTS LOT 70)
02-33-380-016-0000 (AFFECTS PART OF LOT 71)
05-04-129-001-0000 (AFFECTS PART OF LOT 71)
05-04-129-002-0000 (AFFECTS LOT 72)
05-04-129-003-0000 (AFFECTS LOT 73)
05-04-129-004-0000 (AFFECTS LOT 74)
05-04-129-005-0000 (AFFECTS LOT 75)
05-04-129-006-0000 (AFFECTS LOT 76)
05-04-129-007-0000 (AFFECTS LOT 77)
05-04-129-008-0000 (AFFECTS LOT 78)

05-04-129-009-0000 (AFFECTS LOT 79)
05-04-130-001-0000 (AFFECTS LOT 80)
05-04-130-002-0000 (AFFECTS LOT 81)
05-04-130-003-0000 (AFFECTS LOT 82)
05-04-130-004-0000 (AFFECTS LOT 83)
02-33-377-001-0000 (AFFECTS LOT 84)
02-33-378-007-0000 (AFFECTS LOT 85)
02-33-377-034-0000 (AFFECTS LOT 86)
02-33-377-030-0000 (AFFECTS LOT 87)
02-33-377-033-0000 (AFFECTS PART OF LOT 88)
05-04-127-001-0000 (AFFECTS PART OF LOT 88)
05-04-127-004-0000 (AFFECTS LOT 89)
05-04-131-001-0000 (AFFECTS LOT 90)
05-04-201-007-0000 (AFFECTS LOT 91)

Exhibit C

Rally Homes, LLC an Illinois limited liability company with offices at 1010 Jorie Blvd, Oak Brook Illinois 60523

Exhibit E

Permanent Tax No.:

- \$134.33 as to 05-04-131-003 (AFFECTS LOT 1)
- \$134.33 as to 05-04-131-002 (AFFECTS LOT 2)
- \$134.33 as to 05-04-127-003 (AFFECTS LOT 3)
- \$134.33 as to 05-04-127-002 (AFFECTS LOT 4)
- \$134.33 as to 02-33-377-032 (AFFECTS LOT 5)
- \$134.33 as to 02-33-377-031 (AFFECTS LOT 6)
- \$134.33 as to 02-33-377-029 (AFFECTS LOT 7)
- \$134.33 as to 02-33-377-028 (AFFECTS LOT 8)
- \$134.33 as to 02-33-377-027 (AFFECTS LOT 9)
- \$134.33 as to 02-33-377-026 (AFFECTS LOT 10)
- \$134.33 as to 02-33-377-025 (AFFECTS LOT 11)
- \$134.33 as to 02-33-377-024 (AFFECTS LOT 12)
- \$134.33 as to 02-33-377-023 (AFFECTS LOT 13)
- \$134.33 as to 02-33-377-022 (AFFECTS LOT 14)
- \$134.33 as to 02-33-377-021 (AFFECTS LOT 15)
- \$134.33 as to 02-33-377-020 (AFFECTS LOT 16)
- \$134.33 as to 02-33-377-019 (AFFECTS LOT 17)
- \$134.33 as to 02-33-377-018 (AFFECTS LOT 18)
- \$134.33 as to 02-33-377-017 (AFFECTS LOT 19)
- \$314.33 as to 02-33-377-016 (AFFECTS LOT 20)
- \$134.33 as to 02-33-377-015 (AFFECTS LOT 21)
- \$134.33 as to 02-33-377-014 (AFFECTS LOT 22)
- \$134.33 as to 02-33-377-013 (AFFECTS LOT 23)
- \$134.33 as to 02-33-377-012 (AFFECTS LOT 24)
- \$134.33 as to 02-33-377-011 (AFFECTS LOT 25)
- \$134.33 as to 02-33-377-010 (AFFECTS LOT 26)
- \$134.33 as to 02-33-377-009 (AFFECTS LOT 27)
- \$134.33 as to 02-33-377-008 (AFFECTS LOT 28)

\$134.33 as to 02-33-377-007 (AFFECTS LOT 29)
\$134.33 as to 02-33-377-006 (AFFECTS LOT 30)
\$134.33 as to 02-33-377-005 (AFFECTS LOT 31)
\$134.33 as to 02-33-377-004 (AFFECTS LOT 32)
\$134.33 as to 02-33-377-003 (AFFECTS LOT 33)
\$134.33 as to 02-33-377-002 (AFFECTS LOT 34)
\$134.33 as to 02-33-378-001 (AFFECTS LOT 35)
\$134.33 as to 02-33-378-002 (AFFECTS LOT 36)
\$134.33 as to 02-33-378-003 (AFFECTS LOT 37)
\$134.33 as to 02-33-378-004 (AFFECTS LOT 38)
\$134.33 as to 02-33-378-005 (AFFECTS LOT 39)
\$134.33 as to 02-33-378-006 (AFFECTS LOT 40)
\$134.33 as to 02-33-379-002 (AFFECTS LOT 41)
\$134.33 as to 02-33-379-001 (AFFECTS LOT 42)
\$134.33 as to 02-33-379-003 (AFFECTS LOT 43)
\$134.33 as to 02-33-379-004 (AFFECTS LOT 44)
\$134.33 as to 02-33-379-005 (AFFECTS LOT 45)
\$134.33 as to 02-33-379-006 (AFFECTS LOT 46)
\$134.33 as to 02-33-379-007 (AFFECTS LOT 47)
\$134.33 as to 02-33-379-008 (AFFECTS LOT 48)
\$134.33 as to 02-33-379-009 (AFFECTS LOT 49)
\$134.33 as to 02-33-379-010 (AFFECTS LOT 50)
\$134.33 as to 02-33-379-011 (AFFECTS LOT 51)
\$134.33 as to 02-33-380-001 (AFFECTS LOT 52)
\$134.33 as to 02-33-380-002 (AFFECTS LOT 53)
\$134.33 as to 02-33-380-003 (AFFECTS LOT 54)
\$134.33 as to 02-33-380-004 (AFFECTS LOT 55)
\$134.33 as to 02-33-380-005 (AFFECTS LOT 56)
\$134.33 as to 02-33-380-006 (AFFECTS LOT 57)
\$134.33 as to 02-33-380-007 (AFFECTS LOT 58)
\$134.33 as to 02-33-380-008 (AFFECTS LOT 59)
\$134.33 as to 02-33-380-009 (AFFECTS LOT 60)
\$134.33 as to 02-33-380-010 (AFFECTS PART OF LOT 61)
\$00 as to 05-04-128-001 (AFFECTS PART OF LOT 61)
\$134.33 as to 02-33-380-011 (AFFECTS PART OF LOT 62)

\$00 as to 05-04-128-002 (AFFECTS PART OF LOT 62)
\$00 as to 02-33-380-012 (AFFECTS PART OF LOT 63)
\$134.33 as to 05-04-128-003 (AFFECTS PART OF LOT 63)
\$134.33 as to 05-04-128-004 (AFFECTS LOT 64)
\$134.33 as to 05-04-128-005 (AFFECTS LOT 65)
\$134.33 as to 05-04-128-006 (AFFECTS LOT 66)
\$134.33 as to 05-04-128-007 (AFFECTS LOT 67)
\$134.33 as to 05-04-128-008 (AFFECTS PART OF LOT 68)
\$00 as to 02-33-380-013 (AFFECTS PART OF LOT 68)
\$00 as to 05-04-128-009 (AFFECTS PART OF LOT 69)
\$134.33 as to 02-33-380-014 (AFFECTS PART OF LOT 69)
\$134.33 as to 02-33-380-015 (AFFECTS LOT 70)
\$134.33 as to 02-33-380-016 (AFFECTS PART OF LOT 71)
\$00 as to 05-04-129-001 (AFFECTS PART OF LOT 71)
\$134.33 as to 05-04-129-002 (AFFECTS LOT 72)
\$134.33 as to 05-04-129-003 (AFFECTS LOT 73)
\$134.33 as to 05-04-129-004 (AFFECTS LOT 74)
\$134.33 as to 05-04-129-005 (AFFECTS LOT 75)
\$134.33 as to 05-04-129-006 (AFFECTS LOT 76)
\$134.33 as to 05-04-129-007 (AFFECTS LOT 77)
\$134.33 as to 05-04-129-008 (AFFECTS LOT 78)
\$134.33 as to 05-04-129-009 (AFFECTS LOT 79)
\$134.33 as to 05-04-130-001 (AFFECTS LOT 80)
\$134.33 as to 05-04-130-002 (AFFECTS LOT 81)
\$134.33 as to 05-04-130-003 (AFFECTS LOT 82)
\$134.33 as to 05-04-130-004 (AFFECTS LOT 83)
\$00.00 as to 02-33-377-001 (AFFECTS LOT 84)
\$134.33 as to 02-33-378-007 (AFFECTS LOT 85)
\$00.00 as to 02-33-377-034 (AFFECTS LOT 86)
\$00.00 as to 02-33-377-030 (AFFECTS LOT 87)
\$00.00 as to 02-33-377-033 (AFFECTS PART OF LOT 88)
\$00.00 as to 05-04-127-001 (AFFECTS PART OF LOT 88)
\$00.00 as to 05-04-127-004 (AFFECTS LOT 89)
\$00.00 as to 05-04-131-001 (AFFECTS LOT 90)
\$74.64 as to 05-04-201-007 (AFFECTS LOT 91)

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200700018952
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
06-18-2007 At 02:55 pm.
ORDINANCE 41.00
RHSP Surcharge 10.00

ORDINANCE NO. 2006- 1156

**AN ORDINANCE AUTHORIZING THE EXECUTION
OF A DEVELOPMENT AGREEMENT FOR
KENDALLWOOD ESTATES**

WHEREAS, it is in the best interest of the UNITED CITY OF YORKVILLE, Kendall County, Illinois, that a certain Development Agreement pertaining to the development of the real estate described on Exhibit "A" attached hereto and made a part hereof entered into by the UNITED CITY OF YORKVILLE; and

WHEREAS, said Development Agreement has been drafted and has been considered by the City Council; and

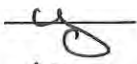

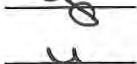

WHEREAS, the legal owners of record of the territory which is the subject of said Agreement are ready, willing and able to enter into said Agreement and to perform the obligations as required hereunder; and

WHEREAS, all the statutory procedures for the execution of said Development Agreement have been fully complied with; and

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

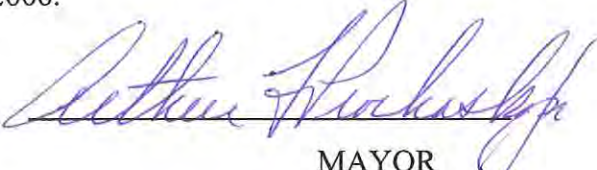
Section 1: That the Mayor and City Clerk are herewith authorized and directed to execute, on behalf of the City, a Development Agreement concerning the development of the real estate described therein, a copy of which Development Agreement is attached hereto and made a part thereof.

Section 2: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.


JAMES BOCK 
VALERIE BURD 
DEAN WOLFER 
ROSE SPEARS 

JOSEPH BESCO 
PAUL JAMES 
MARTY MUNNS 
JASON LESLIE 

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
22 day of Sept, A.D. 2006.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
22 day of Sept, A.D. 2006.

ATTEST: 
CITY CLERK

Prepared by:

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

**KENDALLWOOD ESTATES
DEVELOPMENT AGREEMENT**

This Agreement is made and entered into this 20th day of September, 2006 by and between Kendall Land Development, LLC, an Illinois limited liability company (hereinafter referred to as "Kendall Land") and the United City of Yorkville, a municipal corporation (hereinafter referred to as "City") (collectively referred to as the "Parties") regarding the development of the real property located on the north side of Illinois Route 126 generally between Illinois Route 71 and Illinois Route 47 in Yorkville, Illinois (hereinafter referred to as "Kendallwood Estates").

RECITALS

WHEREAS, Kendall Land is the owner and developer of Kendallwood Estates; and

WHEREAS, Kendall Land has petitioned the City for final plat approval for Kendallwood Estates; and

WHEREAS, the City desires that Kendallwood Estates have access onto Route 126 through a parcel of property immediately to the south known as Woodstone Development (hereinafter referred to as "Woodstone") prior to the occupation of any dwelling units on Kendallwood Estates.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein contained, the sufficiency of which is hereby acknowledged, the Parties hereto agree as follow:

1. The recital paragraphs set forth above are hereby incorporated into and made a part of this Agreement.

2. The City will grant final plat approval for Kendallwood Estates prior to the construction of the access road across the Woodstone Development parcel.


3. Kendall Land shall work with the owner of the Woodstone Development parcel in order to obtain a temporary construction and emergency access easement off of Illinois Route 126. Said access shall be established to remain until such time as the permanent access is complete.

4. The City shall not issue any occupancy permits for any dwelling units constructed in Kendallwood Estates until the access road across the Woodstone Development is constructed, providing access from Kendallwood Estates to Illinois Route 126.

5. Kendall Land or any builders may construct model homes in Kendallwood Estates, and City shall issue permits for the occupancy of the model homes for the purpose of selling units and not for permanent occupancy.


WHEREFORE, this Agreement is executed on behalf of the City and Kendall Land by their duly authorized agents as of the day and year set forth above.

KENDALL LAND DEVELOPMENT, LLC

By: 

Title: DIRECTOR

THE UNITED CITY OF YORKVILLE

By: 

Attest: 

LEGAL DESCRIPTION

NORTH PARCEL

THAT PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 33, 374.81 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 52 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, 794.66 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 34 SECONDS WEST, 329.70 FEET TO SAID EAST LINE; THENCE NORTH 01 DEGREES 11 MINUTES 52 SECONDS EAST ALONG SAID EAST LINE, 571.49 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 11 MINUTES 52 SECONDS EAST ALONG SAID EAST LINE, 937.76 FEET; THENCE NORTH 82 DEGREES 54 MINUTES 15 SECONDS WEST, 291.36 FEET; THENCE NORTH 07 DEGREES 05 MINUTES 45 SECONDS EAST, 326.86 FEET TO THE CENTER LINE OF VAN EMMON ROAD; THENCE NORTH 82 DEGREES 54 MINUTES 15 SECONDS WEST, ALONG SAID CENTER LINE, 66.00 FEET; THENCE SOUTH 07 DEGREES 05 MINUTES 45 SECONDS WEST, 308.00 FEET; THENCE NORTH 82 DEGREES 54 MINUTES 15 SECONDS WEST, 257.22 FEET TO THE FORMER EASTERLY RIGHT OF WAY LINE OF THE FOX AND ILLINOIS UNION RAILWAY COMPANY; THENCE SOUTH 08 DEGREES 10 MINUTES 53 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 779.46 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 08 SECONDS EAST, 289.10 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 52 SECONDS WEST, 246.00 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 08 SECONDS EAST, 415.06 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SOUTH PARCEL

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 01 DEGREES 11 MINUTES 52 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, 1,356.81 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN A QUIT CLAIM DEED FROM PALOS BANK AND TRUST COMPANY, TRUST NO. 1-1620 TO BRUCE O. AND VIRGINIA J. BUHRMASTER, HIS WIFE, RECORDED AS DOCUMENT NO. 83-5890 ON DECEMBER 23, 1983 WHICH IS 45.43 FEET WESTERLY, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 88 DEGREES 48 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE 45.43 FEET TO SAID SOUTHWEST CORNER; THENCE NORTH 01 DEGREES 11 MINUTES 52 SECONDS EAST ALONG SAID EAST LINE, 352.40 FEET TO AN OLD CLAIM LINE; THENCE NORTH 01 DEGREES 11 MINUTES 52 SECONDS EAST ALONG SAID EAST LINE, 697.25 FEET; THENCE NORTH 76 DEGREES 52 MINUTES 34 SECONDS WEST, 130.50 FEET; THENCE NORTH 10 DEGREES 27 MINUTES 25 SECONDS EAST 202.21 FEET TO THE CENTER LINE OF VAN EMMON ROAD; THENCE NORTH 82 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID CENTER LINE 540.48 FEET TO THE EAST LINE OF THE FORMER FOX AND ILLINOIS UNION RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTHERLY ALONG SAID EAST LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 624.08 FEET AND A RADIAL BEARING OF SOUTH 70 DEGREES 33 MINUTES 18 SECONDS WEST FROM THE LAST DESCRIBED POINT, 300.91 FEET; THENCE SOUTH 08 DEGREES 10 MINUTES 53 SECONDS WEST ALONG SAID EAST LINE BEING TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 1,228.82 FEET; THENCE SOUTHERLY ALONG SAID EAST LINE BEING A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,017.52 FEET, 309.01 FEET; THENCE SOUTH 09 DEGREES 13 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE BEING TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 113.40 FEET; THENCE SOUTHERLY ALONG SAID EAST LINE BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 920.47 FEET, 568.44 FEET; THENCE SOUTH 26 DEGREES 09 MINUTES 53 SECONDS WEST ALONG SAID EAST LINE BEING TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 447.17 FEET TO THE CENTER LINE OF AN ABANDONED AND VACATED ROAD; THENCE SOUTH 68 DEGREES 40 MINUTES 20 SECONDS EAST ALONG SAID CENTER LINE, 141.24 FEET; THENCE SOUTH 43 DEGREES 23 MINUTES 20 SECONDS EAST ALONG SAID CENTER LINE, 1,158.07 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 1,078.83 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM, SAID TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED FROM PALOS BANK AND TRUST COMPANY, TRUST NO. 1-1620 TO BRUCE O. AND VIRGINIA J. BUHRMASTER, HIS WIFE, RECORDED AS DOCUMENT NO. 83-5890 ON DECEMBER 23, 1983); AND ALSO THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION 4, TOWNSHIP AND RANGE AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 57 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1,078.83 FEET TO THE CENTER LINE OF AN ABANDONED AND VACATED ROAD; THENCE SOUTH 43 DEGREES 23 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE 179.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 43 DEGREES 23 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 99.85 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 00 SECONDS EAST 121.26 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, 320.90 FEET TO THE CENTER LINE OF ILLINOIS ROUTE NO. 126; THENCE NORTH 57 DEGREES 27 MINUTES 13 SECONDS WEST ALONG SAID CENTER LINE, 82.04 FEET TO A LINE DRAWN SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST FROM POINT "A" AFORESAID; THENCE NORTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, 228.06 FEET TO SAID POINT "A"; THENCE NORTH 43 DEGREES 23 MINUTES 50 SECONDS WEST ALONG THE CENTER LINE OF SAID ABANDONED AND VACATED ROAD, 179.20 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID WEST LINE, 121.61 FEET TO A LINE DRAWN NORTH 43 DEGREES 23 MINUTES 50 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 43 DEGREES 23 MINUTES 50 SECONDS EAST 279.54 FEET TO THE POINT OF BEGINNING ALL IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

10/16/07

200800003621
Filed for Record in
KENDALL COUNTY, ILLINOIS
RENNETTA S NICKELSON
02-13-2008 At 10:53 am.
EASEMENT 61.00
RHSP Surcharge 10.00

**GRANT OF EASEMENT AGREEMENT
FOR WATER MAIN, CONSTRUCTION,
AND EMERGENCY ACCESS.**

This Grant of Easement is made this 13 day of NOVEMBER, 2007, by Yorkville 126, LLC., an Illinois Limited Liability Company (hereinafter referred to as “GRANTOR”) to The United City of Yorkville, an Illinois Municipal Corporation, (hereinafter referred to as “CITY”) and Kendall Land Development LLC., an Illinois Limited Liability Company, (hereinafter referred to as “GRANTEE”). The GRANTOR, CITY, and GRANTEE are often referred to collectively as “Parties”

W I T N E S S E T H

WHEREAS, the GRANTOR is the owner in fee simple of a certain parcel of real estate, which is legally described on “Exhibit A” attached hereto and made a part hereof (hereinafter described as the “GRANTOR PROPERTY”); and

WHEREAS, the GRANTEE is the owner in fee simple of a certain parcel of real estate known as the Kendallwood Estates Subdivision which is legally described on “Exhibit B” attached hereto and made a part hereof (hereinafter described as the “GRANTEE PROPERTY”); and

WHEREAS, the GRANTEE PROPERTY and the GRANTOR PROPERTY are located North of Illinois Route 126 in Yorkville, Illinois, and are contiguous to one another.

WHEREAS, the GRANTOR wishes to grant to GRANTEE and the CITY for ingress and egress over, upon and across a certain portion of the GRANTOR PROPERTY a temporary non-

exclusive emergency access easement legally described on "Exhibit C" attached hereto and made a part hereof (hereinafter described as the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES"); and.

WHEREAS, the GRANTOR also wishes to grant to GRANTEE a Permanent utility easement upon that portion of the GRANTOR PROPERTY legally described on "Exhibit C" to provide for the installation and maintenance of a 12" and an 8" water main.

WHEREAS, the parties wish to make certain agreements regarding such easements.

NOW, THEREFORE, in consideration of the payment of the non-refundable sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made:

Recitals Incorporated

1. The foregoing recitals are substantive and are incorporated by reference in this paragraph 1 as though fully set forth herein.

Grant of Easements

2. (A) The GRANTOR hereby grants to the CITY and GRANTEE and their successors and assigns, as an easement appurtenant to the GRANTEE PROPERTY, a non-exclusive temporary emergency service access for ingress and egress over, upon and across the portion of the GRANTOR PROPERTY, identified as the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, and legally described and depicted on Exhibit "C" attached hereto, belonging to the GRANTOR PROPERTY. GRANTOR further grants to GRANTEE at GRANTEE'S sole expense the right to construct a temporary emergency access drive within said TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, as well as to construct and install the water mains described in subsection (C) below.

(B) The TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES shall serve to provide a means of access for emergency equipment and emergency personnel to and from the GRANTEE PROPERTY to Illinois Route 126.

(C) The GRANTOR hereby grants to the CITY and GRANTEE and their successors and assigns, as an easement appurtenant to the GRANTEE PROPERTY, a non-exclusive permanent utility easement to provide for the installation and maintenance of an 8" and a 12" water main over, upon, along, under, through, and across the portions of the GRANTOR PROPERTY as identified as the PERMANENT EASEMENT PREMISES, and legally described and depicted on Exhibit "C" attached hereto, belonging to the GRANTOR PROPERTY. GRANTOR retains the right to tap into the water mains at a location or locations of its choosing on the GRANTOR PROPERTY.

(D) Upon GRANTOR obtaining its first building permit from the City of Yorkville for the GRANTOR PROPERTY, GRANTOR shall reimburse GRANTEE for a portion of GRANTEE'S costs incurred in extending and constructing the water mains through the GRANTOR PROPERTY which will serve to benefit the GRANTEE PROPERTY and the GRANTOR PROPERTY. Said reimbursement shall be the subject of a mutually acceptable recapture agreement entered into between the GRANTEE, GRANTOR and the CITY. If the GRANTOR does not obtain a building permit from the City of Yorkville within the term of the recapture agreement, then upon the expiration of a fifteen year period commencing with the date of this agreement, GRANTOR shall reimburse GRANTEE directly for it's proportionate share of water main improvements. The engineers estimated recapture costs for design, engineering, and construction and percentage allocation to each party for the water mains is attached hereto as Exhibit "D".

(E) The right is also granted to trim or remove any trees, shrubs or other plants on the PERMANENT EASEMENT PREMISES that interfere with the operation of the water mains. No permanent buildings shall be placed on the PERMANENT EASEMENT PREMISES, but same may be used for landscaping, recreational facilities, and other purposes that do not interfere with the aforesaid uses or rights.

(F) GRANTOR also hereby grants to the GRANTEE, its successors and assigns a temporary construction easement and an access easement over, upon, under, across, and through a parcel of real estate twenty-five (25) feet wide and located adjacent to the PERMANENT EASEMENT PREMISES and the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, legally described and depicted on Exhibit "C" attached hereto for the purpose of constructing and installing water mains and related facilities, all upon the terms and conditions set forth herein, hereinafter "TEMPORARY WATER MAIN CONSTRUCTION EASEMENT". The TEMPORARY WATER MAIN CONSTRUCTION EASEMENT PREMISES shall automatically terminate and be of no further force and effect on the second anniversary of the date this Agreement is recorded.

(G) The GRANTEE shall have the perpetual right, privilege, and authority to access, survey, construct, reconstruct, test repair, inspect, maintain, renew, operate, and patrol the water mains, together with any and all necessary connections, appliances, appurtenances, hydrants and other structures related to the water mains as may be deemed necessary by said GRANTEE, over upon, under through the PERMANENT EASEMENT PREMISES, for the purpose of serving the Kendall Wood Estates, together with the right of access along Route 126 for necessary men and equipment to do any of the above work. GRANTEE shall conduct such work in a manner that does not interfere with or diminish the utility service to the GRANTOR during the GRANTOR'S business hours and in a manner that does not interfere with the conduct of business on the GRANTOR PROPERTY; and if the watermain is being relocated, then the GRANTOR and GRANTEE shall coordinate such interruption to eliminate any detrimental effects. Any party undertaking such work shall notify the other parties to this Agreement at least ten (10) days prior

to starting such work.

(H) The above notwithstanding, GRANTEE, or its designees, shall, upon the completion of any work authorized by this grant, restore the TEMPORARY WATER MAIN EASEMENT PREMISES and PERMANENT EASEMENT PREMISES to the same surface condition that existed prior to the beginning of the work.

Termination of Temporary Emergency Access Easement

3. If GRANTOR chooses in its sole discretion to construct a public road on the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, the rights granted in the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES created herein shall terminate immediately upon completion of construction and acceptance by the CITY of the public road.

Limitations On Use of the Easements

4. Other than the construction of a temporary gravel or binder course emergency access driveway, and the aforesaid 8" and 12" water mains for the purposes stated in paragraph two (2) of this Agreement, no structure or obstruction of a permanent nature shall be installed or constructed by GRANTEE over, under or through the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES or the PERMANENT EASEMENT PREMISES.

5. GRANTEE agrees that all work performed in constructing the temporary access upon the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES and the water mains upon the PERMANENT EASEMENT PREMISES shall be in accordance with plans, design, and specifications approved by the CITY and GRANTOR.

6. GRANTOR, CITY, and GRANTEE hereby acknowledge and agree that emergency vehicles, emergency equipment and emergency workers shall have unobstructed access between Illinois Route 126 and the GRANTEE PROPERTY upon the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES. GRANTOR reserves the right to erect such barriers as may be approved by the CITY to insure that the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES is used only by emergency vehicles and workers. GRANTEE agrees that if CITY requires GRANTEE'S contractors or agents to use the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES as a construction access and said contractors or agents use the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES as a construction access prior to GRANTOR granting permission to GRANTEE to use the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES as a construction access, GRANTEE shall then pay GRANTOR \$10,000, and GRANTOR shall immediately grant GRANTEE, its agents and contractors construction access over the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES. Further, GRANTEE agrees to include in its contracts with its contractors and subcontractors a provision prohibiting the contractors and subcontractors from using the TEMPORARY EMERGENCY ACCESS EASEMENT

PREMISES as a construction access and shall also post signs containing such prohibition. If GRANTEE'S contractors or agents use the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES as a construction access of their own volition, GRANTOR shall notify GRANTEE and GRANTEE agrees to cure such default within five (5) days. If GRANTEE'S contractors or agents continue to use the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES as a construction access the GRANTEE shall pay GRANTOR \$10,000 within ten (10) days following demand from GRANTOR.

Maintenance of Easement

7. GRANTEE, its successors or assigns shall be solely responsible to maintain the access drive located upon the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES until such time as the GRANTOR commences development of the GRANTOR PROPERTY. Thereafter, GRANTOR shall reimburse GRANTEE for 50% of the obligation to maintain the TEMPORARY ACCESS EASEMENT PREMISES unless a public street has been constructed upon said TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, and has been dedicated to the CITY. GRANTOR shall have the right to audit GRANTEE'S books relating to such maintenance for which GRANTEE is requesting reimbursement from GRANTOR.

8. All maintenance and repair of the PERMANENT EASEMENT PREMISES and TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES shall be made so as to interfere as little as practicable with the GRANTOR PROPERTY and the rights granted to the GRANTEE pursuant to this Agreement and with the operations of GRANTEE or GRANTEE'S employees, agents, tenants, invitees or licensees.

Covenants Running With The Land

9. All provisions of this Agreement, including the benefits and burdens set forth herein, shall run with the land and are binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

Successor Owners

10. Whenever a transfer of ownership of either GRANTOR PROPERTY or GRANTEE PROPERTY occurs, the liability of the transferor for any breach of covenant occurring thereafter shall automatically terminate with respect to such transferor. Any transferee shall automatically assume and be bound by the burdens and obligations hereunder running with the land to the owner of the property or portion thereof being transferred with the exception that no obligation created pursuant to this Agreement shall apply to individual lot purchasers in the Kendallwood Estates Subdivision, so long as GRANTEE remains the owner of more than

twenty-five percent (25%) of the GRANTEE PROPERTY. Once GRANTEE has sold twenty-five percent (75%) or more of the GRANTEE PROPERTY, or if GRANTEE sells the GRANTEE PROPERTY as a whole parcel, GRANTEE shall be required to post its maintenance bond with the CITY to cover the cost of maintaining the PERMANENT EASEMENT PREMISES and TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES.

Appurtenance

11. All easements granted pursuant to the terms of this Agreement are and shall be appurtenant to the GRANTEE PROPERTY which benefits from such easement. The rights granted under this Agreement to the PERMANENT EASEMENT PREMISES and TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES may not be divided or separated from the ownership of the GRANTEE PROPERTY to which the easements are appurtenant.

Rule of Strict Construction

12. The rule of strict construction does not apply to the grants herein. The grants herein shall be given a reasonable construction to carry out the intention of the parties hereto to confer a usable right of enjoyment of the CITY, GRANTOR and GRANTEE.

Effective Upon Execution

13. This Agreement shall be in full force and effect upon execution thereof by all Parties hereof.

Amendments

14. No amendment to this Agreement shall be valid and effective unless signed by all parties to the Agreement.

Conflict of Law

15. This Agreement shall be construed and governed by the laws of the State of Illinois, without regard to its conflict of law provisions.

Constructive Notice

16. Every person now or hereafter owning or acquiring any right, title, or interest in or to any portion of the GRANTOR PROPERTY or GRANTEE PROPERTY is and shall be conclusively deemed to have consented and agreed to every condition, and restriction contained herein, by reference or otherwise, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the GRANTOR PROPERTY and/or

GRANTEE PROPERTY

Hold Harmless

17. GRANTEE shall defend and hold GRANTOR harmless from any and all liability or damages directly or indirectly related to GRANTEE'S work within the PERMANENT EASEMENT PREMISES, the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, or the TEMPORARY CONSTRUCTION EASEMENT PREMISES, except for damages caused when GRANTOR is solely at fault. GRANTEE shall not allow any liens or any other charges to be assessed against any of the PERMANENT EASEMENT PREMISES, the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, or the TEMPORARY CONSTRUCTION EASEMENT PREMISES or the GRANTOR PROPERTY and if any of the PERMANENT EASEMENT PREMISES, the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, or the TEMPORARY CONSTRUCTION EASEMENT PREMISES or the GRANTOR PARCEL becomes subject to any such lien, GRANTEE shall promptly cause such lien to be released and discharged of record or bonded. Prior to entry upon the PERMANENT EASEMENT PREMISES, the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, or the TEMPORARY CONSTRUCTION EASEMENT PREMISES GRANTEE will provide a certificate of insurance to the GRANTOR evidencing that GRANTEE has liability insurance of at least \$2,000,000.00 naming GRANTOR as an additional insured and covering this indemnity and any personal injury or property damage which may occur on the PERMANENT EASEMENT PREMISES, the TEMPORARY EMERGENCY ACCESS EASEMENT PREMISES, or the TEMPORARY CONSTRUCTION EASEMENT PREMISES as a result of the presence of the GRANTEE, its contractors, employees, or its agents.

Notices

18. All notices and other communications given pursuant to this Agreement shall be in writing and shall be deemed properly served if delivered in person to the party to whom it is addressed or two (2) days after deposit in the U.S. mail if sent postage prepaid by United States registered or certified mail, return receipt requested, to the following addresses:

If to GRANTOR: Naperville 126 LLC
 C/O Shepherd Group LLC
 500 E. Ogden Avenue, Suite 204
 Naperville, IL 60563

with a copy to: Thomas Cahill., Esq.
 1155 S. Washington Street, Suite 106
 Naperville, IL 60540

If to GRANTEE: Kendall Land Development, LLC.

90 Ashkirk Court
Inverness, IL. 60010

with a copy to: John F. Philipchuck, Esq.
Dommermuth, Brestal, Cobine & West Ltd.
123 Water Street
Naperville, IL. 60540

If to CITY Mike Roth, City Attorney
United City of Yorkville
800 Game Farm Road
Yorkville, IL. 60560

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day
and year first above written.

By: _____
Manager

STATE OF ILLINOIS)
)SS.
COUNTY OF DePue)

Given under my hand and official seal, this 25th day of October, 2007.

Thomas B. Child

"OFFICIAL SEAL"
Thomas B. Cahill
Notary Public, State of Illinois
My Commission Expires 12/06/07

GRANTEE: KENDALL LAND DEVELOPMENT LLC.

An Illinois Limited Liability Company

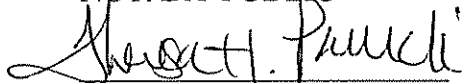
By: 
Manager

STATE OF ILLINOIS)
)SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANUSZ TOMASIUK, personally known to me to be the Manager of Kendall Land LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Manager he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of October, 2007.

NOTARY PUBLIC





CONSENTED TO BY: THE UNITED CITY OF YORKVILLE.

An Illinois Municipal Corporation

By: Valerie Burs
Mayor

By: Risa Pickering
DEPUTY City Clerk

This instrument was prepared and
after recording return to:
Vincent M. Rosanova
Dommermuth, Brestal, Cobine & West, Ltd
123 Water Street
Naperville, IL 60540

132343/1

60068/1

LIST OF EXHIBITS

- Exhibit A: Legal Description of the GRANTOR PROPERTY
- Exhibit B: Legal Description of the GRANTEE PROPERTY
- Exhibit C: Legal Description of the EASEMENTS
- Temporary Emergency Access Easement
Permanent Easement for Water Main
Temporary Construction for Water Main & Emergency Access Road
- Exhibit D: Engineers Opinion of Probable Cost for Water Main Improvements.

EXHIBIT "A"

Requested By: SEC 08/28/2006

- 060660.02

- 050529.02

That part of the North half of Section 4, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of the Northwest quarter of said Section 1078.6 feet South of the Northeast corner of said Northwest quarter being on the center line of an abandoned road; thence South $43^{\circ} 23'$ East 4.2 feet for a place of beginning; thence North $43^{\circ} 23'$ West along the center line of said road 1161.4 feet; thence North $68^{\circ} 39\frac{1}{2}'$ West along the center line of said road 421.3 feet; thence South $21'$ West 386.3 feet; thence North $89^{\circ} 56'$ West 206.9 feet to the center line of Illinois Route 126; thence South $57^{\circ} 26'$ East along the center line of said Route 126 to a point in a line drawn South $1^{\circ} 7'$ West from the point of beginning; thence North $1^{\circ} 7'$ East to the point of beginning (except that part conveyed to Fox and Illinois Union Railroad Company by deed dated September 13, 1911 and recorded February 28, 1912 in Deed Record 66, page 295) in the Township of Kendall, Kendall County, Illinois.

EXHIBIT "B"

KENDALLWOOD LEGAL DESCRIPTION FOR PLAT OF SUBDIVISION:

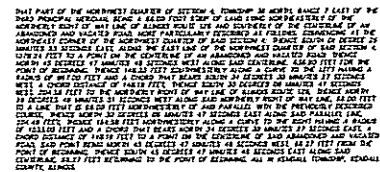
THAT PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 01 DEGREES 11 MINUTES 39 SECONDS WEST, 1356.81 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN A QUIT CLAIM DEED FROM PALOS BANK AND TRUST COMPANY, TRUST NO. 1-1620 TO BRUCE O. AND VIRGINIA J. BUHRMASTER, HIS WIFE, RECORDED AS DOCUMENT NO. 83-5890 ON DECEMBER 23, 1983 ; THENCE NORTH 88 DEGREES 48 MINUTES 03 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, 45.21 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS WEST ALONG SAID EAST LINE, 937.62 FEET; THENCE NORTH 85 DEGREES 17 MINUTES 22 SECONDS WEST, 291.34 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 22 SECONDS EAST, 326.86 FEET TO THE CENTER LINE OF VAN EMMON ROAD; THENCE NORTH 85 DEGREES 17 MINUTES 09 SECONDS WEST, ALONG SAID CENTER LINE, 66.00 FEET; THENCE SOUTH 04 DEGREES 42 MINUTES 22 SECONDS WEST, 308.01 FEET; THENCE NORTH 85 DEGREES 16 MINUTES 54 SECONDS WEST. 257.22 FEET TO THE FORMER EASTERLY RIGHT OF WAY LINE OF THE FOX AND ILLINOIS UNION RAILWAY COMPANY; THENCE SOUTH 05 DEGREES 47 MINUTES 04 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1211.70 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,017.52 FEET, AN ARC LENGTH OF 309.01 FEET; THENCE SOUTH 11 DEGREES 36 MINUTES 56 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 113.42 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 920.47 FEET, AN ARC LENGTH OF 568.41 FEET; THENCE SOUTH 23 DEGREES 45 MINUTES 47 SECONDS WEST ALONG SAID

EASTERLY RIGHT OF WAY LINE, BEING TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 447.21 FEET TO THE CENTER LINE OF AN ABANDONED AND VACATED ROAD; THENCE SOUTH 71 DEGREES 03 MINUTES 22 SECONDS EAST ALONG SAID CENTER LINE, 141.15 FEET; THENCE SOUTH 45 DEGREES 47 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 1,158.35 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 26 MINUTES 53 SECONDS WEST ALONG SAID EAST LINE 1,079.24 FEET TO THE POINT OF BEGINNING, AND THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION 4, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 01 DEGREES 26 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1079.24 FEET TO A POINT ON THE CENTER LINE OF AN ABANDONED AND VACATED ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 47 MINUTES 48 SECONDS EAST, ALONG SAID CENTER LINE, 179.12 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 58 SECONDS EAST, 181.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 126; THENCE SOUTH 59 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 82.07 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 58 SECONDS WEST, 273.96 FEET; THENCE NORTH 45 DEGREES 47 MINUTES 48 SECONDS WEST, PARALLEL WITH THE CENTER LINE OF SAID ABANDONED AND VACATED ROAD, 279.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 01 DEGREES 26 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, 121.62 FEET TO THE POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT "C"

PART OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 36 NORTH, RANGE 7 EAST
KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

COMP. FILE: C32781-001-00017-002827.dwg
 PROJ FILE: 31048450
 NEW Layout1



NOTES:

- * This map was created for use as a Part of Easement. This map is not to be used for any construction or staking purposes without consent from a proper agent of Smith Engineering Consultants, Inc.
- * This IS NOT a Part of Survey. No examinations or agreements as to ownership, use, or possession can be conveyed from this document.
- * No underground improvements have been located unless shown and noted.
- * No distance should be examined by staking.
- * This map is void without original embossed or red colored seal and signature affixed.

STATE OF KENTUCKY)
) ss.
COUNTY OF KENDALL)

I, Craig L. Dyer, Alaska Professional Land Surveyor Number 3352, do hereby certify that the Grant of Easement herein drawn was prepared using previous survey information and maps, plots and other instruments of record for the uses and purposes herein set forth, of the herein described property.

Dated at Yorkville, Kansas County Elites _____ A.D. 2007.

(24 PILES)

1 inch = 45 ft.

KENDALLWOOD ESTATES
YORKVILLE, ILLINOIS
GRANT OF EASEMENT
ILLINOIS ROUTE 126

| | | | |
|----------------|---------|--------------|----------------|
| PERSON | DWN BY: | DATE | PROJECT NO. |
| 1. CS 8/21/97 | N/D | 10/20/98 | FEEL-030191.03 |
| 2. CS 8/21/97 | CSN BY: | HORIZ SCALE: | SHEET NO. |
| 3. CS 12/21/97 | - | 1"=40' | |
| 4. | CRK BY: | VERT SCALE: | |
| 5. | CRK | - | |

WATER MAIN AND EMERGENCY ACCESS EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A 66.00 FOOT STRIP OF LAND LYING NORTHEASTERLY OF THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 126 AND SOUTHERLY OF THE CENTERLINE OF AN ABANDONED AND VACATED ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 01 DEGREE 26 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, 1079.24 FEET TO A POINT ON THE CENTERLINE OF AN ABANDONED AND VACATED ROAD; THENCE NORTH 45 DEGREES 47 MINUTES 48 SECONDS WEST ALONG SAID CENTERLINE, 636.90 FEET FOR THE POINT OF BEGINNING; THENCE 148.33 FEET SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 967.00 FEET AND A CHORD THAT BEARS SOUTH 34 DEGREES 30 MINUTES 27 SECONDS WEST, A CHORD DISTANCE OF 148.19 FEET; THENCE SOUTH 30 DEGREES 06 MINUTES 47 SECONDS WEST, 204.56 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 126; THENCE NORTH 59 DEGREES 49 MINUTES 51 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 66.00 FEET TO A LINE THAT IS 66.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE PREVIOUSLY DESCRIBED COURSE; THENCE NORTH 30 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID PARALLEL LINE, 204.49 FEET; THENCE 164.58 FEET NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1033.00 FEET AND A CHORD THAT BEARS NORTH 34 DEGREES 30 MINUTES 27 SECONDS EAST, A CHORD DISTANCE OF 148.19 FEET TO A POINT ON THE CENTERLINE OF SAID ABANDONED AND VACATED ROAD, SAID POINT BEING NORTH 45 DEGREES 47 MINUTES 48 SECONDS WEST, 66.27 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 47 MINUTES 48 SECONDS EAST ALONG SAID CENTERLINE, 66.27 FEET RETURNING TO THE POINT OF BEGINNING, ALL IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

TEMPORARY CONSTRUCTION EASEMENT (TO EXPIRE UPON DEDICATION OF THE ABOVE DESCRIBED LAND)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A 10.00 FOOT STRIP OF LAND LYING NORTHWESTERLY OF AND ADJACENT TO THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED WATER MAIN EASEMENT TRACT, AND A 10.00 FOOT STRIP OF LAND LYING SOUTHEASTERLY OF AND ADJACENT TO THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED WATER MAIN EASEMENT TRACT, BOTH LYING NORTHEASTERLY OF THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 126 AND SOUTHERLY OF THE CENTERLINE OF AN ABANDONED AND VACATED ROAD, ALL IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

WATER MAIN EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A 15 00 FOOT WIDE STRIP OF LAND LYING NORTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 126, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 01 DEGREE 26 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, 1079 24 FEET TO A POINT ON THE CENTERLINE OF AN ABANDONED AND VACATED ROAD; THENCE NORTH 45 DEGREES 47 MINUTES 48 SECONDS WEST ALONG SAID CENTERLINE, 636 90; THENCE 148 33 FEET SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 967.00 FEET AND A CHORD THAT BEARS SOUTH 34 DEGREES 30 MINUTES 27 SECONDS WEST, A CHORD DISTANCE OF 148.19 FEET; THENCE SOUTH 30 DEGREES 06 MINUTES 47 SECONDS WEST, 204.56 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 126; THENCE NORTH 59 DEGREES 49 MINUTES 51 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 533 52 FEET TO THE EASTERLY LINE OF THE FORMER FOX AND ILLINOIS UNION RAILWAY COMPANY LANDS; THENCE NORTH 06 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG SAID EASTERLY LINE, 13.45 FEET; THENCE 8 30 FEET NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1048.45 FEET AND A CHORD THAT BEARS NORTH 07 DEGREES 09 MINUTES 14 SECONDS EAST, A CHORD DISTANCE OF 8 30 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 20 00 FEET NORTHEASTERLY OF (AS MEASURED PERPENDICULARLY THERETO) THE NORTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 126, FOR THE POINT OF BEGINNING; THENCE 16.22 FEET, CONTINUING NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, WITH A CHORD THAT BEARS NORTH 07 DEGREES 49 MINUTES 26 SECONDS EAST, A CHORD DISTANCE OF 16 22 FEET; THENCE SOUTH 59 DEGREES 49 MINUTES 51 SECONDS EAST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID ILLINOIS ROUTE 126, 482 22 FEET; THENCE SOUTH 30 DEGREES 06 MINUTES 47 SECONDS WEST, 15 00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 20 00 FEET NORTHEASTERLY OF (AS MEASURED PERPENDICULARLY THERETO) THE NORTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 126; THENCE NORTH 59 DEGREES 49 MINUTES 51 SECONDS WEST, ALONG SAID PARALLEL LINE, 476 05 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT "D"



SEC Group, Inc.

Smith Engineering Consultants ■ SEC Automation ■ SEC Planning

JOB NAME: OFF-SITE WATER MAIN ALONG ROUTE 126

LOCATION: YORKVILLE, ILLINOIS

SEC JOB NUMBER: KDLL-050191.04

PLAN DATE: 10/11/07

CALC BY: KJB

CHK BY: DWS

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

| 1.0 EROSION CONTROL | UNITS | UNIT COST | QUANTITY | COST |
|----------------------------------------------------------------|----------|-----------|----------|---------------------|
| 1.01 Silt Filter Fence | lin. ft. | \$ 2.50 | 6,820 | \$ 17,050.00 |
| 1.02 Furnish & Place Topsoil 6" (Disturbed Areas) | sq. yd. | \$ 3.50 | 7,600 | \$ 26,600.00 |
| 1.03 Hydro-seeding & Erosion Control Blanket (Disturbed Areas) | sq. yd. | \$ 2.25 | 7,600 | \$ 17,100.00 |
| SUB-TOTAL | | | | \$ 60,750.00 |

| 2.0 PAVEMENT CONSTRUCTION | UNITS | UNIT COST | QUANTITY | COST |
|--------------------------------------------------------|---------|-----------|----------|----------------------|
| 2.01 Pavement Removal & Replacement (Full Depth) | sq. yd. | \$ 60.00 | 200 | \$ 12,000.00 |
| 2.02 Paved Ditch Removal and Replacement (As Required) | sq. yd. | \$ 200.00 | 475 | \$ 95,000.00 |
| SUB-TOTAL | | | | \$ 107,000.00 |

| 3.0 WATER MAIN CONSTRUCTION | UNITS | UNIT COST | QUANTITY | COST |
|---------------------------------------------------------------------------|----------|-------------|----------|----------------------|
| 3.01 Trench Backfill | cu. yd. | \$ 22.00 | 250 | \$ 5,500.00 |
| 3.02 Water Main, 8" | lin. ft. | \$ 28.00 | 3,425 | \$ 95,900.00 |
| 3.03 Water Main, 12" | lin. ft. | \$ 45.00 | 2,966 | \$ 133,470.00 |
| 3.04 Fire Hydrants with Aux. Valve | each | \$ 2,750.00 | 11 | \$ 30,250.00 |
| 3.05 8" Valve and Valve Box | each | \$ 5,000.00 | 5 | \$ 25,000.00 |
| 3.06 12" Valve and Vault | each | \$ 5,500.00 | 5 | \$ 27,500.00 |
| 3.07 Steel Casing Pipe with Spacers, 12" - Auger and Push | lin. ft. | \$ 200.00 | 100 | \$ 20,000.00 |
| 3.08 Steel Casing Pipe with Spacers, 18" - Auger and Push | lin. ft. | \$ 225.00 | 120 | \$ 27,000.00 |
| 3.09 Connection to Existing Watermain Stub (Low Pressure) - Proposed 8" | lump sum | \$ 500.00 | 1 | \$ 500.00 |
| 3.10 Connection to Existing Watermain Stub (High Pressure) - Proposed 12" | lump sum | \$ 2,000.00 | 1 | \$ 2,000.00 |
| SUB-TOTAL | | | | \$ 367,120.00 |

| 4.0 MISCELLANEOUS IMPROVEMENTS | UNITS | UNIT COST | QUANTITY | COST |
|-----------------------------------------------|----------|--------------|----------|---------------------|
| 4.01 Traffic Control | lump sum | \$ 12,000.00 | 1 | \$ 12,000.00 |
| 4.02 Tree Removal/Trimming/Pruning | lump sum | \$ 25,000.00 | 1 | \$ 25,000.00 |
| 4.03 Power Pole Temporary Bracing | each | \$ 1,500.00 | 8 | \$ 12,000.00 |
| 4.04 Power Pole Removal and Relocation | each | \$ 6,000.00 | 3 | \$ 18,000.00 |
| 4.05 Roadway Sign Removal and Re-Installation | each | \$ 500.00 | 10 | \$ 5,000.00 |
| SUB-TOTAL | | | | \$ 72,000.00 |

| SUMMARY OF PROBABLE COSTS | COST |
|--------------------------------|----------------------|
| 1.0 EROSION CONTROL | \$ 60,750.00 |
| 2.0 PAVEMENT CONSTRUCTION | \$ 107,000.00 |
| 3.0 WATER MAIN CONSTRUCTION | \$ 367,120.00 |
| 4.0 MISCELLANEOUS IMPROVEMENTS | \$ 72,000.00 |
| SUB-TOTAL | \$ 606,870.00 |
| 15% CONTINGENCIES | \$ 91,030.50 |
| TOTAL COST | \$ 697,900.50 |

NOTE:

This estimate is based off of the alignment as shown in the exhibit prepared on 10/11/07, titled "Kendallwood Estates Subdivision - Offsite Water Main Along Route 126" from Mill-Deer Street to eastern boundary of Kendallwood Estates Subdivision.

Vince M. Rosanova

Subject: FW: Route 126 WM Cost Sharing

Joe & Travis –

I'm sorry the Route 126 WM issue for Kendallwood Estates & Woodstone has been a bit slow developing. The overall Route 126 water main plan lacks detail, but can serve as a starting point for estimating a breakdown of costs. A more detailed plan is needed for the section shown and also for the Deer Street and Beaver Street sections discussed below.

The rationale for cost sharing is as follows:

- The 8-inch water main on Rte 126 should be funded fully by Kendallwood Estates because Woodstone has no need of the lower zone water main.
- The 12-inch high pressure main is needed by both developers, but the need for this main to be 12-inch rather than 8-inch is driven by the need for Woodstone to provide commercial fire flows of 3000 gpm rather than 1500 gpm (residential). Based upon the comparative needs, we believe a 66% Woodstone /34% Kendallwood cost sharing would be fair for cost related to the 12-inch main. Based upon SEC's September 27, 2207 Opinion of probable cost, we estimate Woodstone's share of the improvements along Rte 126 to be approximately \$151,600. With the two mains running close together and parallel, both parties save money on the sharing of restoration costs.
- In addition, Woodstone should be responsible for the upsizing of the existing 8-inch water main from Deer St & Rte 126 to Badger & Beaver, a distance of approximately 1100 feet. At an estimated cost of \$200 per foot for water main replacement and roadway/parkway restoration, the approximate cost for this work is \$220,000. This work could be delayed until Woodstone chooses to proceed with development (pending City's approval).

In summary, we believe the approximate breakdown of costs would be:

| | |
|---------------------|-------------------------------------------|
| Kendallwood Estates | \$188,000 |
| Woodstone | \$151,600 + \$220,000(later?) = \$371,600 |

I suggest that this be a starting point for water main cost sharing discussions. The prices and quantities need to be refined through the preparation of detailed plans. The costs indicated above should be used for order of magnitude at this point, until detailed plans are available.

I will be out of the office on Monday and back on Tuesday if you wish to discuss this matter in greater detail.

Thank you,

Bill

10/25/2007

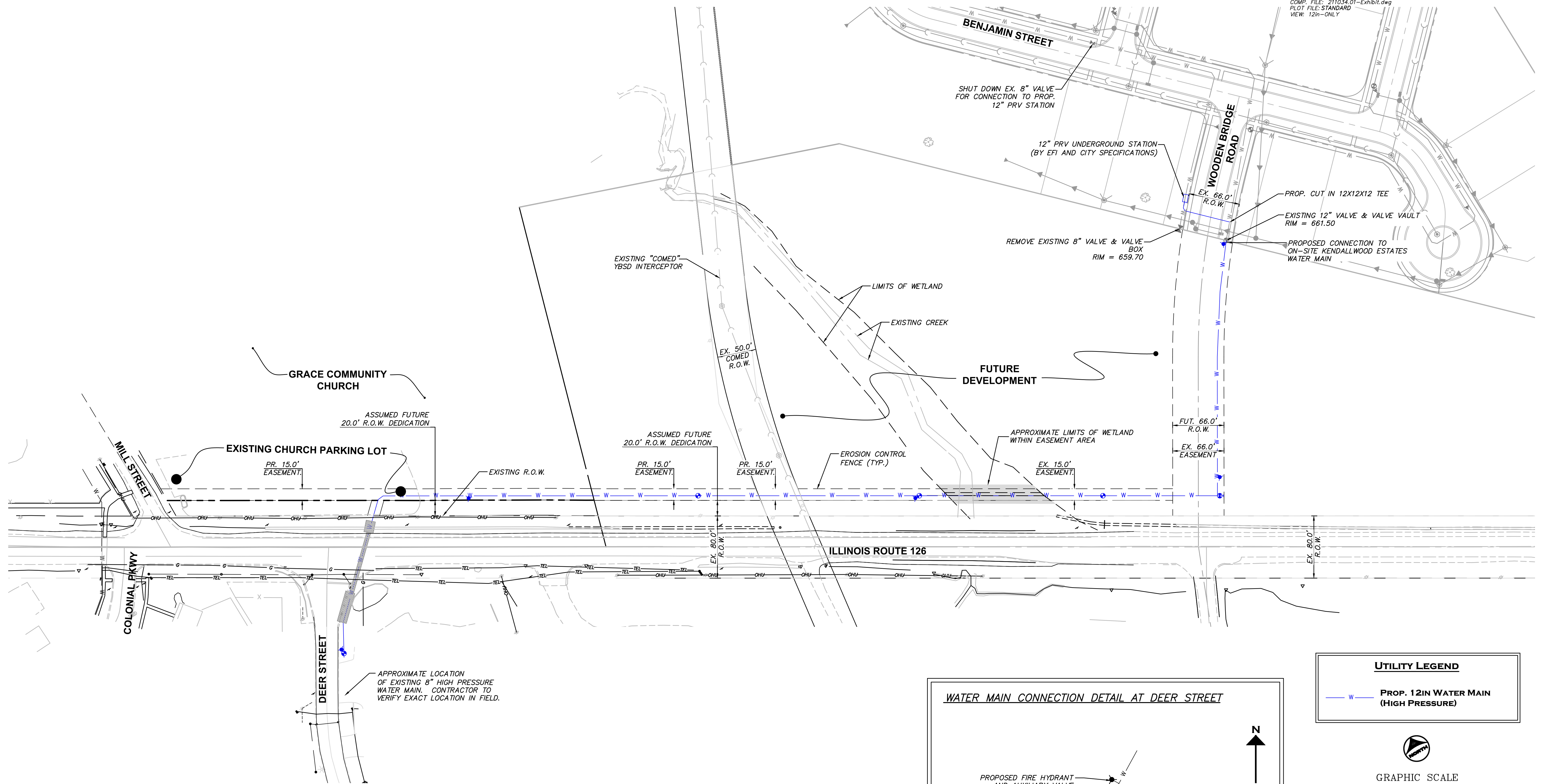
William E. Dunn, P.E.
Senior Project Manager
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554
Business (630) 466-9350
Fax (630) 466-9380
Direct (630) 466-6759
Cell (630) 649-3996
bdunn@eeiweb.com



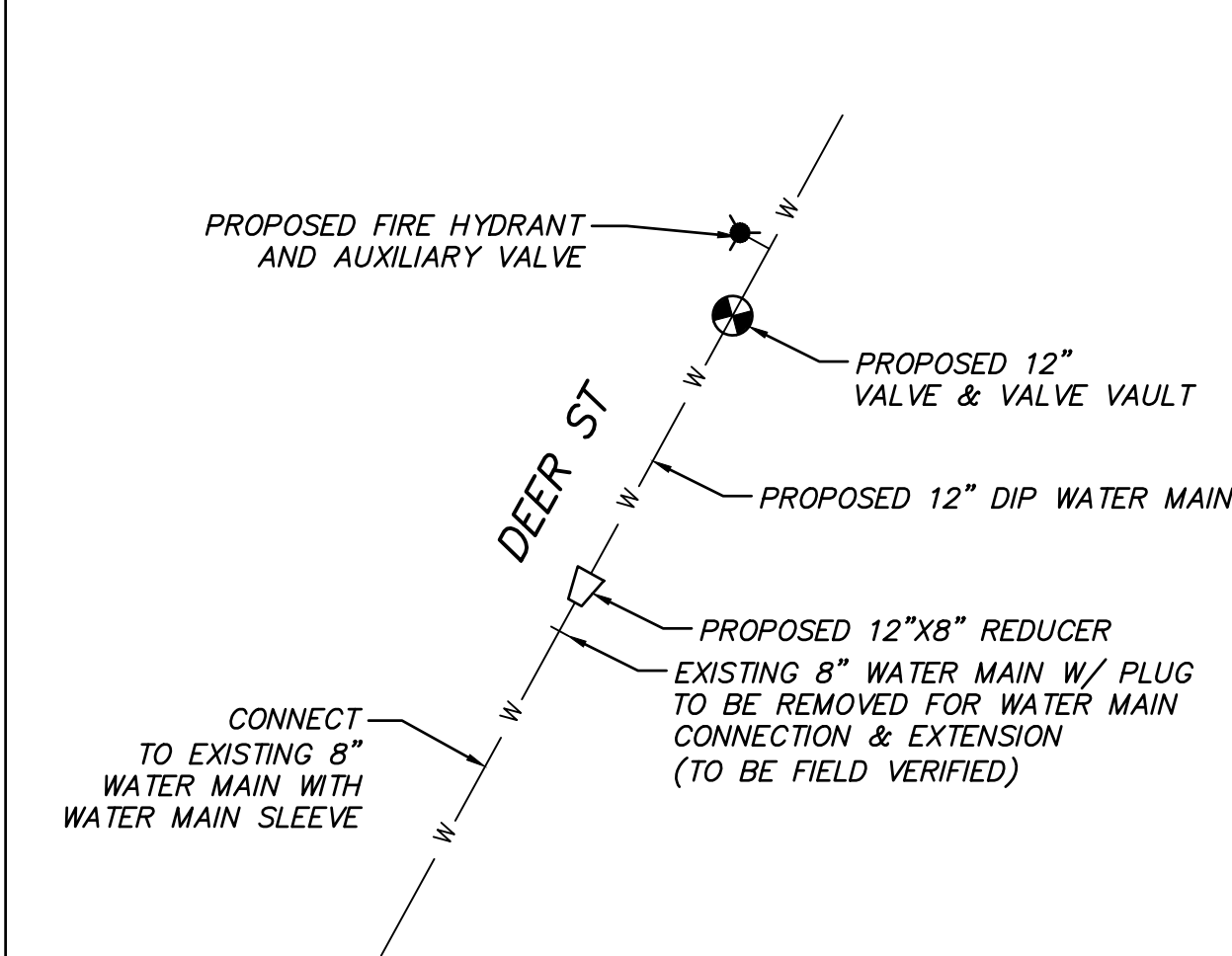
ILLINOIS DESIGN FIRM # 184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, ILLINOIS 60506
PHONE: 630.553.7560 | TOLL FREE: 800.728.7805
FAX: 630.553.7646 | HRGreen.com

COMP. FILE: 211034.01-Exhibit.dwg
PLOT FILE: STANDARD
VIEW: 12in-ONLY

KENDALLWOOD ESTATES SUBDIVISION



WATER MAIN CONNECTION DETAIL AT DEER STREET

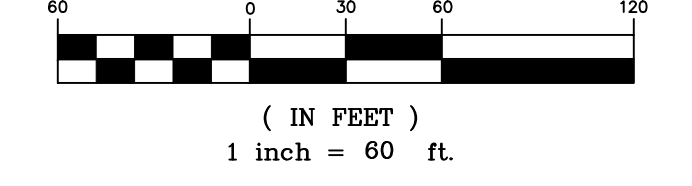


UTILITY LEGEND

— W — PROP. 12IN WATER MAIN
(HIGH PRESSURE)



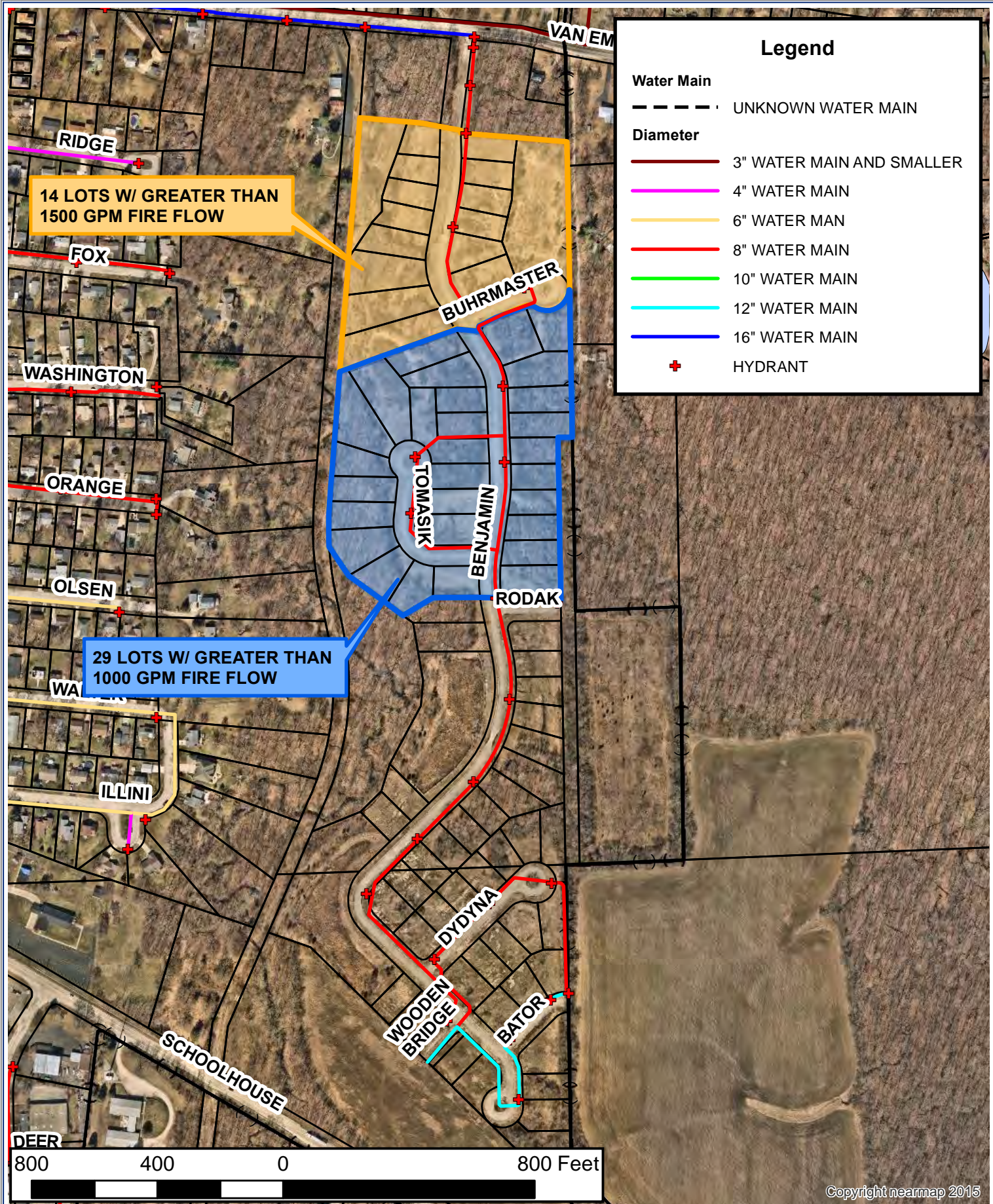
GRAPHIC SCALE



CONCEPTUAL OFF-SITE WATER MAIN
ALONG ILLINOIS ROUTE 126
YORKVILLE, ILLINOIS

12" HIGH PRESSURE WATER MAIN
EXTENSION WITH 12" PRV STATION

| REVISIONS | DWN BY: | INT: | DATE: | PROJECT NO. |
|-----------|---------|------|--------------|-------------|
| 1. | MPL | | 09/29/21 | 211034.01 |
| 2. | DSN BY: | INT: | HORIZ SCALE: | SHEET NO. |
| 3. | DWS | | 1" = 60' | |
| 4. | CHK BY: | INT: | VERT SCALE: | EX 01 |
| 5. | DWG | | N/A | |



Legend

Water Main

UNKNOWN WATER MAIN

Diameter

3" WATER MAIN AND SMALLER

4" WATER MAIN

6" WATER MAIN

8" WATER MAIN

10" WATER MAIN

12" WATER MAIN

16" WATER MAIN



HYDRANT

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: AUGUST 2021
PROJECT NO.: YO2130
BY: MJT
PATH: H:\GIS\PUBLIC\YORKVILLE\2021\1
FILE: YO2130_Kendall Wood Estates Fire Flow.MXD

KENDALLWOOD ESTATES
FIRE FLOW
LOCATION MAP



To: Ashley Rhea Shields

Re: Market analysis of a one acre site in the Yorkville area.

As per your request, I have researched land values in Yorkville and the surrounding area in order to determine the value of a one acre improved site (having utilities available at the street). I have cited four sales that are appropriate to this determination below.

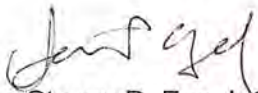
| Address | Site Size | Date of sale | Sales Price | Price per acre |
|-------------------------------|-----------|--------------|-------------|----------------|
| 1) 459 Norway Cir., Yorkville | .72 acre | 02/21/2019 | \$37,500 | \$52,083 |
| 2) 467 Norway Cir., Yorkville | .67 acre | 02/21/2019 | \$37,500 | \$55,970 |
| 3) 102 Johanna Dr., Sandwich | .76 acre | 11/27/2018 | \$42,500 | \$55,921 |
| 4) 328 Poplar Dr., Yorkville | .32 acre | 05/14/2019 | \$25,000 | \$78,125 |

Sites utilized above were the best available in the area. Other sites in the area that were one acre and larger were unimproved, and thus not relevant to this analysis. No improved residential sites of one acre or more were noted. In reconciling the final value, greater weight is placed on sales 1 and 2, as they are the closest available to one acre sales in Yorkville.

My market analysis of a one acre improved site results in the following value conclusion:

\$55,000

Respectfully submitted,



Steven P. Engel, SRA, AI-RRS
Engel Appraisals

Timber Ridge Estates (former Kendallwood Estates)

FEES PER UNIT

Proposed 5-Year Fee Lock

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| A paid receipt from the School District Office, 602-A Center Parkway Yorkville, must be presented to the City prior to issuance of permit | \$3,000 |
| Ordinance 2002-04 amended amount to \$3,000 per unit | |
| Ordinance 2000-11 Section 4 states fee affects "any residential unit platted after the effective date of the original Ordinance assessing a school transition fee (Ord. 1993-24) | |
| Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D. | \$1,400 |

United City of Yorkville Fees

| | |
|--------------------------------------------------------------------------|--------------------|
| 1. Building Permit | |
| Cost \$650 plus \$0.20 per square foot | \$650 + \$0.20(SF) |
| Ordinance 2002-05 applies to any building activity | |
| 2. Water Connection Fees | \$5,554 |
| Ordinance 2017-52 | |
| 3. Water Meter Cost | \$550 |
| Ordinance 1974-69 applies at time of installation | |
| 4. City Sewer Connection Fees | \$2,000 |
| Ordinance 1996-11 applies at time of connection | |
| 5. Water and Sewer Inspection Fee | \$25 |
| Resolution 1994-04 applies at time of building permit application | |
| 6. Public Walks/Driveway Inspection Fee | \$35 |
| Ordinance 2003-67 applies at time of building permit application | |
| 7. Development Fees | N/A |

Note: Development Fees are not applicable due to property annexing prior to adoption of Ord. 1990-24 and subsequent amendments

Ordinance 1990-24 establishes fees to be negotiated at the time of annexation

| | | | | |
|-----------------------------|---------------|---------------|---------------|-------------------|
| 8. Land Cash Fees | Apartment | Townhome | Duplex | Single Family |
| Park | N / A | N / A | N / A | \$2,062.94 |
| School | <u>N / A</u> | <u>N / A</u> | <u>N / A</u> | <u>\$3,286.58</u> |
| Land-Cash Fees Total | \$0.00 | \$0.00 | \$0.00 | \$5,349.52 |

Note: Land Cash Valuation is \$55,000/improved acre per development agreement

| | |
|----------------------|-----|
| 9. Road Contribution | N/A |
|----------------------|-----|

Note: Road Contribution is not applicable due to property annexing prior to adoption of Resolution 2006-87

Policy attached to Resolution 2006-87 states the fee is required in all annexation agreements - the annexation agreement was approved in September 1978 and prior to this resolution.

| | |
|-------------------------------|-----|
| 10. Weather Warning Siren Fee | N/A |
|-------------------------------|-----|

Note: Weather Warning Siren Fee is not applicable due to property annexing prior to adoption of Resolution 02-36

Policy attached to Resolution 2002-36 states the fee is required for all "future territory annexed" - the annexation was approved prior to 2002.

| | |
|-----------------------------|-------|
| 11. Plumbing Inspection Fee | \$135 |
|-----------------------------|-------|



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2021-44

Agenda Item Summary Memo

Title: Lisa Loop – Proposed Virtual Bike Path and Monument Pillar

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: A proposed memorial to former City Clerk, Lisa Pickering.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

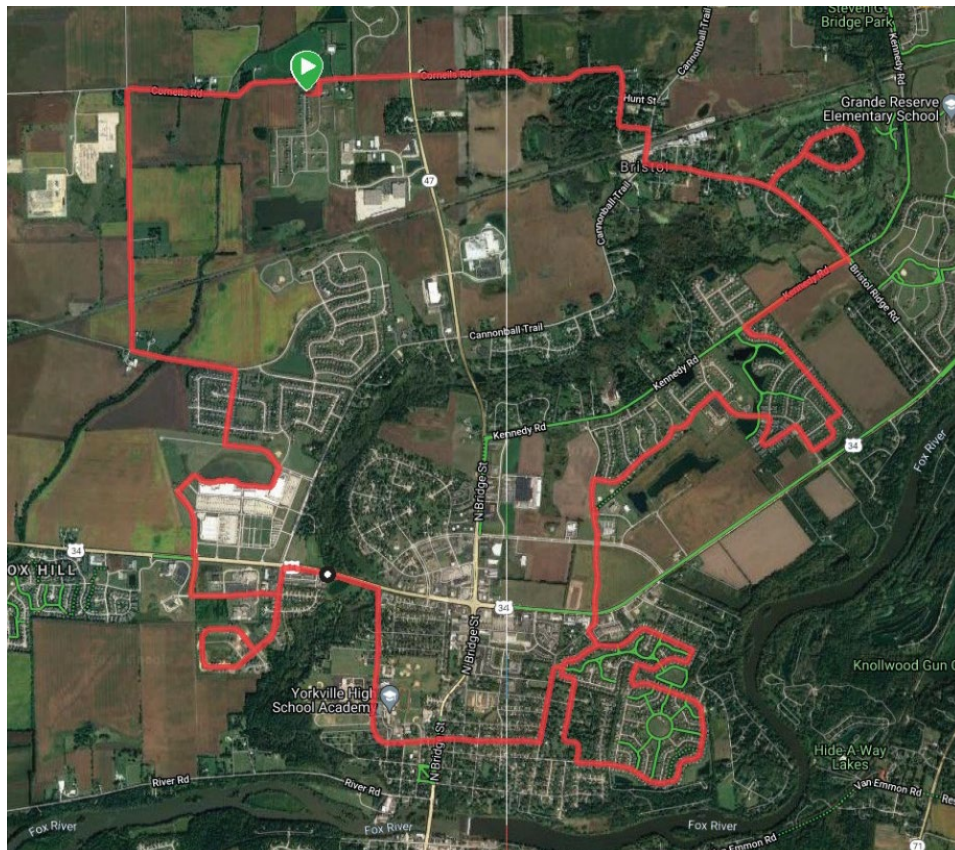
Type of Vote Required: _____

Council Action Requested: Discussion and feedback

Submitted by: Krysti J. Barksdale-Noble Community Development
Name Department

Agenda Item Notes:

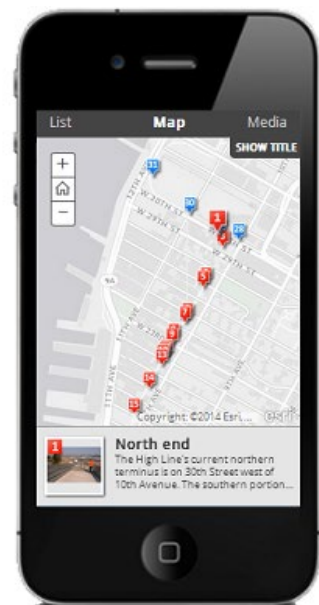
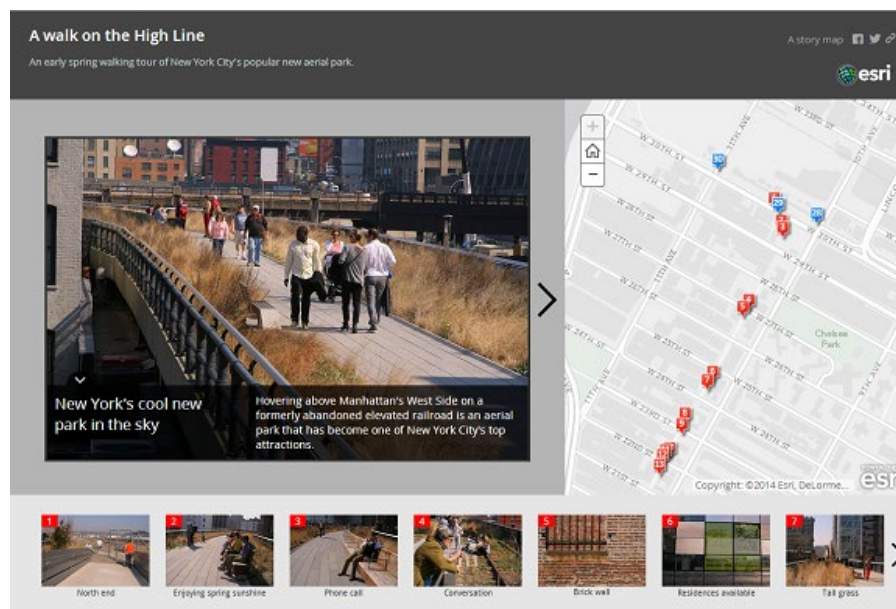
See attached memo.



Virtual StoryMap

ArcGIS StoryMap is an application that uses the power of a map to tell a story through text, pictures, and video to bring to life a real experience, although virtually. Staff proposes to utilize this web-based application to recreate the path Lisa loved to cycle, complete with a brief description of her time as City Clerk and her contributions to the city; an interactive map of the loop (pictures of key landmarks and neighborhoods seen along the way); and a link to the City's social media accounts (Instagram, Facebook, Twitter) with a hashtag campaign (such as “#LisaLoopYorkville”) where riders can post pictures of themselves on the path. This will be designed by the Community Development Department staff with input by Lisa’s family.

Below are examples of similar styled StoryMaps of bicycle paths for reference:



Monument Pillar

The final component of the proposed Lisa Loop virtual bike path is a stone pillar which will serve as a physical monument memorializing Lisa. Parks and Recreation staff proposes to use a pillar similar to one currently located along the bike path on Game Farm Road (see image to the right).

The pillar will have a brass plaque on one side with an inscription dedicated to Lisa and an image of the loop. A QR Code can also be included to link directly to the StoryMap webpage. The tentative location for the pillar is somewhere along Beecher Park.

According to Parks and Recreation staff, the cost of the pillar can be absorbed in the current department's budget, and the installation can be done in-house.



Staff Comments

Staff is seeking feedback, input, and formal direction from the Economic Development Committee regarding the proposed Lisa Loop project prior to the design of the StoryMap and installation of the monument pillar. If approved, staff estimates the project can be complete by the Spring of 2022.



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2021-45

Agenda Item Summary Memo

Title: 55 Riverside Street – 1.5 Mile Review

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: Summary of the 1.5 mile review for a requested rezone at 55 Riverside Street

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg, Senior Planner Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: November 29, 2021
Subject: **PZC 2021-08 55 Riverside Street 1.5 Mile Review (Rezone)**

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. The property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Brian Henrichs on behalf of Baka Properties, LLC, is requesting to rezone their property from the A-1 Agricultural District to R-3 One Family Residential District. The purpose of this request is to eventually subdivide the property and build two single-family dwelling units on the exiting 2.7-acre property. The property is generally located at the southeast of the Heartland Circle subdivision in Yorkville at the intersection of Tuma Road and Riverside Street.

PROJECT SUMMARY:

The petitioner is requesting to rezone their property from A-1 Agricultural District to R-3 One Family Residential District. As stated in the Kendall County Zoning Ordinance, properties zoned A-1 may construct a detached single-family home on properties greater than forty (40) acres. Since it is the petitioner's intention to build two (2) single-family detached residences on the property, they need to rezone the property to make it a conforming use. The R-3 One Family Residence District allows for detached single-family homes on a property no smaller than 45,000 square feet in size. The petitioner is planning on later subdividing the parcel into two separate properties which meet these criteria.



The property is located at the intersection of Tuma Road and Riverside Street. It is approximately eight hundred (800) feet from the current Yorkville Municipal Boundary which is the Heartland Circle residential subdivision. The property is currently surrounded by residential uses which are zoned either A-1 Agricultural District or R-3 One Family Residence District.

| Location | Adjacent Land Use | Kendall County Zoning |
|----------|--------------------|-----------------------|
| North | Single-Family Home | A-1 and R-3 |
| East | Single-Family Home | A-1 |
| South | Single-Family Home | A-1 |
| West | Single-Family Home | A-1 |

It should also be noted that many of the unincorporated properties along Tuma Road to the north of this property are also zoned R-3 One Family Residence District.

YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. This future land use is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The most typical form of development within this land use will be detached single family homes on large lots.

The request to rezone this property from an agricultural district to a large lot residential district is in line with the City's future land use plans within the Comprehensive Plan. The County's R-3 District is similar to the City's E-1 Estate District which is designed to accommodate detached dwelling units on large lots (minimum of 1 acre). Therefore, even when this property is eventually divided into two lots, it will still be consistent with the City's long-term plans for the area.

STAFF COMMENTS

Staff has reviewed the request for rezoning and generally does not oppose the rezoning of this property. The one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and the County before their County public meetings. This review will also be brought to the Planning and Zoning Commission at the December 8, 2021 meeting. This item was delivered to the City on November 16, 2021. Staff is seeking feedback from committee members regarding the request.

ATTACHMENTS

1. Application with Attachments



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-48**Brian Henrichs on Behalf of Baka Properties, LLC
Map Amendment Rezoning Property from A-1 to R-3****INTRODUCTION**

The Petitioner is requesting a map amendment rezoning the subject property from A-1 Agricultural District to R-3 One Family Residential District.

The Petitioner plans to submit preliminary and final plats dividing the property into two (2) parcels in order to construct one (1) house on each new parcel.

The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. The topographic survey of the property is included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONER Brian Henrichs on Behalf of Baka Properties, LLC

ADDRESS 55 Riverside Street, Yorkville (Lot 183 Fox River Gardens)

LOCATION Intersection of Riverside Street and Yorkville Road



TOWNSHIP Bristol

PARCEL # 02-34-130-004

LOT SIZE 2.7 +/- Acres

EXISTING LAND USE Vacant (Former Horse Pasture Site)

ZONING A-1 Agricultural District

| | | |
|------|-------------------------|---------------------------------------------------------------------------------------------------------|
| LRMP | Current Land Use | Vacant (Former Horse Pasture Site) |
| | Future Land Use | Suburban Residential (Max 1.00 Du/Acre) (County) Estate/Conservation Residential (Yorkville) |
| | Roads | Riverside Street and Yorkville Road are Private Streets. |
| | Trails | None |
| | Floodplain/ Wetlands | There is floodplain on the property, see Attachments 5 and 6. There are no wetlands on the property. |

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

APPLICABLE REGULATIONS Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|---------------------------|-----------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| North | Single-Family Residential | A-1 and R-3 | Suburban Residential (Max 1.00 DU/Acre) (County) Estate/Conservation Residential (Yorkville) | A-1 SU and R-3 (County) R-2 and OS-2 (Yorkville) |
| South | Single-Family Residential | A-1 | Suburban Residential (County) Estate/Conservation Residential (Yorkville) | A-1 and R-3 |
| East | Single-Family Residential | A-1 | Suburban Residential (County) Estate/Conservation Residential (Yorkville) | A-1 and R-2 |
| West | Single-Family Residential | A-1 | Suburban Residential (County) Estate/Conservation Residential (Yorkville) | A-1, R-1, R-2, and R-3 |

The A-1 special use to the north is for a campground (Hide-A-Way Lakes).

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on November 10, 2021. Protected resources may be in the vicinity, but adverse impacts were unlikely and consultation was terminated (see Attachment 1, Page 7).

NATURAL RESOURCES INVENTORY

NRI application submitted on November 12, 2021 (see Attachment 1, Page 6).

ACTION SUMMARY

BRISTOL TOWNSHIP

Bristol Township was emailed information on November 16, 2021.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on November 16, 2021.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on November 16, 2021.

GENERAL INFORMATION

The Petitioner desires to rezone the subject property in order to subdivide the property into (2) parcels and construct one (1) house on each of the two (2) new parcels created for a total of two (2) new houses.

Section 8:07.H of the Kendall County Zoning Ordinance does not allow properties larger than ten (10) acres in size to rezone to the R-3 One Family Residential District. The subject property is less than ten (10) acres in size.

The minimum lot size in the R-3 One Family Residential District is forty-five thousand (45,000) square feet.

BUILDING CODES

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

According to the Plat of Survey (Attachment 2), there is one (1) existing steel and frame pole building and one (1) frame stable on the property.

UTILITIES

No public or private utilities are onsite. Electricity is at Yorkville Road and Riverside Street.

ACCESS

The property fronts Yorkville Road and Riverside Street, two (2) private roads.

PARKING AND INTERNAL TRAFFIC CIRCULATION

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING

Any fencing, landscaping, or screening would be for residential purposes.

SIGNAGE

Any signage would be residential in nature.

NOISE CONTROL

No noise is anticipated.

STORMWATER

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

FINDINGS OF FACT

§13:07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

Existing uses of property within the general area of the property in question. The surrounding properties are used for used for single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or R-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. The property is less than forty (40) acres and does not qualify for any agricultural housing allocations. No new single-family homes can be constructed on the subject property without a map amendment.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Suburban Residential. The maximum density for the Suburban Residential classification is one density unit per acre (1.00 DU/Acre). The minimum lot size for R-3 One Family Residential District zoned land is slightly over one (1) acre at forty-five thousand (45,000) square feet. Accordingly, the R-3 One Family Residential District is consistent with the Suburban Residential classification.

RECOMMENDATION

Staff recommends approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Topographic Survey
4. Aerial
5. November 13, 2021, WBK Email
6. Approximate Floodplain Aerial


DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____

FILE #:

21-48

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| NAME OF APPLICANT | | |
| BRIAN HENRICHS | | |
| CURRENT LANDOWNER/NAME(s) | | |
| BRIAN AND KELLEY HENRICHS | | |
| SITE INFORMATION | | |
| ACRES | SITE ADDRESS OR LOCATION | ASSESSOR'S ID NUMBER (PIN) |
| 2.7 AC | YORKVILLE ROAD | 02-34-130-004 |
| EXISTING LAND USE | CURRENT ZONING | LAND CLASSIFICATION ON LRMP |
| AGRICULTURE | A-1 | SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES |
| REQUESTED ACTION (Check All That Apply): | | |
| <input type="checkbox"/> SPECIAL USE | <input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-3</u>) | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> ADMINISTRATIVE VARIANCE | <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ | <input type="checkbox"/> SITE PLAN REVIEW |
| <input type="checkbox"/> TEXT AMENDMENT | <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) | <input type="checkbox"/> ADMINISTRATIVE APPEAL |
| <input type="checkbox"/> PRELIMINARY PLAT | <input type="checkbox"/> FINAL PLAT | <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) |
| AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor) | | |
| ¹PRIMARY CONTACT | PRIMARY CONTACT MAILING ADDRESS | PRIMARY CONTACT EMAIL |
| BRIAN HENRICHS | [REDACTED] | [REDACTED] |
| PRIMARY CONTACT PHONE # | PRIMARY CONTACT FAX # | PRIMARY CONTACT OTHER # (Cell, etc.) |
| [REDACTED] | [REDACTED] | [REDACTED] |
| ²ENGINEER CONTACT | ENGINEER MAILING ADDRESS | ENGINEER EMAIL |
| [REDACTED] | [REDACTED] | [REDACTED] |
| ENGINEER PHONE # | ENGINEER FAX # | ENGINEER OTHER # (Cell, etc.) |
| [REDACTED] | [REDACTED] | [REDACTED] |
| I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY. | | |
| I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. | | |
| SIGNATURE OF APPLICANT | | DATE |
| [REDACTED] | | 11/10/2021 |

 FEE PAID: \$ 500.00
 CHECK #: 1440
¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

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

RESIDENTIAL USE / SINGLE FAMILY

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

EXISTING ZONING IS A-1 WANT TO REZONE TO R-3 IN WHICH THE WHOLE
NORTHERN PORTION OF THE SUBDIVISION IS ZONE R-3

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

EXISTING USE IS A-1 WAS USED AS A HORSE PASTURE, HORSES ARE GONE
NOW

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

THE WHOLE NORTHERN PORTION (75+ HOMES) ZONED R-3 AND WE MEET
YOUR FUTURE ZONING

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

Legal Description

Lot 183 in Fox River Gardens in Bristol Township, Kendall County, Illinois



QUIT CLAIM DEED
(Illinois Statutory)

After Recording Mail To
Joshua A. Nesser
Lavelle Law, Ltd
180 N LaSalle #2503
Chicago, IL 60601

Send Subsequent Tax Bills To
Baka Properties, LLC - Series 5
55 Riverside St
Yorkville, IL 60560

201600006850

**DEBBIE
GILLETTE**
KENDALL COUNTY, IL

RECORDED: 5/17/2016 9:05 AM
DCD: 49.00 RHSPS FEE: 10.00
PAGES: 2

THE GRANTORS, **BRIAN A HENRICHS AND KELLEY J HENRICHS**, husband and wife, as joint tenants, of 55 Riverside Street, City of Yorkville, County of Kendall, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **BAKA PROPERTIES, LLC - SERIES 5**, an Illinois series limited liability company, all interest in the following described Real Estate situated in Kendall County, Illinois, to wit

Legal Description attached

Permanent Real Estate Index Number. 02-34-130-003

Address of Real Estate Vacant Lot 183, Yorkville Road, Yorkville, IL 60560

SUBJECT TO General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

TO HAVE AND TO HOLD said premises forever

Brian A. Henrichs

Dated this 22 day of April, 2016

Kelley J. Henrichs

Dated this 22 day of April, 2016

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian A Henrichs and Kelley J Henrichs, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal, this 22nd day of April, 2016

(SEAL)
NOTARY PUBLIC

State of Illinois

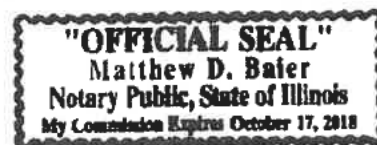
DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph e, Section 4, of the real Estate Transfer Tax Act. Dated this 22nd day of April, 2016

Signature of Buyer-Seller or their Representative

Prepared by Lavelle Law, Ltd., 180 N LaSalle #2503, Chicago, IL 60601
S:\7751 8000\7751\601 Corp Formation\Quit Claim Deeds\QCD Lot 183 Baka 5.doc



LOT 183 IN FOX RIVER GARDENS IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS





Kendall County Soil & Water
Conservation District

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Brian Henrichs Contact Person: _____
 Address: _____
 City, State, Zip: _____
 Phone Number: () _____
 Email: _____

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

Site Location & Proposed Use

Township Name BRISTOL Township 37N N, Range R7E E, Section(s) 34
 Parcel Index Number(s) 02-34-130-004
 Project or Subdivision Name FOX RIVER GARDENS Number of Acres 2.7
 Current Use of Site FIELD Proposed Use RESIDENTIAL
 Proposed Number of Lots 2 Proposed Number of Structures 4
 Proposed Water Supply WELL Proposed type of Wastewater Treatment SEPTIC
 Proposed type of Storm Water Management N/A

Type of Request

☐ Change in Zoning from A1 to R3
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
 Name of County or Municipality the request is being filed with: KENDALL

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

- ☒ Plat of Survey/Site Plan – showing location, legal description and property measurements
- ☐ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- ☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
- ☒ NRI fee (Please make checks payable to Kendall County SWCD)

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

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

| | |
|------------------------------------|------------------|
| Fee for first five acres and under | \$ 375.00 |
| Additional Acres at \$18.00 each | \$ 0 |
| Total NRI Fee | \$ 375.00 |

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

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

Petitioner or Authorized Agent

11/10/2021

Date

RECEIVED

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

BY: _____

FOR OFFICE USE ONLY

NRI# _____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
 Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

November 10, 2021

Brian Henrichs
brian.henrichs

RE: lot 183 fox river gardens subdivision
Project Number(s): 2206927 [001]
County: Kendall



Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

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

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

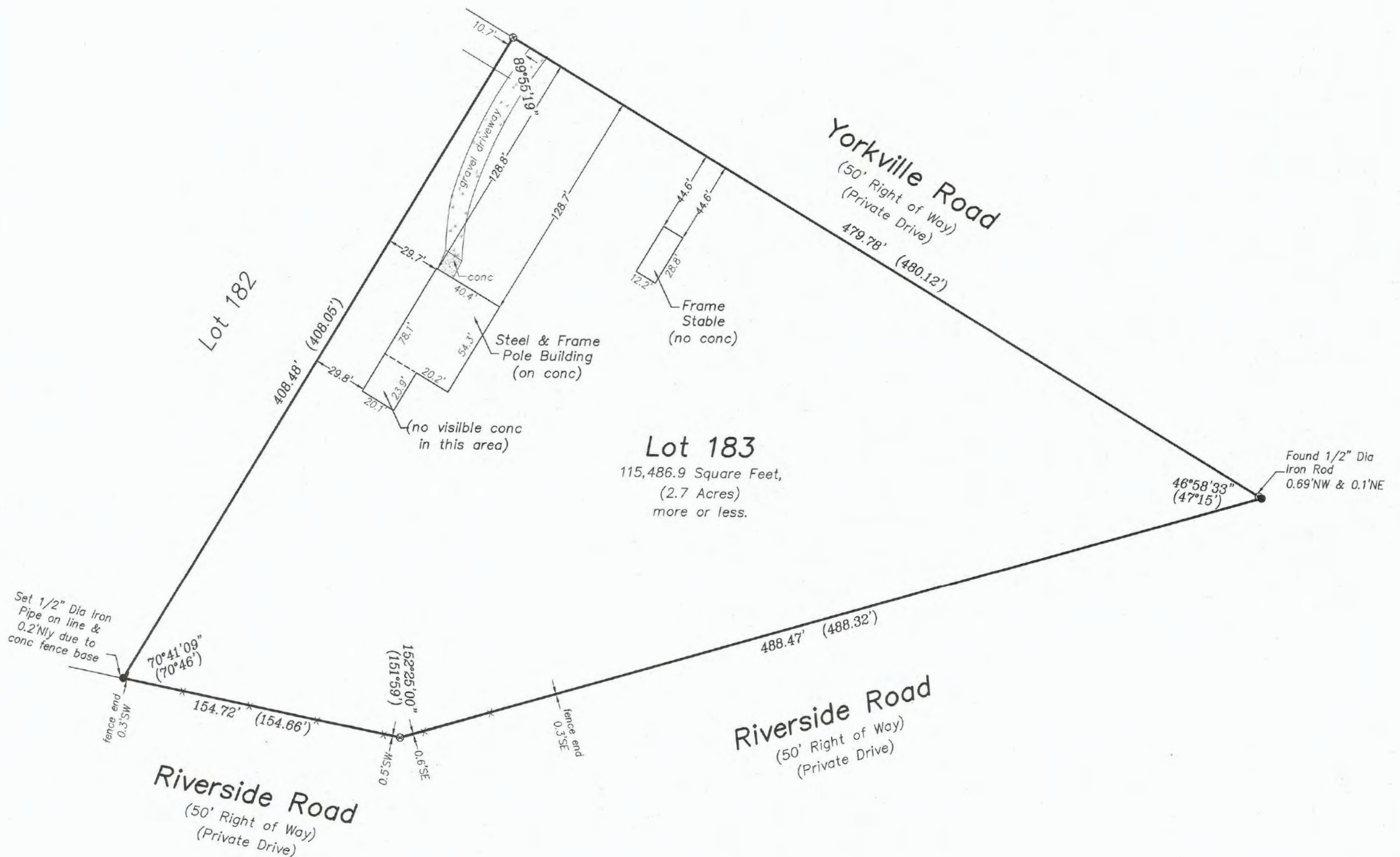
Please contact me if you have questions regarding this review.



Kyle Burkwald
Division of Ecosystems and Environment
217-785-5500

PLAT OF SURVEY

LOT 183 IN FOX RIVER GARDENS, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 55 RIVERSIDE ROAD, YORKVILLE, ILLINOIS.



STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON NOVEMBER 03, 2021.



Michel C. Ensalaco, P.L.S. Exp. 11/30/2022
Eric C. Pokorny, P.L.S. Exp. 11/30/2022

TODD SURVEYING
Professional Land Surveying Services

"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

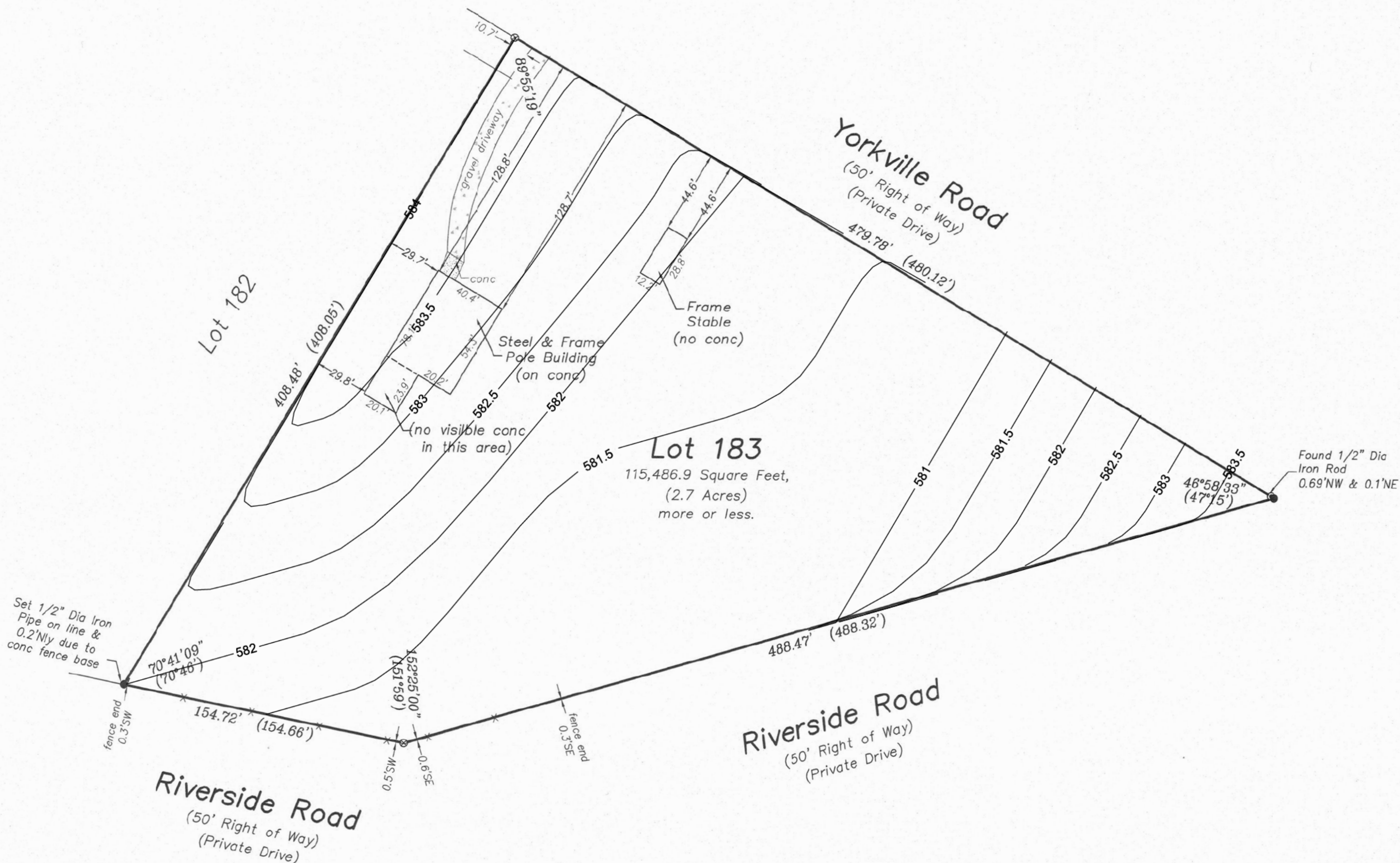
Client: BAKA Properties
Book # sheets Drawn By: J.H.J.H. | Plat #: 1751
Reference:
Field Work Completed: 11/02/2021
Rev. Date Rev. Description
Project Number:
2021-1486

Scale: 1" = 50'

⊗ = Found 1/2" Dia. Iron Pipe
● = Set Iron Pipe 1/2" Dia. x 24"
(XX.XX') = Record Distance
XX.XX' = Measured Distance
N = North E = East
S = South W = West
-X-X-X- = Fence
[Pattern] = Concrete/Asphalt

PLAT OF SURVEY

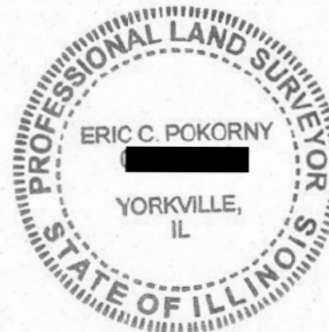
LOT 183 IN FOX RIVER GARDENS, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 55 RIVERSIDE ROAD, YORKVILLE, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON NOVEMBER 03, 2021.



Scale: 1" = 50'

⊗=Found 1/2" Dia. Iron Pipe
●=Set Iron Pipe 1/2" Dia. x 24"

(XX.XX)'= Record Distance
XX.XX'= Measured Distance

N= North E= East
S= South W= West

-X-X-X- = Fence
▨ = Concrete/Asphalt

Michel C. Ensalaco, P.L.S. Exp. 11/30/2022
Eric C. Pokorny, P.L.S. Exp. 11/30/2022

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: BAKA Properties

Book #: sheets Drawn By: JHJ, JHJ Plat #: 1751

Reference:

Field Work Completed: 11/02/2021

| Rev. Date | Rev. Description |
|-----------|------------------|
| | |
| | |
| | |

Project Number: 2021-1486

Attachment 4

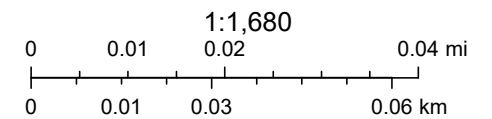


November 12, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



© OpenStreetMap (and) contributors, CC-BY-SA, Map data ©
OpenStreetMap contributors, Microsoft, Esri Community Maps contributors,

Kendall County Web GIS

View GIS Disclaimer at <https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/>.

Matt Asselmeier

From: Greg Chismark <gchismark@wbkengineering.com>
Sent: Saturday, November 13, 2021 4:29 PM
To: Matt Asselmeier
Subject: RE: [External]RE: Unincorporated Kendall County

Yes, I have a comment.

The base flood elevation of the Fox River in proximity to this lot is 582. The County GIS contours indicates there is hydraulic connectivity from the Fox River to the property. The survey submitted shows elevations lower than 582 which documents floodplain exists on the property.

Unless the petitioner can provide a survey that depicts ground elevation at or above 582 between the lot and the Fox River, my opinion is that there is floodplain on the lot. Let me know if you need anything formal on this.

Greg

Greg Chismark, PE
President
Direct: (630) 338-8527 | Main: (630) 443-7755
gchismark@wbkengineering.com

WBK Engineering, LLC
116 W. Main Street, Suite 201, St. Charles, IL 60174

Part of Bodwé Professional Services

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Friday, November 12, 2021 8:49 AM
To: Greg Chismark <gchismark@wbkengineering.com>
Subject: RE: [External]RE: Unincorporated Kendall County

Greg:

The owner of Lot 183 in Fox River Gardens is submitting an application to rezone the property R-3 in order to build 2 houses.

The Petitioner submitted the attached topographic survey and is claiming no floodplain and no BFE on the property.

Do you have any comments on this?

Thanks,

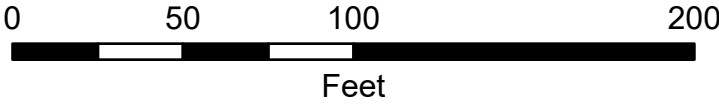
Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179



Aerial for 02-34-130-004



Approximate floodplain area below 582'. Please see topographic survey for exact area.



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212



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

Agenda Item Number

New Business #8

Tracking Number

EDC 2021-46

Agenda Item Summary Memo

Title: Yorkville Bristol Sanitary District (YBSD) Expansion – Variance Requests

Meeting and Date: Economic Development Committee – December 7, 2021

Synopsis: Proposed variances to the Stormwater Management, Landscape & Zoning Ordinances
for the future expansion of the wastewater treatment facility.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: Discussion and feedback

Submitted by: Krysti J. Barksdale-Noble Community Development
Name Department

Agenda Item Notes:

See attached memo.



Memorandum

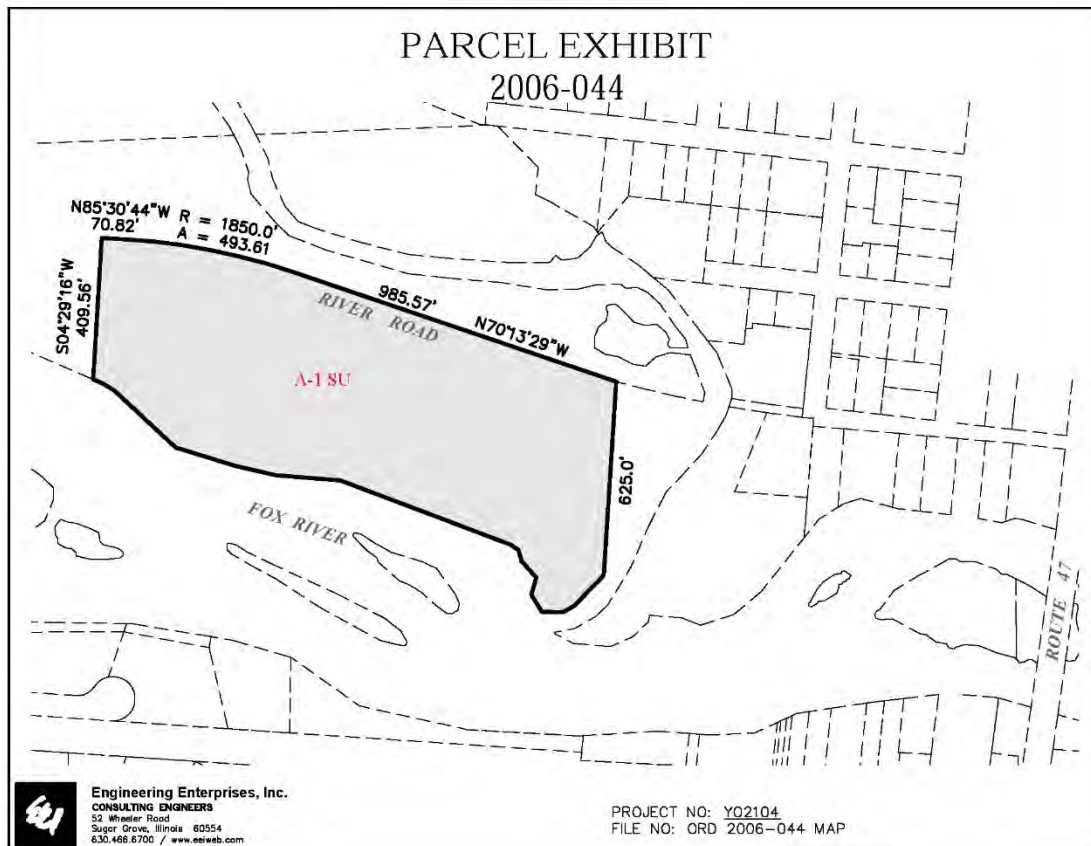
To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: November 29, 2021
Subject: **PZC 2021-07 YBSD Expansion**
Stormwater Management & Landscape Ordinance Variances

Summary:

The petitioner, Yorkville Bristol Sanitary District (YBSD), is seeking a variance to the Kendall County Stormwater Ordinance (adopted by the United City of Yorkville) related to detention and compensatory storage. Additionally, YBSD is also seeking variances to the United City of Yorkville's Landscape Ordinance related to tree preservation and replacement and the Zoning Ordinance related to building setback reduction. The requested variances are needed to allow for the future expansion and construction of additional wastewater treatment structures located on approximately 21 acres immediately west of the current operation at 304 River Street.

Property Background:

The approximately 21-acre subject property is currently undeveloped and situated just west of the existing YBSD facility located at 304 River Street. While this property was annexed first in 2006 and rezoned A-1 Agricultural District with a Special Use for a public sanitary water treatment facility (Ord. 2006-44), the actual sanitary operations occur on the east parcel which was annexed in 2007



(Ord. 2007-30). The 2007-30 Ordinance also approved a ten (10) foot yard setbacks from all property lines in the A-1 district for the current facility.

The following are the zoning and land uses for the parcels adjacent to the subject property:

| Zoning | | Land Use |
|--------|-------------------------------------------------|-------------------------------------------------------------------------------------|
| North | A-1 Agriculture (Unincorporated Kendall County) | Open Space |
| East | A-1 Agricultural District (Special Use) | Yorkville-Bristol Sanitary District (YBSD) Current Wastewater Treatment Facility |
| South | OS-1 Open Space (Passive) | Open Space Fox River |
| West | A-1 Agriculture (Unincorporated Kendall County) | Open Space |

Proposed Project:

As stated in the petitioner's application, the Yorkville Bristol Sanitary District (YBSD) and the United City of Yorkville have collaborated over the past fifteen (15) years to ensure that the wastewater treatment facility can adequately serve the City's current development and future population growth. This included the adoption of a facility planning area (FPA) and reserving the 21-acre subject property for further expansion of the operation, when needed.

Since 2014, YBSD has steadfastly conducted assessments of its space and capacity needs to meet the more stringent regulations on its treatment processes while continuing to provide wastewater treatment services for the residents and businesses within its territory. The YBSD planning area encompassing not only the United City of Yorkville, but portions of unincorporated Bristol and Kendall Townships. With the continued uptick in new residential construction over the past 5 years and increase in population by approximately 21.4% between the 2010 and 2020 decennial census, YBSD has determined the time has arrived to move forward with the facility expansion.

Although a full expansion site plan has not been provided as part of this application, the proposed improvements will consist of approximately 641,000 square feet of development and 440,000 square feet of new impervious surfaces such as tanks, pipes, platforms, and other structures. To maximize the capacity for onsite treatment, variances are sought to the (1) stormwater detention, (2) compensatory storage, and (3) tree preservation and replacement requirements which, if applied, would significantly limit the footprint of the proposed expanded facility.

Variance Requests:

The following is a summary of the four (4) variances requested by YBSD related to the proposed facility expansion:

Stormwater Detention

In 2012, the city adopted the Kendall County Stormwater Management Ordinance to require all development, stormwater management activities, soil erosion control practices and floodplain measures within Yorkville are subject to and comply with the county's regulations. The City of Yorkville is authorized to review and approve plans according to the regulations of the ordinance, this includes the consideration of variances.

Per Section 203 of the Kendall County Stormwater Management Ordinance, non-residential developments equal to or greater than three (3) acres that result in more than 45,000 square feet of

development or 32,000 square feet of impervious area must provide onsite stormwater detention. The proposed expansion will exceed all stated thresholds. ***Therefore, YBSD is requesting a full waiver of the stormwater detention requirement based on the following:***

1. The stormwater runoff generated from the proposed development area will discharge directly to the Fox River and Blackberry Creek with no impact to downstream properties.
2. The proposed development is significantly smaller than the total watershed area (21 acres of 2,138 square miles).
3. The estimated timing of the YBSD facility's peak stormwater discharges is unlikely to coincide with the highest flows and flood elevations along the Fox River and Blackberry Creek waterways.
4. The proposed implementation of best management practices such as vegetative swales, buffer strips, and sediment traps which will treat the discharges to the Fox River and Blackberry Creek and mitigate potential reduction of water quality.
5. To avoid the potential removal of valuable riparian vegetation and critical habitat for the endangered Indiana bat located on the subject property.

The City Engineer, EEI, has reviewed the request for full waiver of stormwater detention requirements for the project and **supports granting the request.**

Compensatory Storage

Similar to the stormwater detention regulations, the compensatory storage requirements are part of the Kendall County Stormwater Management Ordinance adopted by Yorkville. Per Section 403, the ordinance states that hydraulically equivalent compensatory storage must be provided for fills within the regulatory floodplain. In order to maximize the property's land area to accommodate critical wastewater treatment operations. ***Therefore, YBSD is requesting a full waiver of the compensatory storage requirements, onsite or downstream of the property, based on the following:***

1. There would be no structures impacted by the regulatory floodplain along the Fox River in the area immediately downstream of the proposed improvements.
2. The minor loss of flood storage resulting from the proposed fill is small, relative to the total flood storage of the Fox River and will not impact any downstream structures during the 100-year flood.
3. A dam is located upstream of the subject property which provides some hydraulic control of flood profiles, creates upstream flood storage, and reduces the impacts of proposed fill within the project limits.
4. The hydraulic modeling demonstrated that the proposed improvements meet the applicable regulatory standards of the Illinois Department of Natural Resources (IDNR) requirements for floodway constructions without the need for compensatory storage.
5. Several offsite compensatory storage locations were explored, however, these areas had major feasibility concerns or negative impacts such as requiring additional tree removal and/or additional loss of usable land.

The City Engineer, EEI, has reviewed the request for full waiver of compensatory storage requirements for the project and **supports granting the request.**

Tree Preservation and Replacement

The United City of Yorkville's Landscape Ordinance requires any new development on five (5) or more acres to make every reasonable effort to retain existing trees with a four inch (4") DBH (diameter breast height) or greater through the integration of those trees into the landscape of the proposed site plan. In addition, critical areas such as floodplains, steep slopes and wetlands should be left in their natural condition or only partially cleared. Cutting and filling in the vicinity of valuable trees should be minimal, according to the regulations of the Landscape Ordinance. Whenever trees are removed, specific criteria for replacement is provided within the ordinance.

As stated previously, the petitioner desires to maximize the buildable area of the subject property for critical wastewater treatment operations. ***Therefore, YBSD is seeking full waiver of the tree preservation and replacement requirements based on the number of trees to be removed/replaced (approximately 1,500) would make the proposed facility expansion site plan unachievable.***

The City Engineer, EEI, and the Community Development Director have reviewed the request for full waiver of the tree preservation and replacement requirements for the project and **supports granting the request subject to the following:**

1. The submittal of tree survey which shall include the following:
 - a. The location of all trees four inches (4") in caliper or greater within one hundred feet (100') of any tree proposed to be removed, including a description of the tree(s), botanical name, common name, caliper size and general condition or health of the tree(s). The survey shall be completed by an International Society of Arboriculture certified arborist or Illinois Department of Natural Resources Consultant Forester, or other qualified professional as approved in writing by the Community Development Director.
 - b. Delineation of trees to be removed and trees to be preserved, if any.
 - c. Details and specifications or procedures to be used to protect trees being preserved, if any.
2. The submittal of a landscape plan of the subject property, at time of building permit application, illustrating the buildings, structures, or any other applicable improvements.

Building Setback Reduction

Below are the current density and bulk regulations for the A-1 Agricultural District in Yorkville:

| Zone | District | Max. Density | Min. Lot Size | Min. Lot Width | Max. Lot Coverage | Setbacks | Max. Building Height |
|------|--------------|--------------|---------------|----------------|-------------------|----------------------|----------------------|
| A-1 | Agricultural | - | - | - | - | 100' Min. Front | 80' (100' for silos) |
| | | | | | | 50' Min Side | |
| | | | | | | 0' Transitional Yard | |
| | | | | | | 0' Min. Rear | |

While the special use authorization for the existing YBSD facility approved via Ord. 2007-30 provided for a reduced yard setback of ten feet (10') from all property lines, the subject property's special use authorization (Ord. 2006-44) does not provide any relief related to yard setbacks for buildings or structures. Since the proposed facility expansion intends to maximize the buildable area of the site, ***YBSD is seeking a reduction in the yard setbacks for the subject property to ten feet (10') from all property lines to remain consistent with their existing facility located to the east.***

The Community Development Director has reviewed the request for a reduction in yard setback requirements to ten feet (10') from all property lines for the project. Since both parcels are owned by the same entity, the City can consider both as a single zoning lot, therefore the continuation of the setback would be consistent with the previously approved special use and staff **supports granting the request.**

Review Process:

Per Article 9. Variances of the Kendall County Stormwater Management Ordinance (adopted by the City of Yorkville), applications for variances require approval from both the certified community and the County. Therefore, when Yorkville staff conducted a Plan Council meeting to assess the technical aspects of the proposed stormwater detention and compensatory storage variances, we included Kendall County staff. Attached are minutes from that November 9, 2021 meeting. It is our understanding that YBSD has simultaneously applied for variance approval with Kendall County, but the County will wait for Yorkville's review and determination prior to advancing through their meeting schedule.

The variance requests for Yorkville will proceed to a public hearing before the Planning and Zoning Commission tentatively scheduled for January 12, 2022. Staff anticipates final consideration of the proposed variances at the January 25, 2022 City Council meeting.

Staff Comments:

As stated, staff is supportive of the requested variances to the Stormwater Management Ordinance, Landscape Ordinance and Zoning Ordinance for the future expansion of the Yorkville Bristol Sanitary District (YBSD) wastewater treatment operations. We believe the ability for the sanitary district to provide treatment of the increasing sewage flow produced by existing and future residential, commercial, and industrial land uses in Yorkville is critical to our growth. Further, the proposed variances would not create any substantial hardships to the environment, adjacent landowners or downstream structures.

Staff is seeking preliminary feedback from the Economic Development Committee regarding the proposed variances. The petitioner and their engineering design team will be available at Tuesday night's meeting to answer questions regarding the project.

Attachments:

1. Petitioner Application (with attachments)
2. Plan Council meeting minutes 11-9-21
3. EEI Review Letter dated 11-8-21
4. Ordinance 2006-44
5. Ordinance 2007-30
6. Draft Public Hearing Notice



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

APPLICATION FOR VARIANCE

INTENT AND PURPOSE

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Variance Request. It includes a detailed description of the process, outlines required submittal materials, and contains the application for variance.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is 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.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP

2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. 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. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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

APPLICATION FOR VARIANCE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed request to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. 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.

If the variance request adheres to any of the following standards then the variance may be granted by the Planning and Zoning Commission without City Council approval:

- ☐ Reducing a required setback by no more than twenty-five percent (25%).
- ☐ Reducing the lot width or lot size regulation not less than ninety percent (90%) of the required width or area.
- ☐ Permitting the same off street parking spaces for two or more uses provided each use does not take place at approximately the same hours of the same days of the week.
- ☐ Reducing the required off street parking spaces or loading spaces by no more than one (1) or twenty percent (20%) of the regulations (whichever is greater).
- ☐ Increasing by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- ☐ Allowing for the deferment of required parking facilities for a reasonable period of time as specified in the variance.
- ☐ Increasing no more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- ☐ If eminent domain by any authorized government agency results in exceeding one of the previously listed variance requests.

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. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days 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 Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

This step may be skipped if the variance request adheres to the authorized requests listed above.

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the variance. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.



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

APPLICATION FOR VARIANCE

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

SAMPLE MEETING SCHEDULE

MONTH 1

| Su | M | Tu | W | Th | F | Sa |
|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | | | | | |

Plan Council Meeting

MONTH 2

| Su | M | Tu | W | Th | F | Sa |
|----|----|----|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

Economic Development Committee

MONTH 3

| Su | M | Tu | W | Th | F | Sa |
|----|----|----|----|----|----|----|
| | | | | 1 | 2 | |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |

Planning & Zoning Commission
Public Hearing

MONTH 4

| Su | M | Tu | W | Th | F | Sa |
|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

City Council

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.



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

APPLICATION FOR VARIANCE

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. 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 planning and zoning 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)



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

APPLICATION FOR VARIANCE

| INVOICE & WORKSHEET PETITION APPLICATION | | | |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------|
| CONCEPT PLAN REVIEW | <input type="checkbox"/> Engineering Plan Review deposit | \$500.00 | Total: \$ |
| AMENDMENT | <input checked="" type="checkbox"/> Annexation <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Plat <input type="checkbox"/> P.U.D. | \$500.00 \$500.00 \$500.00 \$500.00 | Total: \$ |
| ANNEXATION | <input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount | | Total: \$ |
| REZONING | <input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount | | Total: \$ |
| SPECIAL USE | <input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount | | Total: \$ |
| ZONING VARIANCE | <input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit | | Total: \$ |
| PRELIMINARY PLAN FEE | <input type="checkbox"/> \$500.00 | | Total: \$ |
| PUD FEE | <input type="checkbox"/> \$500.00 | | Total: \$ |
| FINAL PLAT FEE | <input type="checkbox"/> \$500.00 | | Total: \$ |
| ENGINEERING PLAN REVIEW DEPOSIT | <input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres | \$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00 | Total: \$ Fees Waived |
| OUTSIDE CONSULTANTS DEPOSIT | <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input checked="" type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres | | Total: \$ Fees Waived |
| TOTAL AMOUNT DUE: | | | 0 |

[illegible]



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

APPLICATION FOR VARIANCE

ATTORNEY INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

ENGINEER INFORMATION

NAME: Brent W. Perz

COMPANY: Baxter & Woodman, Inc.

MAILING ADDRESS: 8678 Ridgefield Road

CITY, STATE, ZIP: Crystal Lake, IL 60012

TELEPHONE: 815-444-4403

EMAIL: bperz@baxterwoodman.com

FAX: NA

LAND PLANNER/SURVEYOR INFORMATION

NAME: Anthony Bianchin

COMPANY: Baxter & Woodman, Inc.

MAILING ADDRESS: 8678 Ridgefield Road

CITY, STATE, ZIP: Crystal Lake, IL 60012

TELEPHONE: 815-444-4456

EMAIL: abianchin@baxterwoodman.com

FAX: NA

ATTACHMENTS

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

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

VARIANCE STANDARDS

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

Variance is consistent with Official Comprehensive Plan. See Variance Request Report for specific standards.



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

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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

Request 1: Waiver of United City of Yorkville and Kendall County site runoff storage requirements (Section 203.1.b. of the Kendall County Stormwater Management Ordinance, as adopted by the United City of Yorkville (excerpt of Ordinance included in Exhibit 1))

Request 2: Waiver of United City of Yorkville and Kendall County compensatory storage requirements (Section 403.a. of the Kendall County Stormwater Management Ordinance, as adopted by the United City of Yorkville (excerpt of Ordinance included in Exhibit 1))

Request 3: Waiver of United City of Yorkville tree replacement requirements (Sections H.1.b.i.1,3 and H.2.a-d of the United City of Yorkville's Landscaping Ordinance (excerpt of Ordinance included in Exhibit 2))

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

Providing wastewater treatment for YBSD's ultimate facility planning area population will require development of nearly the entire project site, and the required stormwater detention facilities and compensatory storage cannot be provided onsite without significantly reducing the footprint available for treatment facilities. The reduction of footprint for wastewater treatment facilities will reduce total population that can be served from the west side property. The reduced area would not be able to accommodate the potential future FPA population. This would limit the future growth within the Potential Facility Planning Area.

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

This property is zoned A-1 with special use for sanitary district water treatment facility. This site is planned to provide wastewater treatment for the existing and future population of Yorkville-Bristol Facility Planning Area. Other properties zoned A-1 are not planned to provide the existing and future wastewater treatment for Yorkville-Bristol.

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

The hardship caused not granting a variance would be that the United City of Yorkville could not accommodate the potential future Facility Planning Area population. This means that the United City of Yorkville would need to stop growth prior to the Facility Planning Area being fully developed.



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

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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

See the Variance Request Report for detailed explanation of why granting the variance will not be detrimental to public welfare

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

The Variance is not changing zoning or land use and will have not affect the supply of light or air to adjacent properties. The Variance will not increase traffic or increase danger to public safety. The Variance is not changing zoning or land use therefore will not diminish property values.

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.

N/A

PETITIONER SIGNATURE

DATE

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

[Signature]

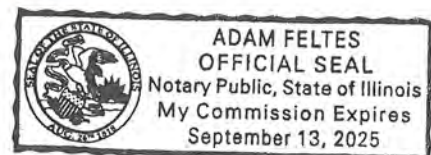
OWNER SIGNATURE

DATE

10/12/2021

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

[Signature]





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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| | | |
|-----------------|----------------------|---------------------------------|
| PROJECT NUMBER: | FUND ACCOUNT NUMBER: | PROPERTY ADDRESS: 304 River St. |
|-----------------|----------------------|---------------------------------|

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: Cyrus McMains | COMPANY: Yorkville-Bristol Sanitary District |
| MAILING ADDRESS: 304 River St. | |
| CITY, STATE, ZIP: Yorkville, IL 60560 | TELEPHONE: 630-553-7657 |
| EMAIL: office@ybsd.org | FAX: 630-553-7554 |

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.

Cyrus McMains

Executive Director

PRINT NAME

TITLE

SIGNATURE

DATE

10/12/2021

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

| | |
|--------------------------------------------------------|----------|
| Up to one (1) acre | \$5,000 |
| Over one (1) acre, but less than ten (10) acres | \$10,000 |
| Over ten (10) acres, but less than forty (40) acres | \$15,000 |
| Over forty (40) acres, but less than one hundred (100) | \$20,000 |
| In excess of one hundred (100.00) acres | \$25,000 |

LEGAL DEPOSITS:

| | |
|--------------------------------------------------|---------|
| Less than two (2) acres | \$1,000 |
| Over two (2) acres, but less than ten (10) acres | \$2,500 |
| Over ten (10) acres | \$5,000 |

**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

Signature of Petitioner(s)

Subscribed and sworn to before me this

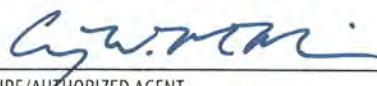
_____ day of _____, 20_____

Notary Public



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 PUBLIC HEARING SIGN

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------|--|
| PERMIT NUMBER: | | DATE/TIME RECEIVED: | |
| SITE ADDRESS: | | PARCEL NUMBER: | |
| SUBDIVISION: | | LOT/UNIT: | |
| APPLICANT INFORMATION | | | |
| NAME: Yorkville-Bristol Sanitary Distict | | TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS 630-553-7657 | |
| ADDRESS: 304 River St. | | E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS office@ybsd.org | |
| CITY, STATE, ZIP: Yorkville, IL 60560 | | FAX: 630-553-7554 | |
| SIGN INFORMATION | | | |
| DATE OF PICK UP: | | NUMBER OF SIGNS: | |
| DATE OF PUBLIC HEARING: | | SIGN RETURN DATE: | |
| <p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p> | | | |
| SIGNATURE/AUTHORIZED AGENT  | | DATE 10/12/2021 | |
| DATE RETURNED: _____ | | | |
| RECEIVED BY: _____ PZC# _____ | | | |

LEGAL DESCRIPTION - WEST SITE

THAT PART OF THE NORTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON STAKE ON THE CENTERLINE OF RIVER ROAD, WHICH MONUMENTS THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED FROM CLARENCE S. WILLIAMS AND MARY E. WILLIAMS, RECORDED IN BOOK 76, PAGE 350;
THENCE NORTH 70°13'29" WEST ALONG SAID CENTERLINE, 985.57 FEET;
THENCE NORTHWESTERLY ALONG SAID CENTERLINE, BEING ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1850.00 FEET, AN ARC DISTANCE OF 493.61 FEET;
THENCE NORTH 86°30'44" WEST ALONG SAID CENTERLINE, 70.82 FEET;
THENCE SOUTH 04°29'16" WEST, 409.56 FEET TO THE NORTHERLY BANK OF THE FOX RIVER;
THENCE EASTERLY ALONG SAID NORTHERLY BANK, TO THE SAID WEST LINE OF THE TRACT CONVEYED TO THE STATE OF ILLINOIS;
THENCE NORTHERLY ALONG SAID WEST LINE, 625.0 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION - EAST SITE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON STAKE AT THE NORTHWEST CORNER OF YORK VALLEY CONDOMINIUM, YORKVILLE, KENDALL COUNTY, ILLINOIS, AS SHOWN ON THE PLAT RECORDED AS DOCUMENT NO. 77-7836;
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF RIVER STREET, 90.50 FEET TO THE WESTERLY LINE OF LOT 7 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 84 AND THE EASTERLY LINE OF A TRACT CONVEYED TO THE STATE OF ILLINOIS BY DEED FROM CLARENCE S. WILLIAMS AND MARY E. WILLIAMS, HIS WIFE, RECORDED IN BOOK 76, PAGE 350;
THENCE NORTHERLY ALONG SAID EASTERLY LINE WHICH FORMS AN ANGLE OF 91°48'00" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 9.89 FEET TO A NORTHEASTERLY CORNER OF SAID WILLIAMS TRACT, SAID TO BE ON THE CENTERLINE OF RIVER ROAD, FOR THE POINT OF BEGINNING;
THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE, 497.21 FEET;
THENCE SOUTHWESTERLY ALONG A SOUTHEASTERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF 124°41'30" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 130.68 FEET;
THENCE WESTERLY ALONG A SOUTHERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF 161°45'00" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 77.22 FEET;
THENCE WESTERLY ALONG A SOUTHERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF 164°15'00" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 300.96 FEET;
THENCE NORTHWESTERLY ALONG A SOUTHEASTERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF 148°30'00" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 104.94 FEET;
THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WILLIAMS TRACT, 642.84 FEET TO AN IRON STAKE IN THE CENTER OF RIVER ROAD, SAID TO BE 291.72 FEET (4.42 CHAINS) WEST TO THE WEST END OF BLACKBERRY BRIDGE;
THENCE EASTERLY ALONG THE CENTERLINE OF RIVER ROAD, 610.82 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

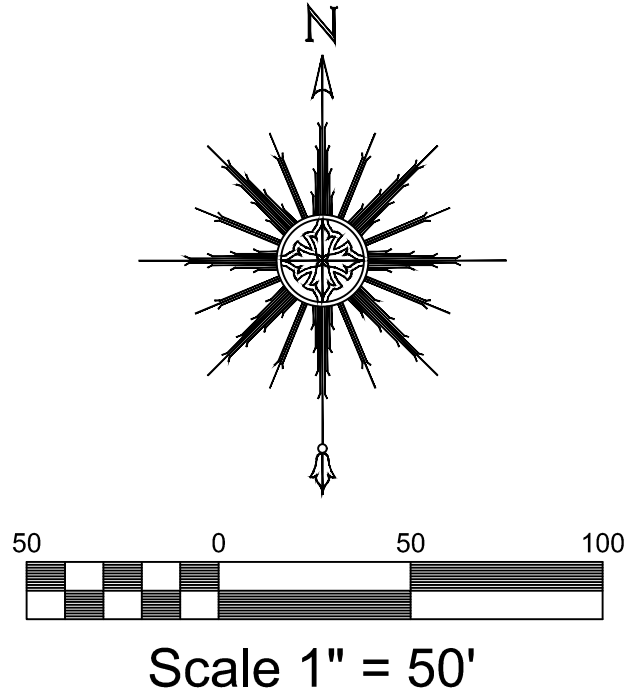


Exhibit B – Adjoining or contiguous landowners within 500 feet of the property

Print using Adobe® Reader®'s "Actual size" setting

YORKVILLE BRISTOL SAN DISTRICT
304 RIVER ST
YORKVILLE, IL, 60560

RICHARD O & A SPECKMAN
203 KING ST
YORKVILLE, IL, 60560

(JAYCEES PARK) UNITED CITY OF THE VILLAGE OF YORKVILLE
800 GAME FARM RD
YORKVILLE, IL, 60560

YOUTH CAMP ASSOC DIST 12 & 13
PO BOX 331
LEMONT, IL, 60439

KURT W & MEGAN J GESSLER
406 W CENTER ST
YORKVILLE, IL, 60560

CHAD KELLY
306 W MAIN ST
YORKVILLE, IL, 60560

YORKVILLE BRISTOL SAN DISTRICT
304 RIVER RD
YORKVILLE, IL, 60560

YOUTH CAMP ASSOC DIST 12 & 13 PNA
PO BOX 331
LEMONT, IL, 60439

GATES FAMILY TRUST
% GARY A & PHYLLIS D GATES
309 W MAIN ST
YORKVILLE, IL, 60560

YORKVILLE BRISTOL SAN DISTRICT
304 RIVER ST
YORKVILLE, IL, 60560

YORKVILLE BRISTOL SAN DISTRICT
304 RIVER STREET
YORKVILLE, IL, 60560

FRANCO & COSIMA TANZI
603 RIVER BIRCH
YORKVILLE, IL, 60560

UNITED CITY OF YORKVILLE
800 GAME FARM RD
YORKVILLE, IL, 60560

UNITED CITY OF THE VILLAGE OF YORKVILLE
800 GAME FARM RD
YORKVILLE, IL, 60560

YORKVILLE BRISTOL SAN DISTRICT
304 RIVER RD
YORKVILLE, IL, 60560

FRANCO & COSIMA TANZI
603 RIVER BIRCH
YORKVILLE, IL, 60560

GATES FAMILY TRUST
% GARY A & PHYLLIS D GATES
309 W MAIN ST
YORKVILLE, IL, 60560

ILLINOIS RAILWAY INC
C/O REAL ESTATE DEPT
252 CLAYTON ST 4TH FLR
DENVER, CO, 80206

YOUTH CAMP ASSOC DIST 12 & 13 PNA
PO BOX 331
LEMONT, IL, 60439

THOMAS C & FERRIS KELLY
302 W MAIN ST
YORKVILLE, IL, 60560



September 24, 2021

Community Development Department
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

RE: Application for Variance Fee Waiver Request

To whom this may concern,

This letter is a request for a waiver of all fees associated with the Application for Variance. It is my understanding that these fees were created for private/commercial/industrial entities and not meant for another governmental entity. The Yorkville-Bristol Sanitary District (YBSD) is a governmental entity that shares much of the same user base with the City of Yorkville. Therefore, any fees assigned to YBSD will effectively result in the local citizens paying themselves a fee. As such, the YBSD kindly requests a waiver of the fees for this variance submittal process. The YBSD greatly appreciates the time and consideration provided by the City of Yorkville in this matter.

Please feel free to contact me with any questions regarding this matter.

Respectfully Submitted,

Cyrus W. McMains, PE
Executive Director | YBSD

Attachment: None

CC: File



Yorkville Bristol Sanitary District

Variance Request



Prepared by:

BAXTER & WOODMAN
Consulting Engineers

www.baxterwoodman.com

August 9, 2021

**Yorkville Bristol Sanitary District
Variance Request
TABLE OF CONTENTS**

| <u>Section</u> | <u>Page No.</u> |
|-------------------------------------------------------------------------------------|-----------------|
| 1. INTRODUCTION | 3 |
| 2. ORDINANCES..... | 5 |
| 2.1 Stormwater Detention Ordinance for Kendall County | 5 |
| 2.2 Compensatory Storage Ordinance for Kendall County..... | 5 |
| 2.3 Tree Replacement Standards, Landscaping Ordinance for City of Yorkville..... | 5 |
| 3. VARIANCE REQUESTS | 6 |
| 3.1 Stormwater Detention | 6 |
| 3.2 Compensatory Storage..... | 8 |
| 3.3 Tree Replacement..... | 10 |
| 4. OFFSITE COMPENSATORY STORAGE | 11 |
| 5. CONCLUSION | 11 |

LIST OF EXHIBITS

Exhibit

- 1 – Kendall County Stormwater Ordinance
- 2 – United City of Yorkville Landscaping Ordinance
- 3 – Fox River Tributary Drainage Area
- 4 – Blackberry Creek Tributary Drainage Area
- 5 – Project Area
- 6 – Downstream Structures
- 7 – Will County Detention Exemptions
- 8 – HEC-RAS Model Results Table
- 9 – Offsite Compensatory Storage Locations
- 10 – U.S. Fish & Wildlife Service Report

1. INTRODUCTION

The Yorkville-Bristol Sanitary District (YBSD) and the United City of Yorkville have been working together for the last 15-years to ensure that west side property is available for the wastewater treatment facility to serve the ultimate facility planning area (FPA) population. In 2005, YBSD completed a Facility Planning Report that demonstrated the need for additional space for the wastewater treatment facility to serve the potential future facility planning area population.

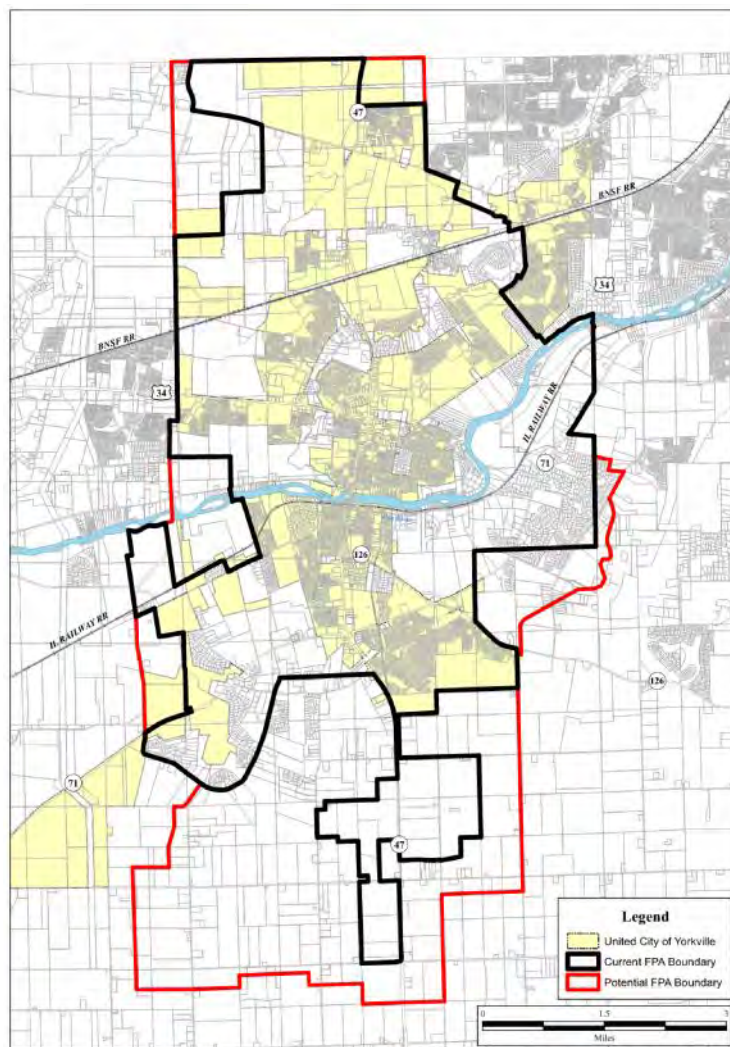
In 2006, YBSD prepared an annexation agreement that annexed the west side property into the United City of Yorkville, Kendall County, Illinois. The United City of Yorkville City Council unanimously approved the annexation, Ordinance No. 2006-43. YBSD also rezoned the west side property to A-1 with special use for sanitary water treatment facilities. The City Council followed the recommendation from the Plan Commission and unanimously approved Ordinance No. 2006-44. These two ordinances provided the space and zoning required to provide the wastewater treatment capacity for the potential future FPA population on a single site.

In 2014, YBSD completed a Phosphorus Removal Feasibility Report to determine the costs, treatment processes and space required to meet future effluent phosphorus limits. This report further reinforced the need for the west side property.

In 2018, YBSD completed a wetland delineation of the west side property to determine the sensitive environmental areas and the areas that could be used for wastewater treatment.

YBSD is currently completing the stormwater permitting and regulatory requirements that are needed to allow the west side property to be utilized for wastewater treatment. YBSD also just completed the preliminary design of the 1st phase of improvements that would be located on the west side property.

YBSD's mission is to provide wastewater treatment services for residents within its facility planning area, namely, the United City of Yorkville, Illinois, the county seat of Kendall County. The Facility Planning Reports, Annexation Ordinance, Rezoning Ordinance and wetland delineation were completed to allow wastewater treatment of the potential future facility planning area population at a single site on the west side of Blackberry Creek. The YBSD FPA encompasses the United City of Yorkville and portions of the unincorporated areas of Bristol and Kendall Townships within Kendall County. The current and future potential FPA boundaries are shown below.



Providing wastewater treatment for YBSD's ultimate facility planning area population will require development of nearly the entire project site, and the required stormwater detention facilities and compensatory storage cannot be provided onsite without significantly reducing the footprint available for treatment facilities. The reduction of footprint for wastewater treatment facilities will reduce total population that can be served from the west side property. The reduced area would not be able to accommodate the potential future FPA population. As such, the YBSD is requesting variances from the Kendall County Stormwater Management Ordinance, as adopted by the United City of Yorkville, and from the City of Yorkville's Landscaping Ordinance in accordance with Article 9 of the Kendall County Stormwater Management Ordinance.

-) Kendall County Stormwater Management Ordinance (Section 203 and Section 403), as adopted by United City of Yorkville – Ordinance No. 2012-56

) United City of Yorkville Landscape Ordinance (Section 8-12-2.H) – Ordinance No. 2009-42

2. ORDINANCE REQUIREMENTS

2.1 Stormwater Detention Requirements for Kendall County

Section 203 of the Kendall County Stormwater Management Ordinance, as adopted by the City of Yorkville, requires stormwater detention for non-residential developments on properties of contiguous ownership that are equal to or greater than three (3) acres and resulting in more than 45,000 square feet of development or 32,000 square feet of impervious area. The planned improvements, consisting of approximately 641,000 square feet of development and 440,000 square feet of new impervious area, exceed both of these thresholds, and therefore Ordinance site runoff storage requirements are applicable. Stormwater storage volume must be provided such that the 100-year, 24-hour release rate does not exceed 0.15 cubic feet per second (cfs) per acre of hydrologic disturbance, and the 2-year, 24-hour release rate does not exceed 0.04 cfs per acre.

2.2 Compensatory Storage Requirements for Kendall County

Section 403 of the Ordinance requires that hydraulically equivalent compensatory storage be provided for fills within the regulatory floodplain. The total compensatory storage volume must be equal to or greater than the flood fringe storage volume displaced. To the greatest extent practicable, storage volume displaced below the 10-year existing flood profile must be replaced below the proposed 10-year flood profile, and storage displaced between the existing 10- and 100-year flood profiles but be replaced between the proposed 10- and 100-year flood profiles.

2.3 Tree Preservation and Replacement Standards for the United City of Yorkville

Compensatory storage and stormwater detention requirements will necessitate significant tree removal. Per Section 8-12-2.H of the United City of Yorkville's Code of Ordinances, tree removal should be avoided within floodplains, filling near valuable trees should be minimal, and removal requirements include replacement according to **Table 1**.

Table 1: Tree Replacement Standards, Landscaping Ordinance for the City of Yorkville

| Caliper (inches) of tree to be removed | Number of replacement trees |
|----------------------------------------|-----------------------------|
| 30 or greater | 6 |
| 13-29 | 5 |
| 8-12 | 4 |
| 4-7 | 2 |

3. VARIANCE REQUESTS

The variance requests are organized according to the variance standards as described in Section 904 of the Kendall County Stormwater Ordinance as adopted by the United City of Yorkville.

3.1 Stormwater Detention

Request 1: Waiver of United City of Yorkville and Kendall County site runoff storage requirements (Section 203.1.b. of the Kendall County Stormwater Management Ordinance, as adopted by the United City of Yorkville (excerpt of Ordinance included in Exhibit 1))

| | Section 904 Standard | Justification |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | The variance will not increase the probability of flood damage or create an additional threat to the public health, safety or welfare. | <p>Stormwater runoff from the proposed development area discharges directly to the Fox River and Blackberry Creek, with no downstream properties impacted prior to discharge into these waterways.</p> <p>The proposed development area is significantly smaller than the total watershed areas tributary to the Fox River and Blackberry Creek (Exhibits 3-5). Therefore, the timing of peak stormwater discharges from the YBSD's property is unlikely to coincide with the highest flows and flood elevations along these waterways.</p> |
| b. | The variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising the objectives of Section 102 of this Ordinance. | <p>The proposed improvements are for treatment facilities that are essential and critical infrastructure. Maximizing the onsite treatment capacity is necessary to accommodate the needs of the City and surrounding communities for future growth and development. Providing detention would prevent the YBSD from achieving the full buildout for treating the projected flows to the facility.</p> <p>Furthermore, the orientation of the YBSD property is such that there is significant waterway frontage, with grades naturally flowing to the Fox River and Blackberry Creek. Draining all site stormwater runoff to detention facilities may be difficult or impossible to achieve while providing a suitable treatment facility plan. Other counties in Illinois have detention exemptions for such developments. For example, the Will County Stormwater Management Ordinance (55.020 (C)(2)) provides an exemption for properties that meet the minimum river frontage requirement (Exhibit 7). With over 1,500 feet of river frontage and</p> |

| | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | less than 20 acres of proposed development, this project site would easily qualify for Will County's detention exemption thresholds. |
| c. | The variance will not result in a reduction of water quality benefits as compared to compliance with ordinance requirements. | The development will incorporate best management practices (BMPs), such as vegetative swales, buffer strips, and sediment traps, to treat direct discharges to the Fox River and Blackberry Creek. These BMPs will mitigate potential reduction of water quality benefits. |
| d. | The variance is not requested solely for the purpose of reducing site runoff storage requirements. | The variance is requested to allow for full buildout capacity of the treatment facilities to accommodate the needs of the community's projected growth. The reduction of site runoff storage requirements is incidental to this goal. |
| e. | The variance shall not cause conveyance of stormwater from the project to increase peak discharges beyond design capacity of existing offsite conveyance facilities for any storm event from the 2-year to the 100-year recurrence frequency. | <p>The development would directly discharge to major natural waterways, as opposed to designed stormwater conveyance systems with defined capacities. There are no intermediate properties between the development and the Fox River or Blackberry Creek.</p> <p>Additionally, the proposed development area is significantly smaller than the total watershed areas tributary to the Fox River and Blackberry Creek (Exhibits 3-5). Therefore, the timing of peak stormwater discharges from the YBSD's property is unlikely to coincide with the highest flows and flood elevations along these waterways.</p> |
| f. | The variance shall seek to preserve valuable environmental and biological resources including but not limited to stands of native trees, existing wetlands and natural floodplain storage. | With the variance, the YBSD will be able to achieve full buildout capacity at this property. The variance will also prevent the need for expanding the development area for treatment facilities to include the property immediately adjacent to the Fox River, which would require the removal of valuable riparian vegetation and critical habitat for the endangered Indiana bat (<i>Myotis sodalis</i>) (see Exhibit 10 for report from U.S. Fish and Wildlife Service). |

3.2 Compensatory Storage

Request 2: Waiver of United City of Yorkville and Kendall County compensatory storage requirements (Section 403.a. of the Kendall County Stormwater Management Ordinance, as adopted by the United City of Yorkville (excerpt of Ordinance included in Exhibit 1))

| | Section 904 Standard | Justification |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | The variance will not increase the probability of flood damage or create an additional threat to the public health, safety or welfare. | <p>There are no structures impacted by the regulatory floodplain along the Fox River in the area immediately downstream of the proposed improvements (Exhibit 6). The minor loss of flood storage resulting from proposed floodplain fill is small relative to the total flood storage of the Fox River and will not impact any downstream structures during a 100-year flood.</p> <p>Furthermore, a dam is located upstream of the project limits, just upstream of Bridge Street. This dam provides some hydraulic control of flood profiles, creates upstream flood storage, and reduces the impacts of proposed floodplain fills within the project limits.</p> <p>Hydraulic modeling demonstrates that the proposed improvements meet the applicable regulatory standards of the IDNR Part 3700 requirements for floodway construction, without the inclusion of compensatory storage. Requirements for compensatory storage are local standards above and beyond the state's requirements, which are intended to preserve the conveyance capacity of the waterway. Preliminary modeling results and model input/output files are provided as Exhibit 8.</p> |
| b. | The variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising the objectives of Section 102 of this Ordinance. | <p>The proposed improvements are for treatment facilities that are essential and critical infrastructure. Maximizing the onsite treatment capacity is necessary to accommodate the needs of the City and surrounding communities for future growth and development. Providing onsite compensatory storage would prevent the YBSD from achieving the full buildout for treating the projected flows to the facility.</p> <p>Offsite compensatory storage was explored and is discussed further below. These options all have major feasibility concerns or negative impacts, such as requiring additional tree removal and/or additional loss of usable land.</p> |

| | | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c. | The variance will not result in a reduction of water quality benefits as compared to compliance with ordinance requirements. | The presence or absence of compensatory storage would not have an effect on water quality. Even so, the development will incorporate best management practices (BMPs), such as vegetative swales, buffer strips, and sediment traps. |
| d. | The variance is not requested solely for the purpose of reducing site runoff storage requirements. | This variance is unrelated to site runoff storage requirements. |
| e. | The variance shall not cause conveyance of stormwater from the project to increase peak discharges beyond design capacity of existing offsite conveyance facilities for any storm event from the 2-year to the 100-year recurrence frequency. | This variance will not impact conveyance of stormwater from the project. |
| f. | The variance shall seek to preserve valuable environmental and biological resources including but not limited to stands of native trees, existing wetlands and natural floodplain storage. | With the variance, the YBSD will be able to achieve full buildout capacity at this property, which would save environmental and biological resources. The variance will also prevent the need for development of the YBSD property immediately adjacent to the Fox River, which would require the removal of valuable riparian vegetation, critical habitat for the endangered Indiana bat (<i>Myotis sodalis</i>) (Exhibit 10), and would have adverse wetland and impacts. Wetland and habitat impacts could be obstacles to obtaining permits through the U.S. Army Corps of Engineers and IDNR. |
| Article 4 Variance Standards | | |
| a. | Variances shall not be issued by the permitting agency within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result. | Hydraulic modeling demonstrates that the proposed improvements meet the applicable regulatory standards of the IDNR Part 3700 requirements for floodway construction, without the inclusion of compensatory storage. Preliminary modeling results indicate no increase in flood levels, rounded to the nearest tenth of a foot, and are provided as Exhibit 8 . |
| b. | Variances may be issued by the permitting agency for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structure constructed below the base flood level, in conformance with the following procedures of this section;... | Not applicable; this development is greater than one-half acre. |

3.3 Tree Preservation and Replacement

Request 3: Waiver of United City of Yorkville tree replacement requirements (Sections H.1.b.i.1,3 and H.2.a-d of the United City of Yorkville's Landscaping Ordinance (excerpt of Ordinance included in Exhibit 2))

| | Section 904 Standard | Justification |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | The variance will not increase the probability of flood damage or create an additional threat to the public health, safety or welfare. | This variance will not impact flooding or any other threat to public health, safety or welfare. |
| b. | The variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising the objectives of Section 102 of this Ordinance. | The proposed improvements are for treatment facilities that are essential and critical infrastructure. Maximizing the onsite treatment capacity is necessary to accommodate the needs of the City and surrounding communities for future growth and development. Replacing trees onsite according to the standard laid out in the City's Landscaping Ordinance (preliminary estimate of 1,500 replacement trees) is not possible if the facility is to provide the projected treatment capacity for the community. |
| c. | The variance will not result in a reduction of water quality benefits as compared to compliance with ordinance requirements. | This variance will not impact water quality. |
| d. | The variance is not requested solely for the purpose of reducing site runoff storage requirements. | This variance is unrelated to site runoff storage requirements. |
| e. | The variance shall not cause conveyance of stormwater from the project to increase peak discharges beyond design capacity of existing offsite conveyance facilities for any storm event from the 2-year to the 100-year recurrence frequency. | This variance will not impact conveyance of stormwater from the project. |
| f. | The variance shall seek to preserve valuable environmental and biological resources including but not limited to stands of native trees, existing wetlands and natural floodplain storage. | While it is not possible to replace all of the removed trees onsite according to the City's ordinance (regardless of the detention and compensatory storage variances), the YBSD aims to preserve the trees along the banks of the Fox River and Blackberry Creek, which is made possible by the waiving of the stormwater requirements as discussed above. Avoiding offsite compensatory storage will also limit the extent of tree removal necessary. |

4. OFFSITE COMPENSATORY STORAGE

Four offsite locations were considered for compensatory storage. These locations were initially chosen based on their proximity and current use (undeveloped or mostly open space). They are not owned by the YBSD and their use would be contingent upon purchase or easement from the property owners. The construction schedule for the facility expansion would be delayed if offsite compensatory storage is provided, as the compensatory storage would need to be provided prior to development of the YBSD property; thus, property acquisition, permitting, and offsite excavation could delay construction significantly. The four locations are briefly described below, along with burdens and detrimental impacts associated with construction at these locations. A map of the sites is included as **Exhibit 9**.

- J The Youth Camp property directly adjacent to the project site consists of a low-lying area and a slope heading north up to River Road. This location would require extensive tree removal, a large quantity of excavation, and the construction of a very large retaining wall (~30' high).
- J A large bump-out is located on the south bank of the Fox River, located approximately half a mile downstream from the Blackberry Creek confluence. This location is heavily forested and a massive quantity of excavation would be necessary due to the high elevations.
- J Crawford Park, owned the United City of Yorkville, is located on the south bank of the Fox River approximately one mile downstream from the Blackberry Creek confluence. It is not forested and would require limited tree removal. Utilizing this area for compensatory storage, however, would prevent the City from raising the grade in the future or using this land for any other purposes.
- J Approximately 1.8 miles downstream from the Blackberry Creek confluence, there is a farm located on the north bank of the Fox River. Extensive tree removal would not be necessary for this property, but the loss of active farmland is not a desirable outcome.

5. CONCLUSION

The District understands that as effluent limits and sludge disposal regulations become more stringent, additional space for future processes to maintain compliance will be of utmost importance. Some constituents are on the regulatory horizon, but others are unknown at this time. This increases the importance of maximizing contiguous land to accommodate future process. The above variance requests are necessary to provide the onsite treatment facilities that meet future regulatory requirements, as well as accommodate anticipated growth and development within the City of Yorkville.

Exhibit 1: Excerpts from Kendall County Stormwater Ordinance, as adopted by the United City of Yorkville

Sec. 203 Site Runoff Storage Requirements

203.1 Applicability of Site Runoff Storage Requirements

All developments shall comply with the site runoff storage requirements provided in Section 203 of this Ordinance in which:

- a. Single family - detached land use property consisting of five or more residential structures having an average lot size of three acres or less;
- b. A non-residential land use or a residential land use other than single family - detached property of contiguous ownership equal to or greater than three acres and:
 - 1. resulting in more than 45,000 square feet of development, or;
 - 2. resulting in more than 32,000 square feet of impervious surface area

Request for waiver of 203.1.b.

Sections 203.2 - 202.11 would be rendered null by waiver of 203.1.b.

203.2 Release Rate

Sufficient excess runoff / flood storage volume shall be provided so that the proposed project will not discharge at a rate greater than 0.15 cfs/acre of disturbance for a rainfall event with a 100-year recurrence frequency. Additionally, sufficient excess runoff / flood storage volume shall be provided so that the proposed project will not discharge at a rate greater than 0.04 cfs/acre of disturbance for a rainfall event with a 2-year recurrence frequency. The area of hydrologic disturbance for the entire project shall be used to calculate the site runoff storage volume requirements.

203.3 Design Methods

Event hydrograph routing methods shall be used to calculate runoff storage volume requirements for stormwater management basins with total tributary areas greater than five acres. The hydrograph routing shall be HEC-1, (SCS methodology), HEC-HMS, TR-20, or TR-55 tabular method or as otherwise approved by the Administrator. Event hydrograph methods shall incorporate the following assumptions:

- a. Antecedent moisture condition = 2; and
- b. Appropriate Huff rainfall distribution; and
- c. 24-hour duration storm with a 1% probability (100-year frequency) of occurrence in any one year as specified by Illinois State Water Survey Bulletin 71 isohyetal rainfall data.

Runoff storage volume requirements for stormwater management basins with total tributary areas equal to or less than five acres may utilize the *% Impervious to unit Area Detention* nomograph developed by NIPC (now known as CMAP) depicted in Table 203.

203.4 Existing Release Rate Less Than Allowable

For sites where the undeveloped release rate is less than the maximum release rate in Section 203.2, the developed release rate and corresponding site runoff storage volume requirement shall be based on the existing undeveloped release rate for the development.

203.5 Downstream Water Surface Elevations

All hydrologic and hydraulic computations must utilize appropriate assumptions for downstream water surface elevations, from low flow through the base flood elevation, considering the likelihood of concurrent flood events.

203.6 Extended Detention Requirement

The requirements of this section will apply only when the outfall from a stormwater management basin is proposed to connect to an off-site agricultural drain tile system. The first 0.75 inches of runoff from a rainfall event over the hydraulically connected impervious area of the development shall be stored below the elevation of the primary gravity outlet (extended detention) of the stormwater management basin. The facility may be designed to allow for evapotranspiration or infiltration of this volume into a subsurface drainage system and shall not be conveyed through a direct positive connection to downstream areas.

The hydraulically connected impervious area used in the calculation of required extended detention volume may be reduced by the Administrator if the soils are prepared to maximize infiltration and deep rooted grasses or other plants selected for their ability to promote infiltration or water absorption are planted in areas appropriately dedicated. The reduction in hydraulically connected impervious area used in the calculation shall be equal to the area of the development meeting the above soils/native planting requirement.

Subsurface drainage systems may be designed as a component of the extended detention portion of the stormwater management basin to assist in infiltration in accordance with the following criteria:

- a. The extended detention volume shall be discharged at a rate no greater than that required to empty the calculated extended detention volume within 5 days of the storm event and at a rate no less than that required to empty the calculated extended detention volume within 30 days of the storm event.
- b. No subsurface drainage pipe shall be located within 10 feet of drainage pipes directly connected to the stormwater management basin.
- c. For purposes of meeting the maximum subsurface drainage discharge requirements, flow control orifices and weirs may be used.
- d. All design extended detention volume shall be provided above the seasonal high ground water table or the invert elevation of the groundwater control system.
- e. Farm field tile shall not be considered a subsurface drainage system.

203.7 Stormwater Management Basin Design Requirements

Stormwater management basins shall be designed and constructed with the following characteristics:

- a. The stormwater management basin shall provide 1 (one) foot of freeboard above the design high water elevation or BFE.

b. The stormwater management basin shall be located on the site and designed such that they are accessible by motorized maintenance equipment necessary for regular and long term maintenance operations. The route to the basin shall be formalized with an access easement and that the surface of such route shall be easily traversable by maintenance equipment / operations as determined by the Administrator.

c. All site runoff storage volume shall be provided above the seasonal high groundwater table or above the invert of the groundwater control system.

d. Stormwater management basins shall facilitate sedimentation and catchment of floating material. Unless specifically approved by the Administrator, impervious low-flow ditches shall not be used in stormwater management basins. Stormwater management basins shall maximize the normal flow distance between stormwater management basin inlets and outlets, to the extent possible

e. Stormwater management basins shall reduce impacts of stormwater runoff on water quality by incorporating best management practices.

f. Stormwater management basins shall be designed with an emergency overflow weir capable of passing the inflow from the critical duration base flood event under developed conditions. The predicted emergency water surface elevation shall be below the top of embankment for any other portion of the stormwater management basin. The weir design shall provide appropriate erosion control measures.

g. Stormwater management basins with single pipe outlets shall have a minimum inside diameter of 12 inches. If design release rates necessitate a smaller outlet, flow control devices such as perforated risers, or flow control orifices shall be used.

h. Stormwater management basins intended to support potential fish habitat with a permanent pool, shall be at least ten feet deep over 25 percent of the bottom area.

i. Stormwater management basins shall have a maximum side slope of four to one.

j. Stormwater management basins with a permanent pool shall have a safety shelf at least eight feet wide a maximum of two feet below the normal water pool.

k. Stormwater management basins shall have a maximum drawdown time of 72 hours for a 24-hour duration rainfall event with 100-year recurrence frequency.

j. All stormwater management basins shall comply with IDNR dam safety requirements where applicable.

203.8 Site Runoff Storage Volume Within The Regulatory Floodplain

Stormwater management basins and other facilities to satisfy site runoff storage volume requirements located within the regulatory floodplain shall:

a. Conform to all applicable requirements specified in Article 4 of this Ordinance; and

- b. Store the required amount of site runoff to meet the release rate requirement under all stream flow and backwater conditions in the receiving stream up to the 10-year flood elevation; and
- c. Site runoff storage volume provided by enlarging existing regulatory floodplain storage without providing a flow control device regulating discharge (on-stream detention) will be allowed only as a variance. The applicant must demonstrate that flood damages are not increased and the development will not increase flood flows for both the 2-year and 100-year floods on the stream with developed conditions on the site; and
- d. The Administrator may approve designs which can be shown by detailed hydrologic and hydraulic analysis to provide a net watershed benefit in flood control not otherwise realized by strict application of the requirements in a through c above.

203.9 Site Runoff Storage Volume Within The Regulatory Floodway

Stormwater management basins and other facilities to satisfy site runoff storage volume requirements located within the regulatory floodway shall:

- a. Meet the requirements for locating stormwater management basins in the regulatory floodplain; and
- b. Be evaluated by performing hydrologic and hydraulic analysis consistent with the standards and requirements for any adopted watershed plans; and
- c. Provide a net watershed benefit in flood control.

203.10 Site Runoff Storage Volume - Channel Impoundment

Flow control structures constructed across any channel to impound water to meet site runoff storage requirements shall be prohibited on any perennial stream unless part of a public flood control project with a net watershed benefit in flood control. Those streams appearing as blue on a USGS Quadrangle map shall be assumed perennial unless better data is obtained. All cross-stream flow control structures for the purpose of impounding water to provide site runoff storage in all cases on perennial and intermittent streams must demonstrate that they will not cause short term or long-term stream channel instability.

203.11 Off-Site Stormwater Management Basins

Stormwater management basins and other facilities to satisfy site runoff storage volume requirements may be located off-site if the following conditions are met:

- a. The off-site stormwater management basin meets all of the requirements of this Article 2; and
- b. Adequate storage capacity in the off-site facility is dedicated to the development; and
- c. The development includes means to convey stormwater to the off-site stormwater management basin.

Sec. 403 Compensatory Storage Volume Standards

The following standards apply within the regulatory floodplain: **Request for waiver of 403.a**

- a. Hydraulically equivalent compensatory storage volume will be required for development in a riverine regulatory floodplain and shall be at least equal to the regulatory floodplain flood storage volume displaced. To the greatest extent practicable storage volume displaced below the existing 10-year frequency flood elevation must be replaced below the proposed 10-year frequency flood elevation. To the greatest extent practicable storage volume displaced above the 10-year existing frequency flood elevation must be replaced above the proposed 10-year frequency flood elevation.
- b. Compensatory storage volume for development in a non-riverine regulatory floodplain area that is also adjacent to a lake shall be equal to the storage volume displaced.
- c. Compensatory storage volume requirements for development in a non-riverine Regulatory Floodplain that is not adjacent to a lake shall be replaced in accordance with the requirements for the loss of depressional storage in Section 201.6.
- d. Compensatory storage areas shall be designed to drain freely and openly to the channel and shall be located adjacent to the development. This standard does not apply to non-riverine Regulatory Floodplain.
- e. A recorded covenant or easement running with the land is required to maintain the compensatory storage volume in areas modified to provide compensatory storage volume.

Sections 403.d. - 403.e. would be rendered null by waiver of 403.a.

Exhibit 2: Excerpts from United City of Yorkville Code of Ordinances, Section 8-12-2 (Landscaping Ordinance)

- H. Tree Preservation: The following standards shall apply to all lots which are five (5) acres or greater in area. No live tree(s) with a four inch (4") DBH (diameter at breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. Failure to apply and submit a tree preservation and removal plan will result in a monetary fine per tree removed without authorization (as stated on the application form.)
1. Tree Removal Permit: The application for a tree removal shall be made to the Building Department. This application must be submitted and approved prior to the Site Grading Plan permit issuance. If no mass grading is required for construction, the tree removal application must be submitted and approved prior to any site re-development involving tree removal. The application shall include:

- a. Tree Preservation and Removal Plan. The plan shall include:
 - i. A tree survey showing the location of all trees four inches (4") in caliper or greater within 100 feet of any tree proposed to be removed, including a description of the tree(s), botanical name, common name, caliper size and general condition or health of the tree(s). The survey shall be completed by an International Society of Arboriculture Certified Arborist or Illinois Department of Natural Resources Consultant Forester, or other qualified professional as approved in writing by the City Planner.
 - ii. Delineation of trees to be removed and trees to be preserved.
 - iii. Details and specifications or procedures to be used to protect trees being preserved.
 - iv. Location, size and name of replacement trees.
- b. Tree Preservation and Removal Guidelines:

- i. Every reasonable effort shall be made to retain existing trees shown on the tree survey through the integration of those trees into the site plan and landscape plan for a proposed development.

Request for waiver of H.1.b.i.1.

1. Critical areas, such as floodplains, steep slopes, and wetlands, should be left in their natural condition or only partially cleared.

2. Roadways, storage areas, and parking lots should be located away from valuable tree stands.

Request for waiver of H.1.b.i.3.

3. Cutting and filling in the vicinity of valuable trees should be minimal.

4. If more than one-third of the tree's root system is to be affected by construction, the tree should be part of the removal plan and replaced with the appropriate number of trees.

- ii. Pre-construction protection measures:

1. A temporary six foot (6') orange construction safety fence, rigid wood, or chain link fence must surround the periphery of the tree dripline as a construction barrier prior to the start of any site work.

- a. Fence type may be designated by the City depending on the value of the tree and the location to construction traffic.
 - b. This fence must be in place before any site work begins and remain in place until all construction has been completed or final occupancy permit has been issued, whichever is latest.
 - c. A warning sign shall be placed on the fence stating the following: **Warning: This fence shall not be relocated or removed without written authorization from the City of Yorkville.**
- iii. If construction limits encroach within the dripline of the tree the following procedures will be required:
 1. Trunk wrapping from the base of the tree to a height of ten feet (10'). Clear indication of trees to be wrapped and detail showing materials should be included as part of the landscape plans. No boards shall be nailed to the trunk of a tree.
 2. In the event that underground utility lines are proposed within five feet (5') of the trunk of a tree, then auguring or boring of the utility line will be required by the City. This must be clearly indicated on the plans.
 3. Root trimming should occur by hand, not with machinery, and exposed root systems should be protected to maintain moisture levels. During construction, any root accidentally damaged (exposed) should immediately be cleanly cut and protected.
 4. If excavation must occur within the dripline of a tree, an excavation trench shall be saw cut for a minimum depth of two feet as near to the intended trench as possible. All root pruning must be completed prior to any excavation activity near the tree.
- iv. Construction procedures:
 1. During the mass grading of the site, a Certified Arborist or Consultant Forester must be on-site during the mass grading to ensure that proper protection methods are being followed.

2. Grading and construction equipment shall be prohibited from encroaching within the dripline of a tree.
 3. Any soil that is located or stockpiled within the critical root zone of the tree will result in the loss of tree protection credit(s) and will require that the job be stopped until a revised Landscape Plan is approved.
 4. Crushed limestone and other material detrimental to trees shall not be stored or dumped within the drip line of any tree nor at any higher location where drainage toward the tree could conceivably affect the health of the tree.
 5. Any preserved trees damaged during construction should be repaired. Damage should be analyzed by a Certified Arborist, Consultant Forester, or approved qualified professional, and a repair plan should be submitted to the City for approval.
 6. If the tree begins to show signs of stress (i.e. leaf dieback, wilting, etc.), additional measures may be required by the City such as fertilizing or watering to aid the tree in survival.
- v. Tree Preservation protection measures must be checked by the City of Yorkville before the permit for development will be released. Periodic inspections will occur during construction.
 - vi. Failure to provide adequate tree protection will result in the loss of tree protection credits and will require that the job be stopped until a revised Landscape Plan is approved.

Request for waiver of H.2.

2. Tree Replacement Standards:

- a. Any tree approved for removal shall be replaced with new trees in accordance with the following schedule:

| <u>Caliper (Inches) of tree to be removed</u> | <u>Number of Replacement Trees</u> |
|---------------------------------------------------|------------------------------------|
| 30 or greater | 6 |
| 13-29 | 5 |
| 8-12 | 4 |
| 4-7 | 2 |

- b. In the event that a tree identified to be preserved is removed or damaged, such tree shall be replaced as follows:

| Caliper (Inches) of tree to be removed | Number of Replacement Trees |
|-------------------------------------------|-----------------------------|
| 30 or greater | 12 |
| 13-29 | 10 |
| 8-12 | 8 |
| 4-7 | 4 |

- c. All replacement trees shall have a minimum caliper of two and one-half inches (2 ½") and shall consist of the shade tree varieties listed under Permitted Plantings.
- d. If the tree(s) approved for removal is (are) dead from natural causes prior to the date of the tree removal permit, then no replacement tree(s) are required for them.

3. Approval Criteria: The City shall approve a tree removal application if one or more of the following conditions exist:

- a. The tree to be removed poses a safety hazard to persons or property.
- b. The tree is substantially diseased or weakened by age, storm, fire or other injury.
- c. The tree removal is in accordance with good forestry practice such as when a parcel of land will only support a certain number of healthy trees which is less than the number of existing trees on the parcel.
- d. The tree removal is of a nuisance tree listed under Section 3 General Standards, #7.
- e. The tree removal is part of an approved overall landscape plan.

4. Failure to Replace Trees: If replacement trees, which are required by the approved tree removal permit, are not planted within the time frame set out by the tree removal permit, the City may, at its option, replace the trees. All costs associated with purchasing and planting the replacement trees shall be charged to the owner or other person or entity causing the removal of the trees.

Exhibit 3: Fox River Tributary Drainage Area

Table 7 - Summary of Discharges (continued)

| Flooding Source and Location | Drainage Area (square miles) | Peak Discharges (cubic feet per second) | | | |
|-------------------------------------------------------------------------------|---------------------------------|-----------------------------------------|-----------------------------|-----------------------------|-------------------------------|
| | | 10-Percent- Annual-Chance | 2-Percent- Annual-Chance | 1-Percent- Annual-Chance | 0.2-Percent- Annual-Chance |
| Fox River | | | | | |
| At Dayton (USGS gage No. 05552500) | 2,642 | 22,132 | 36,274 | 41,893 | 58,357 |
| At Bridge Street | 2,138 | 15,327 | 23,899 | 27,412 | 36,894 |
| About 900 feet upstream of Bridge Street | 1,804 | 10,580 | 15,221 | 17,697 | 22,615 |
| At Aurora (USGS gage No. 05551500) | 1,705 | 8,572 | 12,791 | 14,368 | 18,697 |
| Harvey Creek | | | | | |
| 300 feet downstream of Sandy Bluff Road | 3.46 | 381 | 525 | 595 | 983 |
| 600 feet downstream of Griswold Springs Road | 3.36 | 367 | 506 | 569 | 924 |
| 2,000 feet upstream of Griswold Springs Road | 2.41 | 291 | 387 | 442 | 638 |
| At Dayton Street | 1.41 | 183 | 248 | 291 | 379 |
| Middle Aux Sable Creek | | | | | |
| Just downstream of Caton Farm Road | 15.9 | 1,252 | 2,144 | 2,767 | 3,481 |
| Just downstream of Wheeler Road | 14.0 | 1,241 | 2,124 | 2,741 | 3,448 |
| Upstream of Wheeler Road | 12.9 | 1,237 | 2,117 | 2,731 | 3,435 |
| North Arm Saratoga Creek | | | | | |
| About 150 feet downstream from farm bridge | 0.7 | 80 | * | 143 | * |
| At Joliet Road | 0.66 | 79 | * | 140 | * |
| About 700 feet upstream of Galena Street | 0.42 | 59 | * | 106 | * |
| Tributary 1 to West Aux Sable Creek Tributary B | | | | | |
| Just downstream of the intersection of Caton Farm Road and Brisbin Road | 2.1 | 446 | 743 | 947 | 1,179 |
| Waubansee Creek | | | | | |
| At confluence with Fox River | 29.6 | * | * | 2,007 | * |
| At U.S Route 25 | 29.5 | * | * | 1,979 | * |
| At U.S. Route 34 | 29.2 | * | * | 1,940 | * |
| At U.S. Route 30 | 18.7 | 774 | 1,170 | 1,447 | 2,700 |
| At Elgin Joliet and Eastern Railroad | 17.4 | 734 | 1,108 | 1,373 | 2,500 |

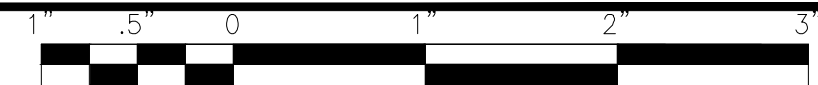
*Data not available

Exhibit 2: Fox River Tributary Drainage Area

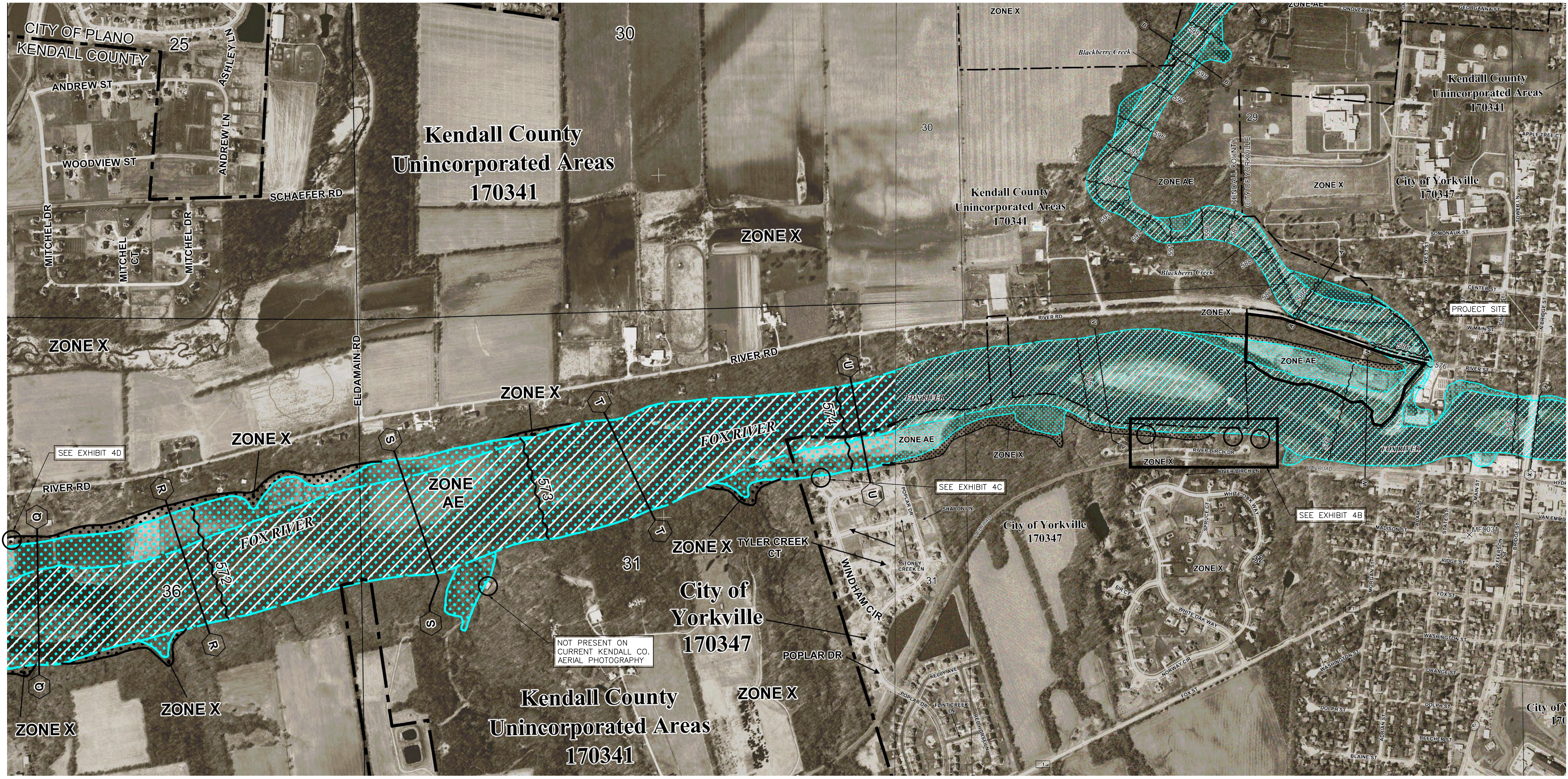
Exhibit 4: Blackberry Creek Tributary Drainage Area

Table 7. Summary of Discharges

| Flooding Source and Location | Drainage Area (square miles) | Peak Discharges (cubic feet per second) | | | |
|------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------|-----------------------------|-----------------------------|-------------------------------|
| | | 10-Percent- Annual-Chance | 2-Percent- Annual-Chance | 1-Percent- Annual-Chance | 0.2-Percent- Annual-Chance |
| Aux Sable Creek | | | | | |
| Downstream of Bell Road | 107.9 | 6,162 | 10,618 | 13,754 | 17,360 |
| Downstream of US Highway 52 | 99.1 | 5,902 | 10,167 | 13,168 | 16,617 |
| Just downstream of East Aux Sable Creek confluence | 98.6 | 5,886 | 10,139 | 13,131 | 16,570 |
| Downstream of McKanna Road | 64.9 | 3,134 | 5,422 | 7,038 | 7,038 |
| Just downstream of the convergence of Middle Aux Sable Creek and West Aux Sable Creek | 63.8 | 3,054 | 5,285 | 6,861 | 8,676 |
| Blackberry Creek | | | | | |
| Just downstream of Route 34 | 69.0 | 1,381 | 2,303 | 2,771 | 4,053 |
| Just downstream of Route 47 | 67.5 | 1,366 | 2,284 | 2,749 | 4,026 |
| Approximately 7,200 feet upstream of Route 47 | 65.2 | 1,349 | 2,260 | 2,721 | 3,991 |
| Just downstream of Route 30 | 59.6 | 1,316 | 2,229 | 2,692 | 3,968 |
| Clear Creek | | | | | |
| At confluence with Fox River | 6.7 | 1,055 | 1,484 | 1,772 | 2,474 |
| About 3,300 feet upstream of confluence with Fox River | 6.4 | 1,003 | 1,413 | 1,701 | 2,371 |
| About 2,000 feet downstream of Crimmin Road | 3.9 | 677 | 994 | 1,181 | 1,676 |
| At Crimmin Road | 3.5 | 614 | 902 | 1,071 | 1,520 |
| About 3,700 feet upstream of Crimmin Road | 3.3 | 560 | 822 | 968 | 1,375 |
| About 1,250 downstream of confluence with Dave-Bob Creek | 2.87 | 495 | 726 | 855 | 1,214 |
| At Chicago Road | 2.53 | 408 | 590 | 718 | 1,003 |
| At Main Street | 2.01 | 311 | 435 | 538 | 759 |
| About 1,000 feet upstream of State Route 71 | 1.6 | 231 | 381 | 462 | 670 |
| Dave-Bob Creek | | | | | |
| At confluence with Clear Creek | 0.3 | 65 | 100 | 115 | 145 |
| At Unnamed Tributary | 0.17 | 40 | 65 | 75 | 95 |
| East Aux Sable Creek | | | | | |
| Just downstream of the confluence of East Aux Sable Creek Tributary A | 33.7 | 2,871 | 4,908 | 6,330 | 7,960 |
| Upstream of the confluence of East Aux Sable Creek Tributary B | 27.8 | 2,533 | 4,328 | 5,581 | 7,015 |



SCALE: 1" = 500'



LEGEND
○ DOWNSTREAM STRUCTURES MAPPED WITHIN REGULATORY FLOODPLAIN

I:\CRYSTAL LAKE\YORSD\201643-SOLIDS HANDLING IMPR\CAD DWGS\CURRENT\201643_EXH_4A-C3D.DWG EXH-4A
Plotted: 8/6/2021 12:01 PM By: 382ABN
Copyright © 2021, By Baxter & Woodman, Inc.
State of Illinois Professional Design Firm
License No. 184-001121 Expires 4-30-23

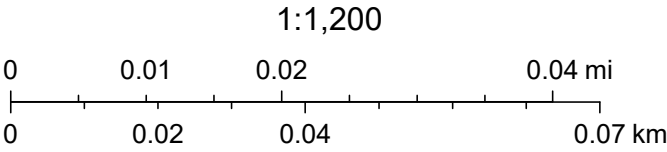
| | | | | | | | | | |
|-----------------------------------------------------------------------------|-----------------|-----------|--------------------------------------------------------------------|-----------------------------------|--|--|-----------------|--------------|-----------|
| <div>License No. BAXTER & WOODMAN Consulting Engineers</div> | CONSULTANTS | REVISED – | YORKVILLE-BRISTOL SANITARY DISTRICT SOLIDS HANDLING IMPROVEMENT | EXHIBIT 6A: DOWNSTREAM STRUCTURES | | | DESIGNED – PDS | TOTAL SHEETS | SHEET NO. |
| | | REVISED – | | | | | DRAWN – ABN | 1 | 1 |
| | | REVISED – | | | | | CHECKED – PDS | | |
| | | REVISED – | | | | | DATE – 8/6/2021 | | |
| | SCALE: AS NOTED | | | PROJECT NO: 201643.40 | | | | | |



August 5, 2021
2010 Contours

- Contour
- Index Contour

Exhibit 6B: Downstream Structures



© OpenStreetMap (and) contributors, CC-BY-SA, Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

Kendall County Web GIS



August 5, 2021

2010 Contours

— Contour
— Index Contour

1:960

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Exhibit 6C: Downstream Structures

© OpenStreetMap (and) contributors, CC-BY-SA, Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

Kendall County Web GIS

View GIS Disclaimer at <https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/>.

Kendall County Web GIS



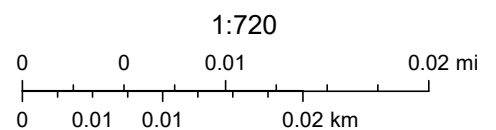
August 5, 2021

2010 Contours

— Contour

— Index Contour

Exhibit 6D: Downstream Structures



© OpenStreetMap (and) contributors, CC-BY-SA, Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

Exhibit 7: Will County Detention Exemptions

§ 55.020 GENERAL INFORMATION.

(A) *Other applicable regulations.* All developments shall meet the requirements specified for general stormwater development (§ 55.020), site runoff (§ 55.022), sediment and erosion control (§§ 55.035 through 55.047), performance security and maintenance (§§ 55.200 through 55.203).

(B) *Applicability of site runoff storage requirements (detention).*

(1) All developments shall comply with the site runoff storage requirements provided in §55.023 of this subchapter in which:

(a) More than two single-family structures or one two-family structure are to be constructed on a site five or more acres in size;

(b) Multi-family or nonresidential land use is to be constructed on a site more than one acre in size;

(c) Existing multi-family or nonresidential land uses on a site one acre or more in size, on which new development after the effective date of this chapter in the aggregate exceeds 25,000 square feet;

(d) Roadway developments in rights-of-way under the ownership or control of a unit of local governments when the contiguous area of new roadway construction (excluding previously paved areas) exceeds two acres; and

(e) The developer of a commercial or industrial redevelopment may request that a fee-in-lieu of detention be approved provided that all of the following are demonstrated to the sole satisfaction of the Administrator:

1. The drainage plan will not increase existing flood damages; and

2. The drainage plan provides a net benefit in water quality compared to the existing development.

(2) The Administrator shall determine the appropriate fee to be collected as defined in §55.215, and his or her decision in the matter shall be considered final.

(C) *Exemptions from site runoff storage requirements (detention).* Site run-off storage is not required under the following circumstances:

(1) Direct discharge industrial sites; and/or

(2) Non-industrial direct discharge sites 160 acres or less having the following minimum river frontage:

| Site Area | Required Frontage |
|------------------|--------------------------|
| 0—2 acres | 50 feet |
| Up to 5 acres | 100 feet |
| Up to 10 acres | 150 feet |
| Up to 40 acres | 200 feet |
| Up to 80 acres | 350 feet |
| Up to 160 acres | 500 feet |

(Res. 02-441, passed 10-17-2002; Res. 02-495, passed 11-21-2002; Res. 04-87, passed 3-17-2004)

Exhibit 8: HEC-RAS Model Results

Table 1: Fox River HEC-RAS Model Results: 100-Year Floodplain Elevations

| HEC-RAS Cross Section | Location | Existing 100-Year Elevation | Proposed 100-Year Elevation | Change (ft) |
|-----------------------|------------------|-----------------------------|-----------------------------|-------------|
| 35.841 | DS site limits | 575.64 | 575.64 | 0.00 |
| 35.938 | | 575.76 | 757.75 | -0.01 |
| 36.050 | | 575.85 | 575.85 | 0.00 |
| 36.068 | | 575.94 | 575.96 | 0.02 |
| 36.151 | FEMA Sect. W | 576.01 | 576.04 | 0.03 |
| 36.201 | US site limits | 576.16 | 576.20 | 0.04 |
| 36.358 | | 576.70 | 576.74 | 0.04 |
| 36.368 | DS of Bridge St. | 576.87 | 576.91 | 0.04 |
| 36.391 | FEMA Sect. X | 577.10 | 577.14 | 0.04 |

Table 2: Fox River HEC-RAS Model Results: 100-Year Channel Velocities

| HEC-RAS Cross Section | Location | Existing 100-Year Velocity (ft/s) | Proposed 100-Year Velocity (ft/s) | Change (%) |
|-----------------------|------------------|-----------------------------------|-----------------------------------|------------|
| 35.841 | DS site limits | 3.17 | 3.22 | 1.6 |
| 35.938 | | 3.24 | 3.43 | 5.9 |
| 36.050 | | 3.31 | 3.44 | 3.9 |
| 36.068 | | 3.18 | 3.30 | 3.8 |
| 36.151 | FEMA Sect. W | 4.67 | 4.79 | 2.6 |
| 36.201 | US site limits | 4.88 | 4.88 | 0.0 |
| 36.358 | | 4.87 | 4.85 | -0.4 |
| 36.368 | DS of Bridge St. | 4.00 | 3.97 | -0.7 |
| 36.391 | FEMA Sect. X | 3.33 | 3.35 | 0.6 |

Table 3: Blackberry Creek HEC-RAS Model Results: 100-Year Floodplain Elevations

| HEC-RAS Cross Section | Location | Existing 100- Year Elevation | Proposed 100- Year Elevation | Change (ft) |
|----------------------------------|-------------------------|-----------------------------------------|-----------------------------------------|--------------------|
| 0 | Fox River Confluence | 573.36 | 573.36 | 0.00 |
| 275 | FEMA Sect. A | 574.17 | 574.18 | 0.01 |
| 558 | | 576.84 | 576.84 | 0.00 |
| 676 | | 576.84 | 576.84 | 0.00 |
| 702 | DS of River Rd. | 576.89 | 576.88 | -0.01 |
| 732 | US of River Rd. | 577.43 | 577.42 | -0.01 |
| 1115 | FEMA Sect. B | 580.73 | 580.73 | 0.00 |

Table 4: Blackberry Creek HEC-RAS Model Results: 100-Year Channel Velocities

| HEC-RAS Cross Section | Location | Existing 100- Year Velocity (ft/s) | Proposed 100- Year Velocity (ft/s) | Change (%) |
|----------------------------------|-------------------------|---------------------------------------------------|---------------------------------------------------|-------------------|
| 0 | Fox River Confluence | 5.22 | 5.22 | 0.00 |
| 275 | FEMA Sect. A | 11.42 | 11.46 | 0.35 |
| 558 | | 4.80 | 4.80 | 0.00 |
| 676 | | 6.48 | 6.48 | 0.00 |
| 702 | DS of River Rd. | 6.65 | 6.65 | 0.00 |
| 732 | US of River Rd. | 3.83 | 3.83 | 0.00 |
| 1115 | FEMA Sect. B | 8.93 | 8.93 | 0.00 |

T:\C:\crystal Lake\YORSD\201643-Solids Handling\Impr\GIS\Projects\VBSP-1B\VBSP-1B.aprx Saved: 4/29/2021 4:54 PM Designer: 734civ



Exhibit 10: USFW Report

IPaC Information for Planning and Consultation **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Kendall County, Illinois



Local office

Illinois-Iowa Ecological Services Field Office

☎ (309) 757-5800

📠 (309) 757-5807

Illinois & Iowa Ecological Services Field Office

1511 47th Ave

Moline, IL 61265-7022

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species

¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

| NAME | STATUS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/5949 | Endangered |
| Northern Long-eared Bat <i>Myotis septentrionalis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045 | Threatened |

Insects

| NAME | STATUS |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Rusty Patched Bumble Bee <i>Bombus affinis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9383 | Endangered |

Flowering Plants

| NAME | STATUS |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/601 | Threatened |

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS INDICATED
FOR A BIRD ON YOUR LIST, THE
BIRD MAY BREED IN YOUR
PROJECT AREA SOMETIME WITHIN
THE TIMEFRAME SPECIFIED,
WHICH IS A VERY LIBERAL
ESTIMATE OF THE DATES INSIDE
WHICH THE BIRD BREEDS ACROSS
ITS ENTIRE RANGE. "BREEDS
ELSEWHERE" INDICATES THAT THE
BIRD DOES NOT LIKELY BREED IN
YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Oct 15 to Aug 31

Black-billed Cuckoo *Coccyzus erythrophthalmus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9399>

Breeds May 15 to Oct 10

Bobolink *Dolichonyx oryzivorus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 20 to Jul 31

Dunlin *Calidris alpina arctica*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds elsewhere

Golden Eagle *Aquila chrysaetos*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

Breeds elsewhere

Henslow's Sparrow *Ammodramus henslowii*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3941>

Breeds May 1 to Aug 31

King Rail *Rallus elegans*

Breeds May 1 to Sep 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8936>

Least Bittern *Ixobrychus exilis*

Breeds Aug 16 to Oct 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/6175>

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Ruddy Turnstone *Arenaria interpres morinella*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Rusty Blackbird *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

| Variance Schedule | Days to Complete | Day | Date |
|------------------------------------------------------------------------------------|-------------------------|------------|-------------------|
| B&W meet with YBSD to Review Approach and Prepare | 7 | Wed | 7/14/2021 |
| District Board Approves the Variance Approach | | Mon | 8/9/2021 |
| 1. Informal Meeting with City staff and Engineering (EEI) | | Mon | 8/9/2021 |
| 2. City provides initial staff comments on whether they will support variances | 14 | Mon | 8/23/2021 |
| 3. City staff engages County for County Ordinance variances, if applicable | 21 | Mon | 8/30/2021 |
| 4. Meeting with City & County Staff to finalize formal variance request | 50 | Tue | 10/12/2021 |
| 5. Formal Variance Submittal | | Fri | 10/15/2021 |
| 6. Plan Council | 25 | Tue | 11/9/2021 |
| a. City staff and Engineering (EEI) | | | |
| 7. Economic Development Committee (4 people) | | Tue | 12/7/2021 |
| 8. Public Notice Deadline | 21 | Tue | 12/28/2021 |
| 9. Planning and Zoning Commission (Public Hearing) | | Wed | 1/12/2022 |

Approval process – City:

| | | | |
|-----------------------------------------------------------------------------------------------------|----|------------|------------------|
| 10. Planning and Zoning provides Positive or Negative recommendation to City Council | 12 | Mon | 1/24/2022 |
| 11. City Council Approval | | Tue | 1/25/2022 |
| a. If positive recommendation received from Planning and Zoning, majority needed for approval | | | |
| b. If negative recommendation received from Planning and Zoning, super majority needed for approval | | | |

Approval process – County:

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|------------------|
| 10. Planning and Zoning provides recommendations to County Board and Director. | 0 | Tue | 1/25/2022 |
| 11. County Board grants variance, grants modified variance, or denies variance within 45 days of receiving written recommendations | 45 | Fri | 3/11/2022 |

**UNITED CITY OF YORKVILLE
PLAN COUNCIL
Tuesday, November 9, 2021 9:00am
Yorkville City Hall, Conference Room
800 Game Farm Road, Yorkville, IL**

Note: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Act, remote attendance was allowed for this meeting to encourage social distancing due to the current Covid-19 pandemic.

All participants were present via Zoom unless indicated otherwise.

IN ATTENDANCE:

Krysti Barksdale Noble, Community Development Director, City of Yorkville
Jason Engberg, Senior Planner, City of Yorkville
Bart Olson, Yorkville City Administrator
Eric Dhuse, Director Public Works, City of Yorkville
Brad Sanderson, Engineer for City of Yorkville/EEI
Lee Melcher, Plant Engineer, YBSD
Matt Asselmeier, Senior Planner, Kendall County
Cyrus McMains, Director YBSD
Brent Perz, Project Manager, Baxter & Woodman, Inc.
Corey VanDyk, Baxter & Woodman, Inc. (via phone)
Tim Paulson, EEI

Ms. Noble called the meeting to order at 9:00am.

1. Minutes for Approval: November 12, 2020

The minutes were approved as presented.

2. PZC 2021-07 YBSD Expansion – Stormwater Management & Landscape Ordinance Variance

Discussion began with the stormwater variance request. Tim Paulson referred to his letter explaining the two variance requests: stormwater detention requirement and compensatory storage requirement. He said there would be no impact to the downstream or upstream properties or flood plain on the Fox River. He said he supports the variance requests to facilitate the expansion.

Project Manager Brent Perz of Baxter Woodman briefly discussed the waiver from Kendall County and City of Yorkville of storage requirements for stormwater on the site. He also noted the standards and justification for each request.

Ms. Noble said there are basically 3 requests: compensatory storage, detention requirements and variance from the city's tree preservation and replacement standards. She said the property seeking these variances is about 21 acres and referred to as the “west site” in the plans.

The site is currently zoned A-1 agricultural and has a special use as public sanitary water treatment facility approved in 2006 via ordinance. Surrounding properties are open space and are zoned either R-1 or A-1. The YBSD facility is located on property annexed in 2007 and the existing site had approval for a 10 foot yard setback. The location for expansion did not provide any relief for buildings or structures, so staff provided a table for setbacks. Ms. Noble will amend the Public Hearing notice to allow 10 foot setbacks along all property lines, as requested by Baxter Woodman. Ms. Noble said this will apply to interior property lines as well. Mr. Perz indicated there may be a building close to an interior line that bisects the west site. Ms. Noble said the city would allow a variance of 10 feet from front to rear and 0 feet setback for interior sides. She said zoning does allow for considering two adjacent lots as one zoning lot.

The last consideration is the tree preservation and replacement standards. Current ordinance requires replacement of trees with certain caliper sizes. The project does not allow for replacement so the city is asking that the petitioner provide a tree survey from a certified arborist or landscape architect, that will locate all trees of 4" in caliper or greater, within 100 feet of any tree proposed to be removed. This will provide an inventory of what is slated to be removed, the species and the size. Overall the city supports the variance request to not replace the trees. Staff would like the tree survey before the Public Hearing on January 12th.

Matt Asselmeier commented that the county has received all paperwork, however, the application was not signed and no escrow deposit has been received yet. Mr. VanDyk said these items would be addressed in the next couple days.

Ms. Noble will draft a letter to summarize this meeting. This matter will then move to the Economic Development committee meeting on December 7th and she will provide information to the committee.

Adjournment

There was no further business and the meeting adjourned at 9:17pm.

Minutes respectfully transcribed by Marlys Young, Minute Taker



November 8, 2021

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

**Re: Yorkville Bristol Sanitary District – West Side Property
Multiple Variance Requests Review – 1st Submittal
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

We have reviewed the following items for the above referenced project:

- United City of Yorkville Application for Variance dated October 12, 2021, and prepared by Yorkville Bristol Sanitary District
- Survey and Easement Exhibit A dated October 12, 2021, and prepared by Baxter and Woodman, Inc.
- Adjacent Properties List Exhibit B dated October 12, 2021, and prepared by Baxter and Woodman, Inc.
- Variance Request Letter dated September 24, 2021, and prepared by Yorkville Bristol Sanitary District
- Variance Request dated August 9, 2021, and prepared by Baxter and Woodman, Inc.
- Supporting Exhibits 1 – 10 dated October 12, 2021, and prepared by Baxter and Woodman, Inc.
- Variance Schedule dated October 12, 2021, and prepared by Baxter and Woodman, Inc.

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:

Stormwater Detention Requirements

1. We have reviewed the variance request to waive the site runoff storage requirements and concur with the presented justifications for the variance standards from Section 904 of the Stormwater Ordinance. We support granting the requested variance to the detention requirements

Compensatory Storage Requirements

2. We have reviewed the variance request to waive the compensatory storage requirements and concur with the presented justifications for the variance standards from Section 904 of the Stormwater Ordinance. We support granting the requested variance to the compensatory storage requirements.

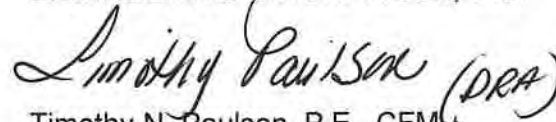
Tree Preservation and Replacement Standards, Landscape Ordinance

3. The variance request to waive the tree preservation and replacement requirements has been presented using the requirements from the Stormwater Ordinance. We have reviewed those justifications and concur with the assessment that the variance will not have a negative impact from a stormwater management perspective. Since this is not a request for variance from the Stormwater Ordinance, we recommend the request be considered by the Community Development Director under the requirements of the Landscape Ordinance.

Engineering Plans and supporting documents will need to be submitted for review when they have been prepared. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

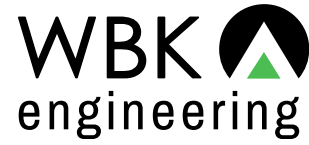
ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink that reads "Timothy Paulson (DRA)". The signature is written in a cursive, flowing style.

Timothy N. Paulson, P.E., CFM
Senior Project Manager

TNP/jam2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Jason Engberg, Senior Planner (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Brent Perz, Baxter and Woodman (via email)
Mr. Cyrus McMains, YBSD (via email)
BPS, NLS, EEI (Via e-mail)



November 30, 2021

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: Bristol Sanitary District (WBK Project 19-102.AH)

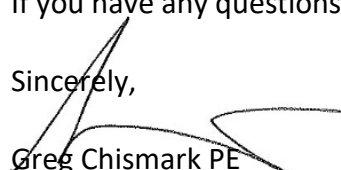
Dear Mr. Asselmeier:

WBK Engineering has received the variance request prepared by Baxter Woodman dated August 9, 2021 and corresponding approval letter from Engineering Enterprises (EEI) dated November 8, 2021. We have no objection to their findings and their approval of the variance requests. Inasmuch as this property lies entirely within the City of Yorkville limits, we have not performed a detailed review of information submitted and rely solely upon the professional opinions and judgements of both Baxter Woodman and EEI with respect to the variance requests and approvals.

The applicant's design professionals and Yorkville's engineer are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals or the Yorkville engineer of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,


Greg Chismark PE
WBK Engineering, LLC

WBK Engineering, LLC
WBKEngineering.com



Part of the Mhu-Braadsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630.701.2245

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

ORDINANCE NO. 2006- 44

AN ORDINANCE REZONING CERTAIN PROPERTY

(Yorkville Bristol Sanitary District)

WHEREAS, Yorkville Bristol Sanitary District is the owner of record of property described on Exhibit "A" attached hereto and incorporated herein (the Property), and

WHEREAS Yorkville Bristol Sanitary District has made application by petition for the rezoning of the Property and approval of a Special Use for a public sanitary water treatment facilities, and

WHEREAS, the Yorkville Plan Commission has recommended the rezoning of the property as A-1 with special use for sanitary water treatment facilities, and

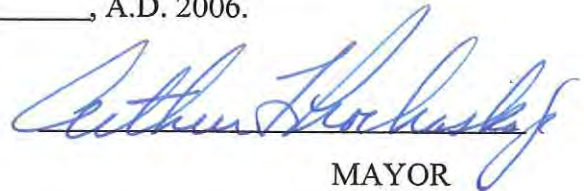
NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS UPON MOTION DULY MADE, SECONDED AND APPROVED BY THE MAJORITY OF THOSE MEMBERS OF THE CITY COUNCIL VOTING, THAT:

1. The City Council approves the recommendation of the Plan Commission and hereby rezones the property as A-1 with special use for sanitary district water treatment facility.
2. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

JAMES BOCK y
VALERIE BURD y
DEAN WOLFER y
ROSE SPEARS y

JOSEPH BESCO y
PAUL JAMES y
MARTY MUNNS y
JASON LESLIE —

Approved by me, as Mayor of the United City of Yorkville, Kendall County,
Illinois, this 30th Day of MAY, A.D. 2006.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County,
Illinois this 30th day of MAY, A.D. 2006.

ATTEST: 
CITY CLERK


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

State of Illinois :
:SS

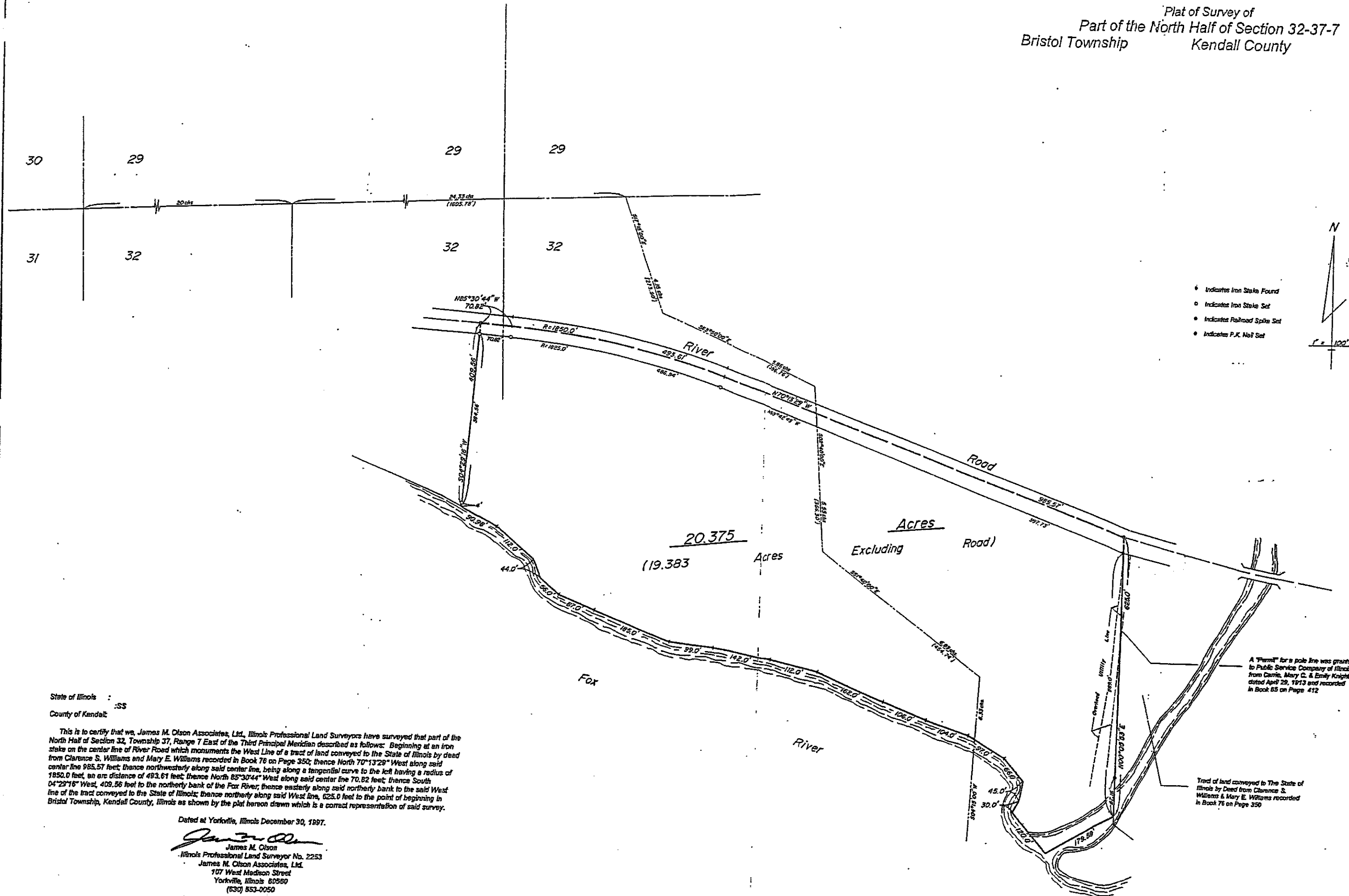
County of Kendall:

This is to certify that we, James M. Olson Associates, Ltd., Illinois Professional Land Surveyors have surveyed that part of the North Half of Section 32, Township 37, Range 7 East of the Third Principal Meridian described as follows: Beginning at an iron stake on the center line of River Road which monuments the West Line of a tract of land conveyed to the State of Illinois by deed from Clarence S. Williams and Mary E. Williams recorded in Book 76 on Page 350; thence North $70^{\circ}13'29''$ West along said center line 985.57 feet; thence northwesterly along said center line, being along a tangential curve to the left having a radius of 1850.0 feet, an arc distance of 493.61 feet; thence North $85^{\circ}30'44''$ West along said center line 70.82 feet; thence South $04^{\circ}29'16''$ West, 409.56 feet to the northerly bank of the Fox River; thence easterly along said northerly bank to the said West line of the tract conveyed to the State of Illinois; thence northerly along said West line, 625.0 feet to the point of beginning in Bristol Township, Kendall County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois December 30, 1997.


James M. Olson
Illinois Professional Land Surveyor No. 2253
James M. Olson Associates, Ltd.
107 West Madison Street
Yorkville, Illinois 60560
(630) 553-0050

Plat of Survey of
Part of the North Half of Section 32-37-7
Bristol Township Kendall County Illinois



State of Illinois :SS
County of Kendall:

This is to certify that we, James M. Olson Associates, Ltd., Illinois Professional Land Surveyors have surveyed that part of the North Half of Section 32, Township 37, Range 7 East of the Third Principal Meridian described as follows: Beginning at an iron stake on the center line of River Road which monuments the West Line of a tract of land conveyed to the State of Illinois by deed from Clarence S. Williams and Mary E. Williams recorded in Book 76 on Page 350; thence North 70°13'29" West along said center line 985.57 feet; thence northwesterly along said center line, being along a tangential curve to the left having a radius of 1850.0 feet, an arc distance of 493.61 feet; thence North 85°30'44" West along said center line 70.82 feet; thence South 04°29'16" West, 409.56 feet to the northerly bank of the Fox River, thence easterly along said northerly bank to the said West line of the tract conveyed to the State of Illinois; thence northerly along said West line, 625.0 feet to the point of beginning in Bristol Township, Kendall County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey.

Dated at Yorkville, Illinois December 30, 1987.

James M. Olson
James M. Olson
Illinois Professional Land Surveyor No. 2253
James M. Olson Associates, Ltd.
107 West Madison Street
Yorkville, Illinois 60560
(630) 553-0050

Tract of land conveyed to The State of Illinois by Deed from Clarence S. Williams & Mary E. Williams recorded in Book 76 on Page 350

CHAPTER 9

A-1 AGRICULTURAL DISTRICT

SECTION:

- 10-9-1: Purpose
- 10-9-2: Uses Permitted
- 10-9-3: Special Uses
- 10-9-4: Accessory Uses
- 10-9-5: Building Setback Line; Side Yards
- 10-9-6: Floor Area Ratio
- 10-9-7: Building Permits, Code and Fees
- 10-9-8: Fencing Restrictions

10-9-1: **PURPOSE:** The regulations for the Agricultural District are intended to govern the use of the land and building and structures for agricultural purposes after the annexation of land into the City for so long as the owner or owners thereof shall desire to continue to devote said land to agricultural purposes. These regulations are also intended to provide for the protection, conservation and utilization of natural resources; to preserve the value of existing and future open space and recreation facilities; and to provide for the orderly development of the real estate for all uses permitted under the various use districts under this Title. (Ord. 1992-14A, 12-10-92)

10-9-2: **USES PERMITTED:**

- A. Agricultural.
- B. Single-family residential use, provided only three (3) additional single-family dwellings shall be permitted for the total parcel zoned Agricultural District and annexed to the City; whether later subdivided into separate parcels after annexation. In the event of approval of rezoning to a residential use of the subject parcel or any portion thereof, this Section shall not apply.

- C. The City Plan Commission and City Council reserve the right to require that prior issuance of a residential building permit within an agricultural district, the City Council has a right to require their approval of the residential building site, with regard to compatibility with the Comprehensive Plan, future roadway and utility extensions and sufficient buffering between residential and nonresidential uses.
- D. Signs: As permitted and regulated pursuant to the applicable provisions of Chapter 12 of this Title. (Ord. 1992-14A, 12-10-92)

10-9-3: SPECIAL USES:

Agricultural sales, storage and service of agriculturally oriented products.

Airports or aircraft landing fields.

Animal feed, storage preparation, mixing and wholesale and retail.

Animal hospital.

Blacksmith or welding shops.

Cemeteries, including crematoriums and mausoleums provided no building shall be located less than one hundred feet (100') from a lot line.

Churches, temples or synagogues.

Colleges and universities, including dormitories, fraternities, sororities and other accessory buildings and structures or trade schools.

Commercial feeding of fish, poultry and livestock.

Commercial or private dog kennels provided that they are located not less than five hundred feet (500') from a residential lot line.

Communications use.

Fertilizer sales, including bulk storage and mixing.

Golf courses, miniature golf courses and driving ranges, provided that no clubhouse or accessory building shall be located less than three hundred feet (300') from a lot line.

Grain elevators and storage.

Milk processing and distribution, including pasteurizing and manufacture of ice cream but not including the processing or manufacture of cheese.

Nurseries and greenhouses, wholesale and retail, provided that all plants are grown on the premises.

Outdoor amusement establishments, fairgrounds, carnivals, circuses, race tracks and other similar amusement centers and including places of assembly devoted thereto, such as stadiums and arenas.

Philanthropic and eleemosynary institutions.

Private clubs or lodges, except those the chief activity of which is a service customarily carried on as a business.

Private recreational area or camps.

Public utility and public services, including electric substations; repeater stations; microwave relay towers and stations; mobile transmitting tower and stations, antenna towers and other outdoor equipment essential to the operation of exchange in the interest of public convenience and necessity; water filtration plants; water pumping stations; water reservoir and similar uses.

Railroad passenger depots.

Railroad right of way and trackage, but not including classification yard, terminal facilities, piggy-back facilities or maintenance facilities.

Rest homes, nursing homes, hospitals and sanitariums, institutions for the aged and for children for human beings only.

Riding academies and stables.

Sales yards, wholesale or retail, for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc.

Seminaries, convents, monasteries and similar religious institutions including dormitories and other accessory uses required for operations.
(Ord. 1992-14A, 12-10-92)

10-9-4: ACCESSORY USES:

- A. Those customarily accessory to the pursuit of agriculture, provided that structures for the shelter of livestock, poultry and other farm animals shall be located not less than one hundred feet (100') from a lot line.
- B. Roadside stands for the sale of produce or poultry grown and raised on or in the immediate area of the premises but not including live animals and provided that such stands shall contain not more than six hundred (600) square feet of floor area. Each roadside stand shall have facilities approved by the Superintendent of Streets, for vehicular ingress and egress and adequate off-street parking. (Ord. 1992-14A, 12-10-92)

10-9-5: BUILDING SETBACK LINE; SIDE YARDS:

- A. Setback Line: Every building hereafter erected or enlarged shall provide and maintain a setback from the public street in accordance with the following requirements:
 - 1. Primary thoroughfares, (Route 34 and 47) two hundred feet (200') from the right of way.
 - 2. All other streets or roads, one hundred feet (100') from the record or established right of way.
- B. Side Yards: Each building hereafter erected or remodeled shall have a side yard on each side of each building of not less than fifty feet (50'). (Ord. 1992-14A, 12-10-92)

10-9-6: FLOOR AREA RATIO: Maximum floor area ratio for special use shall be established at the time a special use permit is granted. (Ord. 1992-14A, 12-10-92)

10-9-7: BUILDING PERMITS, CODE AND FEES: All buildings and structures used for agricultural purposes shall be exempt from building permits, codes and fees. (Ord. 1992-14A, 12-10-92)

10-9-8

10-9-8

10-9-8: **FENCING RESTRICTIONS:** The fencing restrictions contained in this Title shall not apply to agricultural uses under this Chapter. Fencing requirements for special uses shall be established at the time a special use permit is granted. (Ord. 1992-14A, 12-10-92)

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200700032386
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
11-02-2007 at 11:51 am.
ORDINANCE 40.00
RHSP Surcharge 10.00

ORDINANCE NO. 2007- 30

AN ORDINANCE REZONING CERTAIN PROPERTY

(Yorkville Bristol Sanitary District)

WHEREAS, Yorkville Bristol Sanitary District is the owner of record of property described on Exhibit "A" attached hereto and incorporated herein (the Property), and

WHEREAS Yorkville Bristol Sanitary District has made application by petition for the rezoning of the Property and approval of a Special Use for a public sanitary water treatment facilities, and

WHEREAS, the Special Use requested will require a 10 feet setback for all yards.

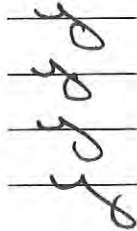
WHEREAS, the Yorkville Plan Commission has recommended the rezoning of the property as A-1 with special use for sanitary water treatment facilities, and

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS UPON MOTION DULY MADE, SECONDED AND APPROVED BY THE MAJORITY OF THOSE MEMBERS OF THE CITY COUNCIL VOTING, THAT:

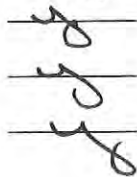
1. The City Council approves the recommendation of the Plan Commission and hereby rezones the property as A-1 with special use for sanitary district water treatment facility allowing a 10' setback for all yards.

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

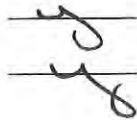
JAMES BOCK



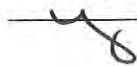
VALERIE BURD



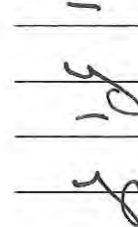
GARY GOLINSKI



ROSE SPEARS



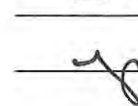
JOSEPH BESCO



PAUL JAMES



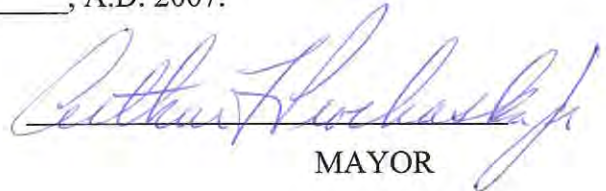
MARTY MUNNS



JASON LESLIE



Approved by me, as Mayor of the United City of Yorkville, Kendall County,
Illinois, this 24 day of April, A.D. 2007.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County,
Illinois this 24 day of April, A.D. 2007.

ATTEST:


CITY CLERK

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

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON STAKE AT THE NORTHWEST CORNER OF YORK VALLEY CONDOMINIUM, YORKVILLE, KENDALL COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED AS DOCUMENT NO. 77-7836; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF RIVER STREET, 90.50 FEET TO THE WESTERLY LINE OF LOT 7 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1 AT PAGE 84 AND THE EASTERLY LINE OF A TRACT CONVEYED TO THE STATE OF ILLINOIS BY DEED FROM CLARENCE S. WILLIAMS AND MARY E. WILLIAMS, HIS WIFE, RECORDED IN BOOK 76 AT PAGE 350; THENCE NORTHERLY ALONG SAID EASTERLY LINE WHICH FORMS AN ANGLE OF $91^{\circ} 46' 00''$ WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 9.89 FEET TO A NORTHEASTERLY CORNER OF SAID WILLIAMS TRACT, SAID TO BE ON THE CENTERLINE OF RIVER ROAD, FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, 497.21 FEET; THENCE SOUTHWESTERLY ALONG A SOUTHEASTERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF $124^{\circ} 41' 30''$ WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 130.68 FEET; THENCE WESTERLY ALONG A SOUTHERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF $161^{\circ} 45' 00''$ WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 77.22 FEET; THENCE WESTERLY ALONG A SOUTHERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF $164^{\circ} 15' 00''$ WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 300.96 FEET; THENCE NORTHWESTERLY ALONG A SOUTHWESTERLY LINE OF SAID WILLIAMS TRACT WHICH FORMS AN ANGLE OF $148^{\circ} 30' 00''$ WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM), 104.94 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WILLIAMS TRACT, 642.84 FEET TO AN IRON STAKE IN THE CENTER OF RIVER ROAD SAID TO BE 291.72 FEET (=4.42 CHAINS) WEST TO THE WEST END OF BLACKBERRY BRIDGE; THENCE EASTERLY ALONG THE CENTERLINE OF RIVER ROAD, 610.82 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS, ALSO ANY ADJACENT ROADS REQUIRED TO BE ANNEXED TO A MUNICIPALITY PER STATE STATUTE AND EXCEPTING THEREFROM ANY PORTION THEREOF PREVIOUSLY ANNEXED TO THE CITY OF YORKVILLE.

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2021-07

NOTICE IS HEREWITH GIVEN THAT Yorkville Bristol Sanitary District (YBSD), petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting variances from Title 8 – Building Regulations, Chapter 7 - Stormwater and Floodplain Regulations (Sections 203.1.b and 403.a of the Kendall County Stormwater Management Ordinance as adopted by the United City of Yorkville); Title 8 – Building Regulations, Chapter 12 - Landscape Ordinance of the City Code; and Title 10 – Zoning, Chapter 7 – Dimensional and Bulk Requirements of the City Code, for the sanitary district property located at 304 River Street. The variances relate to site runoff and compensatory storage requirements of the Stormwater Management Ordinance, tree removal and replacement requirements of the Landscape Ordinance, and a reduction in yard setbacks for the purpose of future expansion of the wastewater treatment operations. The real property is zoned A-1 Agricultural District with a Special Use for a sanitary district water treatment facility, and is generally located west of North Bridge Street (IL Route 47), south of River Road and immediately north of the Fox River in Yorkville, Illinois.

The legal description is as follows:

THAT PART OF THE NORTH HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE ON THE CENTERLINE OF RIVER ROAD, WHICH MONUMENTS THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED FROM CLARENCE S. WILLIAMS AND MARY E. WILLIAMS, RECORDED IN BOOK 76, PAGE 350; THENCE NORTH 70°13'29" WEST ALONG SAID CENTERLINE, 985.57 FEET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, BEING ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1850.0 FEET, AN ARC DISTANCE OF 493.61 FEET; THENCE NORTH 85°30'44" WEST ALONG SAID CENTERLINE, 70.82 FEET; THENCE SOUTH 04°29'16" WEST, 409.56 FEET TO THE NORTHERLY BANK OF THE FOX RIVER; THENCE EASTERLY ALONG SAID NORTHERLY BANK, TO THE SAID WEST LINE OF THE TRACT CONVEYED TO THE STATE OF ILLINOIS; THENCE NORTHERLY ALONG SAID WEST LINE, 625.0 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PIN: 02-32-231-008

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on **Wednesday, January 12, 2022 at 7:00 p.m.** at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

Jori Behland
City Clerk



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

Agenda Item Number

New Business #9

Tracking Number

EDC 2021-47

Agenda Item Summary Memo

Title: Village of Oswego Boundary Agreement Extension

Meeting and Date: Economic Development Committee - December 7, 2021

Synopsis: Update and extension of existing boundary agreement

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg, Senior Planner Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Krysti J. Barksdale-Noble, Community Development Director
Bart Olson, City Administrator
Date: December 2, 2021
Subject: Village of Oswego Boundary Agreement – Update and Extension

Summary

At the October 5, 2021 Economic Development Committee staff brought forth an updated boundary agreement between the City of Yorkville and the Village of Oswego for review. The proposed boundary agreement extension with the Village of Oswego, which expired on September 1, 2021, is the fourth proposed renewal of the agreement between the two municipalities. There were several alterations being proposed in the new agreement which were discussed including modifying the boundary line to put the Hide-A-Way Lakes campground on the Oswego side of the boundary, removing the self-determination zones along the boundary lines, and updating the language regarding water sourcing. Since this October meeting, the Yorkville Mayor and Village President of Oswego discussed the boundary line placement and additional language within the agreement. The attached updated agreement now includes agreed upon language between these parties.

Economic Development Committee Comments

At the previous Economic Development Committee meeting, the committee discussed all of the changes being made to the new agreement. The most discussed and undetermined section of the new agreement was the change in the boundary line which would put the Hide-A-Way Lakes campground on the Oswego side of the boundary.

There were some members which were opposed to ceding this additional land to Oswego, which is close to Yorkville's current boundary, while others felt it might be good as the area has been a nuisance recently for the County. Additionally, there were members who were unsure about changing the boundary line as they saw both sides of the argument.

There was draft language within the agreement which outlined upon Oswego's annexation of the property who would be responsible for police and complaint requests.



Current Status

After reviewing the discussion from the October Economic Development Committee, the Mayor of Yorkville and the Village President of Oswego discussed the proposed changes to the agreement and boundary line. Both City Attorney's drafted and reviewed changes to the October draft agreement (attached). As of now, the agreement still has the boundary line change which would put the Hide-A-Way Lakes property on the Oswego side of the boundary. The language regarding the law enforcement response has been updated to include more additional language on how the two communities will act in case of complaints. The previous language stated there would be a hard reimbursement from Oswego to Yorkville for any complaints responded to while the following language is broader in its approach to the subject and allows for considerations to be negotiated after the response:

“(c) With regard to that certain property bounded by the Fox River on the north and west and by Illinois Railway on the south and east, commonly known as “Fox Bluff” (PINs: 02-26-300-015, 02-27-401-002, 02-34-226-008, and 02-35-101-002), upon Oswego’s annexation of the property, Oswego agrees to diligently respond to all civil and criminal complaints called into Yorkville, Oswego, or KenCom dispatch, relative to Hideaway Lakes, regardless of the location of the complainant. Oswego agrees to undertake their normal and customary nuisance complaint process for noise complaints, including promptly visiting the complainant’s location to investigate the source and intensity of the noise complaint, addressing the complaint with the offending property owner, and/or citing the property owner as the circumstances warrant. Notwithstanding the foregoing, Yorkville agrees to provide reasonable assistance to Oswego in responding or addressing to these complaints, including, but not limited to, responding to a Yorkville complainant’s location, whether to conduct or assist with information gathering, or visiting the offending property to address the complaint with the property owner, as circumstances warrant. The Parties recognize that neither party may cite a property owner residing in the corporate boundaries of the other for a noise complaint or other local ordinance violation, and that the appropriate jurisdiction must be the citing entity, if a citation is reasonably deemed to be appropriate. In the event that Yorkville is the primary responding agency to a civil or criminal issue on the offending property due to mutual aid response protocol or through management discretion, Oswego and Yorkville agree to consider negotiated reimbursement of Yorkville’s costs to respond to the property to address the complaint within a reasonable amount of time after the response. This paragraph should not be read to limit either jurisdiction from responding to serious emergencies or the provision of suitable mutual aid, and instead serves as guidelines for non-life-threatening violations.”

Staff Comments & Recommendation

Overall, **staff recommends adoption** of a new Village of Oswego Boundary Agreement extension. Staff believes the solid long-term planning benefits of having a boundary agreement with a neighboring community outweighs any potential negative effects. The self-determination areas have been removed from the agreement which was the one item staff recommended against. Staff is seeking feedback from the committee on the agreement as a whole and the alteration to the boundary line.

Per the Illinois Statutes, both corporate authorities are required to provide a public notice of the proposed boundary agreement for no less than 15 days at the location where notices are posted for any village board or city council meetings as well as publication within the local newspaper. At this time, staff anticipates publishing a notice in the **December 23rd** edition of the Beacon News for a public hearing at the **January 11, 2022** City Council meeting. Staff will be available to answer any questions at Tuesday night’s meeting.

Attachments

1. October 5, 2021 EDC Memorandum
2. November 30, 2021 Draft Boundary Agreement
3. Oswego/Yorkville Boundary Line Agreement Map
4. 2001 Oswego/Yorkville Boundary Agreement
5. Draft Boundary Agreement Ordinance



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Krysti J. Barksdale-Noble, Community Development Director
Bart Olson, City Administrator
Date: September 23, 2021
Subject: Village of Oswego Boundary Agreement – Update and Extension

Summary

Per the 2016 Comprehensive Plan Update, a short-term goal of the City is to pursue new and extend existing boundary agreements with neighboring communities in an effort to promote and implement effective growth management practices. The proposed boundary agreement extension with the Village of Oswego, which expired on September 1, 2021, would now expire in the year 2041 and is the fourth of several existing agreements that are up for renewal. The City previously approved boundary agreement extensions with the municipalities of Sugar Grove in 2016, Plano in 2019, and Plainfield in 2020.

Background

Illinois statute allows municipalities with adopted official plans (comprehensive plans) to enter into a boundary agreement when unincorporated territory is within 1½ miles of the boundaries of two or more corporate authorities. The United City of Yorkville has current boundary agreements with Montgomery, Plano, Plainfield and Sugar Grove (refer to attached map).

Other municipalities currently overlapping 1½ mile jurisdiction with Yorkville with whom the City does not have boundary agreements with include Millbrook and Newark. Municipalities that are beyond the contiguous 1½ mile jurisdiction with Yorkville, but likely to encroach this jurisdiction based on their current future planning areas, include Joliet, Lisbon, Millington and Plattville.

The intent of the boundary agreement is to delineate a line which shall mark the boundaries of the respective jurisdiction and agree not to annex any unincorporated land which lies within the jurisdiction of the other municipality as established by such line. Further, Illinois statute requires boundary agreements to:

- Consider the natural flow of storm water drainage of the area;
- Include the entire area of a single tract having common ownership within one jurisdiction, when practical.
- Not exceed a term of 20 years, however, following the expiration of the term it may be extended, renewed, or revised as the parties agree.

Advantages and Disadvantages

Boundary agreements create the opportunity for meaningful future land planning and establish proposed locations of different types of land uses. In addition, boundary agreements can specify infrastructure needs and responsibilities between corporate authorities so that development within the area between each municipality is orderly and efficient. However, there are other advantages and disadvantages to be considered.

ADVANTAGES

Developers or property owners do not have the ability to pit communities against each other to obtain concessions

Allows for better land use and infrastructure planning in the area

Reduces the negative aspects of competing with neighbor for territory

It is a proactive planning measure and building regional cooperation

DISADVANTAGES

The terms of the agreement may last up to 20 years which is a timeframe where many changes may take place locally and regionally

Eliminates unincorporated owners' choice on which community to annex into

Some concessions may need to be given in order to 'compromise' with a neighboring community

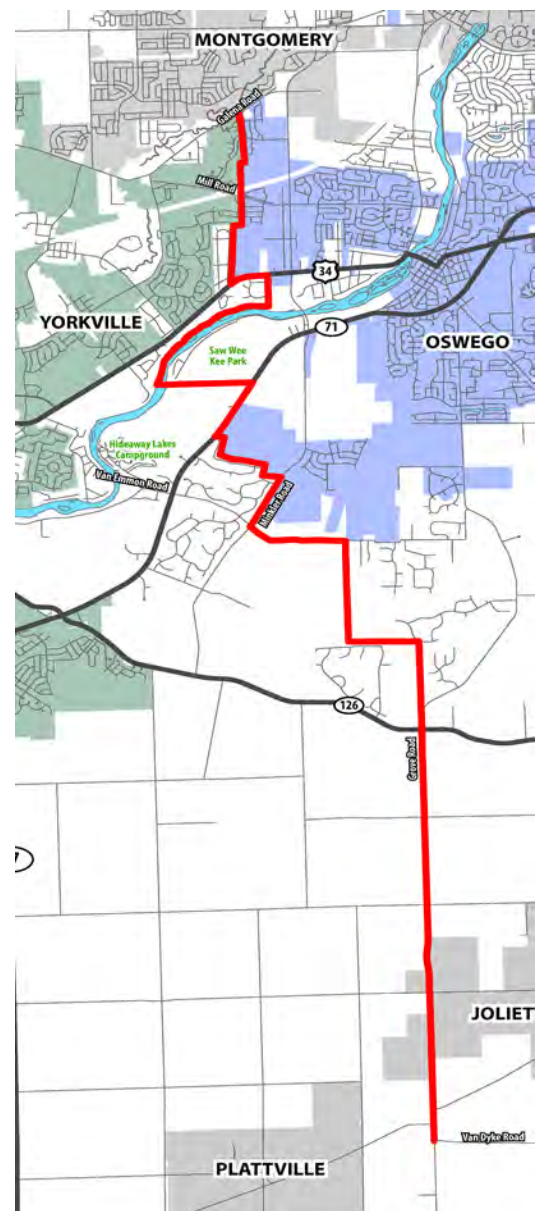
Existing Village of Oswego Boundary Agreement

The original boundary agreement between the United City of Yorkville and the Village of Oswego, was executed on September 1, 2001 (agreement recorded in January 2002 and ordinance recorded in March 2003). It established the many considerations for future development for the unincorporated area between the two communities.

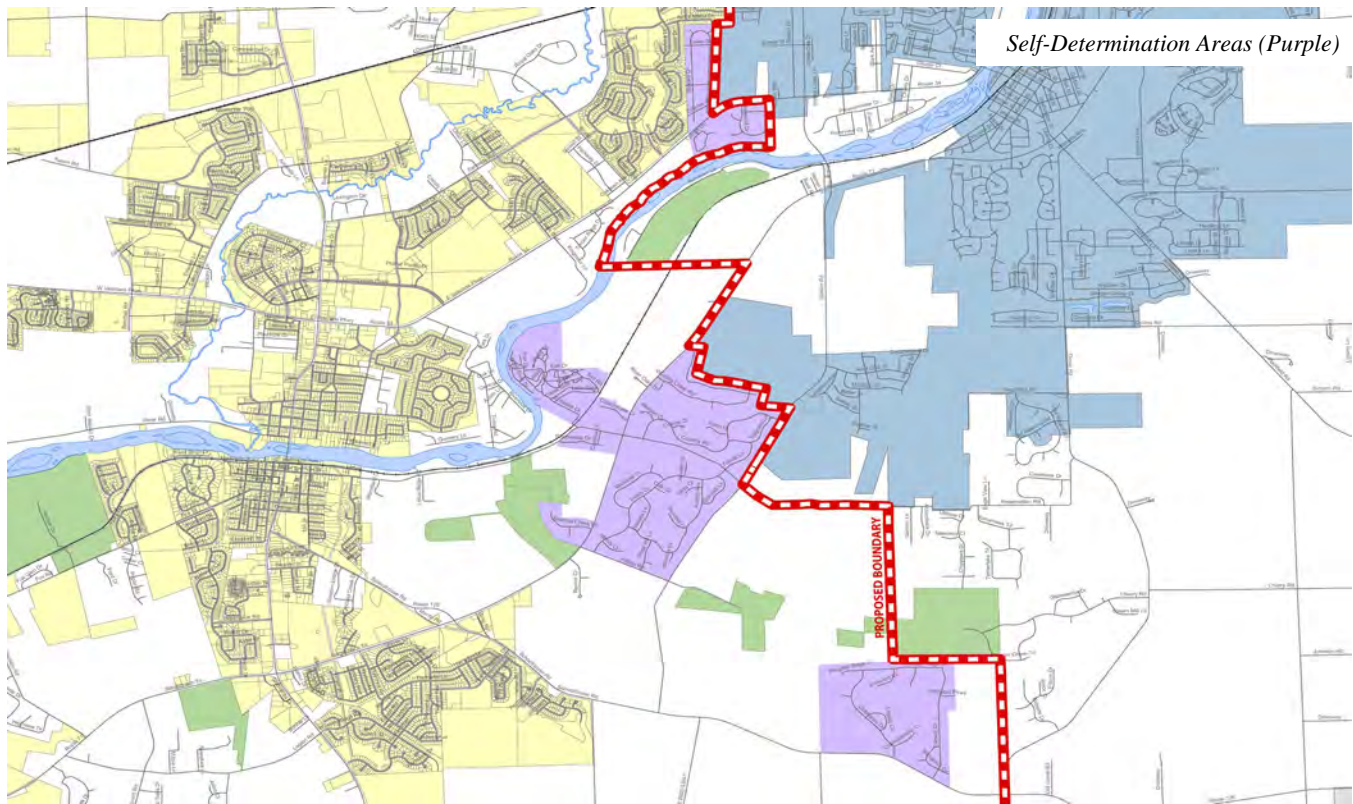
The previously agreed upon boundary between Yorkville and Oswego can be seen in the map to the right. The boundary starts at Galena Road east of Grande Reserve and then heads south to U.S. Route 34. It jogs around an existing unincorporated residential subdivision and the line continues along the Fox River and then envelops Saw Wee Kee Park to the east in Oswego's territory which is under the jurisdiction of the Oswegoland Park District. The line then continues south down Route 71 and then east to Minkler Road and annexed Oswego territory. It follows Minkler Road south and then, along parcel boundaries, goes southeast towards Grove Road. The rest of the boundary line goes due south down Grove Road and ends at Van Dyke Road which is consistent with the City's agreement with Plainfield.

This approximately sixteen and a half (16.5) mile boundary consists of a variety of land uses along its sides. There are mostly agricultural uses on the south portion of the boundary with a mix of unincorporated residential subdivisions heading north towards the river. The northern portion of the boundary line is mostly residential subdivisions within Yorkville or Oswego.

A majority of the unincorporated land is identified as having a future land use designation of "Agricultural Zone (AZ)" and "Estate/Conservation Residential (ECR)" in Yorkville's 2016 Comprehensive Plan Update.



Existing Yorkville/Oswego Boundary Line



Other than identifying the boundary line for future development, the existing agreement outlines a number of other details including:

- **Self-Determination Areas** – As seen in the attached map, there are several existing residential subdivisions that the agreement states may be annexed into either municipality without objection from the other municipality.
- **Third Party Annexations** – If a third party attempts to annex land which would change the boundary of the agreement, then each municipality may consider the request and, if not opposed, must amend the agreement.
- **Annexation of Roadways** – If the boundary line is located on a roadway then it shall be located on the center line of that roadway. Additionally, this section covers roads already annexed into the municipalities and the jurisdiction each community has over these roadways.
- **Roads and Streets** – This section covers improvements to Mill Street and other roads which cross the boundary line.
- **Facilities Planning Area Modifications** – Neither municipality may object to each other's facility planning areas regardless of the boundary line.
- **Land Planning** – Both municipalities will direct their planning staffs to meet and confer about land use and development in the area to promote favorable outcomes for both parties.
- **Wells and Water** – Both municipalities agree to discuss issues regarding regional water supply.
- **Duration on Agreement** – Details the 20-year period of the agreement.
- **Other Administrative Regulations** – The agreement includes administrative requirements including but not limited to representatives, enforcement, required notices, reservation of rights, severability, and recording of the agreement.

Proposed New Oswego Boundary Agreement

The proposed updated boundary agreement between the City of Yorkville and the Village of Oswego would be extended for another twenty (20) year term, until 2041, and continue most of the same provisions of the existing agreement. After meeting with staff from Oswego, the following revisions are being proposed and are broken down into minor and major amendments:

Minor Amendments

Section 2 – New Exhibit A and Exhibit B which creates a new map (attached) and legal description for the boundary.

Section 9 – This section is being removed as the Mill Street upgrade is within Grande Reserve and is already a planned improvement. Also, the 39 foot back of curb to back of curb and 80 foot right of way has been applied to approved improvement plans. The intersection improvements to Mill Road as part of the Grande Reserve development will begin construction this year.

Section 10 – Part D states Oswego has an application to create a FPA and staff is waiting on a response from Oswego to verify if it has been established. If so, this part may be removed as it would be obsolete.

Section 14 – This section has been modified to include the Oswego/Yorkville/Montgomery joint Feasibility Study to Receive Lake Michigan Water Via the Dupage Water Commission. It states both communities' intentions to work on regional sources for water.

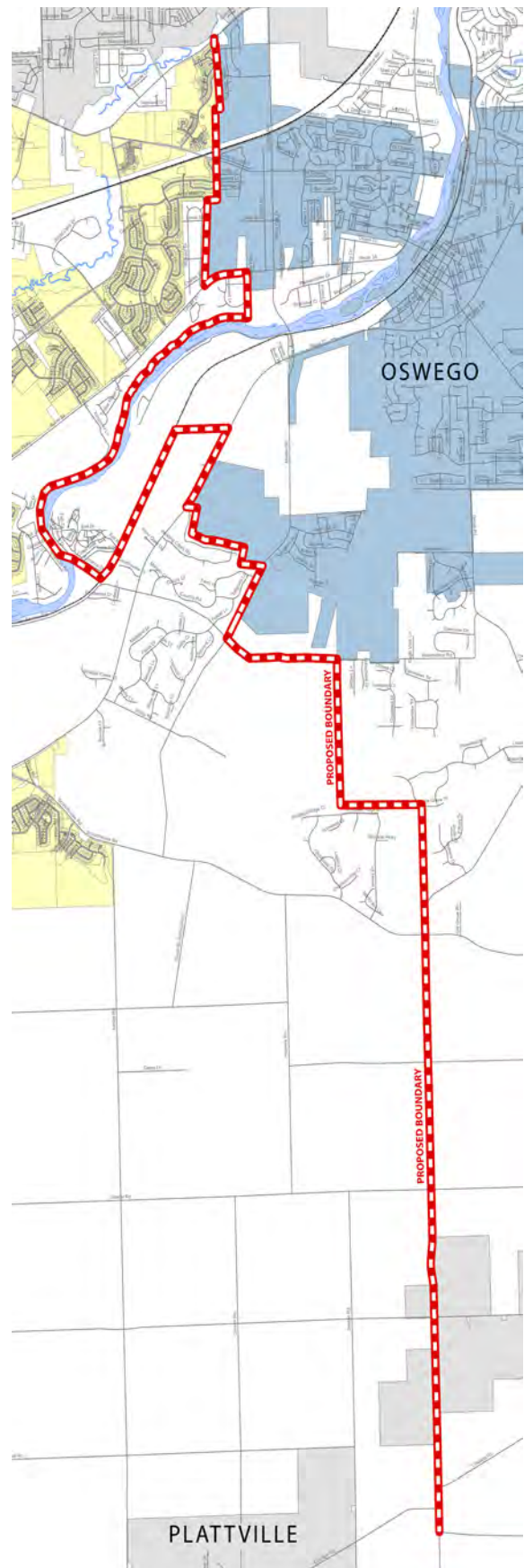
Section 18 – The duration of the agreement has been updated to December 1, 2041.

Section 23 – The notices have been amended to remove “personal delivery” and replace with certified mail.

Major Amendments

Section 2 – The new boundary line as seen on the attached map, has been altered to extend the boundary south along the river and envelop the existing Hideaway Lakes campground onto Oswego's side of the boundary. This was a direct request from Oswego to move the campground onto their side of the boundary.

There has been language added to the proposed boundary agreement in section 3(c) which addresses any potential nuisance issues that may arise if the campground is annexed into Oswego since it is in close proximity to existing Yorkville and unincorporated residential neighborhoods.



Proposed Yorkville/Oswego Boundary Line

The provisions state in the event the Yorkville Police Department is called to the property for any reason, Oswego shall reimburse Yorkville for all costs Yorkville incurs for such response. Additionally, Oswego shall respond to all noise complaints whether received by Yorkville and forwarded to Oswego or received directly by Oswego promptly.

Section 4 – The self-determination zones have been removed from the agreement. This was a Yorkville staff recommendation. Oswego staff has informed Yorkville staff that Oswego would like to keep these zones within the agreement.

Staff Comments & Recommendation

Staff has collaborated with Oswego staff to bring forth this updated boundary agreement for review. Overall, **staff recommends adoption** of a new Village of Oswego Boundary Agreement extension. Staff believes the solid long-term planning benefits of having a boundary agreement with a neighboring community outweighs any potential negative effects. **Staff also recommends approval** of all the minor amendments listed in this memorandum and outlined on the attached draft agreement.

In terms of the major amendments listed in this memorandum, **staff does not recommend approval** of keeping the self-determination areas in the agreement. The main purpose and benefit of having an agreement between neighbors is to avoid a situation where a developer or property owner(s) can pit two communities against one another for their gain. It also helps with long term planning of local and regional development when each community knows where their planning boundary is located. By not knowing where these areas will be annexed, it creates uncertainty in planning for development, utilities, and other infrastructure.

Per the Illinois Statutes, both corporate authorities are required to provide a public notice of the proposed boundary agreement for no less than 15 days at the location where notices are posted for any village board or city council meetings as well as publication within the local newspaper. At this time, staff anticipates publishing a notice in the **October 22nd** edition of the Beacon News for a public hearing at the **November 9th** City Council meeting. Staff is looking forward to getting the EDC's feedback on this matter and answering any questions at Tuesday night's meeting.

**INTERGOVERNMENTAL JURISDICTIONAL
BOUNDARY LINE AGREEMENT BETWEEN THE
VILLAGE OF OSWEGO AND THE UNITED CITY OF YORKVILLE**

This Agreement made and entered into this _____ day of _____ A.D. 2021 by and between the VILLAGE OF OSWEGO, Kendall and Will Counties, Illinois, an Illinois municipal corporation (hereinafter sometimes referred to as "OSWEGO"), and the UNITED CITY OF YORKVILLE, Kendall County, Illinois, an Illinois municipal corporation (hereinafter sometimes referred to as "YORKVILLE"), both of said parties are hereinafter sometimes referred to collectively as "the Municipalities" and individually as "Municipality".

WITNESSETH:

WHEREAS, section 11-12-9 of the Illinois Municipal Code (Illinois Compiled Statutes, Chapter 65, Section 5/11-12-9), authorizes corporate authorities of municipalities to agree upon boundaries for the exercise of their representative jurisdictions within unincorporated territory that lies within one and one-half miles of the corporate limits of such municipalities; and

WHEREAS, Section 10, Article VII, of the Constitution of the State of Illinois of 1970 authorizes units of local government, including municipalities, to contract to exercise, combine, or transfer any power or function in any manner not prohibited by law or ordinance; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, (Illinois Compiled Statutes, Chapter 5, Section 220/1 et seq.), authorizes municipalities to exercise jointly with any public agency of the State, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertakings; and

WHEREAS, OSWEGO and YORK.VILLE have adopted official comprehensive plans controlling the development of unincorporated territory; and

WHEREAS, developments under way or in various stages of planning are creating growth opportunities in and near the unincorporated territory surrounding YORKVILLE and OSWEGO; and

WHEREAS, OSWEGO and YORKVILLE have determined that current plans and opportunities for development will be accompanied by significantly higher demands for governmental services, police services, utility services, transportation services, and other municipal services and financial commitments to meet the necessities of development; and

WHEREAS, prior to entering into this Agreement, OSWEGO and YORKVILLE have considered the ownership of property, natural flow of storm water and other relevant factors concerning the unincorporated territory; and

WHEREAS, OSWEGO and YORKVILLE have determined that the territory lying between their present municipal boundaries is a rapidly developing area in which problems related to utility service, open space preservation, flood control, population density, ecological and economic impact, and multipurpose developments are ever increasing both in number and complexity; and

WHEREAS, OSWEGO and YORKVILLE and their respective citizens are vitally affected by such concerns, and any attempt to solve them and provide for the welfare, prosperity, and employment of the inhabitants of the municipalities will be benefitted by the mutual action and intergovernmental cooperation with respect thereto; and

WHEREAS, OSWEGO and YORKVILLE have determined that there exists a need and desire to provide for logical municipal boundaries and areas of municipal authority between their respective communities in order to plan effectively for the growth and potential development between their communities and the conservation of the available resources for all of their respective citizens; and

WHEREAS, OSWEGO and YORKVILLE, after due investigation and consideration, have decided to enter into an agreement providing for the establishing of a boundary for their respective jurisdictions in the unincorporated territory lying between and near their boundaries; and

WHEREAS, OSWEGO and YORKVILLE have determined that the observance of the Boundary Line in future annexations by the two municipalities will serve the best interest of the two communities; and

WHEREAS, OSWEGO and YORKVILLE have determined that in some instances it will be desirable and necessary for the power and authority conferred on one municipality to be exercised by another; and

WHEREAS, OSWEGO and YORKVILLE have authorized the execution of this Agreement as an exercise of their respective statutory authority, and as an exercise of their intergovernmental cooperation authority under the Constitution and laws of the State of Illinois.

NOW, THEREFORE, in consideration of the mutual promises contained herein and in the further consideration of the recitals hereinabove set forth, it is hereby agreed between OSWEGO and YORKVILLE pursuant to their constitutional, statutory, and other authority as follows:

1. **INCORPORATION OF PREAMBLE**

OSWEGO and YORKVILLE acknowledge that the statements made above in the recitals are true and correct and that such recitals are incorporated into this Agreement as if fully set forth in this Section 1.

2. **BOUNDARY LINE**

OSWEGO and YORKVILLE agree that in the unincorporated area lying between and near the two municipalities, the Boundary Line for annexation, governmental planning, subdivision control, facilities planning, zoning, official map, ordinances, and other municipal purposes shall be as is depicted on the map attached hereto as **EXHIBIT A** and as legally described in **EXHIBIT B** which are incorporated herein and made a part of the Agreement. The line depicted on Exhibit "A" and described on Exhibit "B" will be referred to as the "Boundary Line". In the event of any conflict between **EXHIBIT A** and/or **EXHIBIT B** and/or the terms of this Agreement, the order for the controlling authority shall be as follows: (1) the terms of this Agreement; and (2) the legal description of the Boundary Line attached as **EXHIBIT B**; and (3) the Boundary Map attached as **EXHIBIT A**.

3. **JURISDICTION**

(a) With respect to property located within the area assigned to OSWEGO (as depicted on **EXHIBIT A**), YORKVILLE agrees that it shall not annex any unincorporated territory within such area nor shall it exercise or attempt to exercise or enforce any zoning ordinance, planning control, subdivision control, official map, or other municipal authority or ordinances, except as may be hereinafter provided in this Agreement.

(b) With respect to property located within the area assigned to YORKVILLE (as depicted on **EXHIBIT A**), OSWEGO agrees that it shall not annex any unincorporated territory within such area nor shall it exercise or attempt to exercise or enforce any zoning ordinance, planning control, subdivision control, official map, or other municipal authority or ordinances, except as may be hereinafter provided in this Agreement.

(c) With regard to that certain property bounded by the Fox River on the north and west and by Illinois Railway on the south and east, commonly known as “Fox Bluff” (PINs: 02-26-300-015, 02-27-401-002, 02-34-226-008, and 02-35-101-002), upon Oswego’s annexation of the property, Oswego agrees to diligently respond to all civil and criminal complaints called into Yorkville, Oswego, or KenCom dispatch, relative to Hideaway Lakes, regardless of the location of the complainant. Oswego agrees to undertake their normal and customary nuisance complaint process for noise complaints, including promptly visiting the complainant’s location to investigate the source and intensity of the noise complaint, addressing the complaint with the offending property owner, and/or citing the property owner as the circumstances warrant. Notwithstanding the foregoing, Yorkville agrees to provide reasonable assistance to Oswego in responding or addressing to these complaints, including, but not limited to, responding to a Yorkville complainant’s location, whether to conduct or assist with information gathering, or visiting the offending property to address the complaint with the property owner, as circumstances warrant. The Parties recognize that neither party may cite a property owner residing in the corporate boundaries of the other for a noise complaint or other local ordinance violation, and that the appropriate jurisdiction must be the citing entity, if a

citation is reasonably deemed to be appropriate. In the event that Yorkville is the primary responding agency to a civil or criminal issue on the offending property due to mutual aid response protocol or through management discretion, Oswego and Yorkville agree to consider negotiated reimbursement of Yorkville's costs to respond to the property to address the complaint within a reasonable amount of time after the response. This paragraph should not be read to limit either jurisdiction from responding to serious emergencies or the provision of suitable mutual aid, and instead serves as guidelines for non-life-threatening violations.

4.. **SUBDIVISION CONTROLS**

In the event that either municipality's subdivision control authority cannot be exercised within its designated area because the municipality is not located within one and one-half miles of a proposed subdivision, and if the other municipality is located within one and one-half miles of that subdivision, then, in those events, the municipality located within one and one-half miles of a proposed subdivision hereby transfers its subdivision control authority to the other municipality pursuant to Section, Article VII, of the Constitution of the State of Illinois of 1970. In the event that any court of law shall find that the transfer of subdivision control power between units of local government is prohibited or not permitted by law, then, if either municipality cannot exercise its subdivision control within its designated area because it is not located within one and one-half miles of a proposed subdivision, and if the other municipality is located within one and one-half miles of the subdivision, then the latter municipality shall exercise subdivision control notwithstanding the boundaries established by this Agreement.

5.. **THIRD PARTY ANNEXATIONS**

Upon a third party's attempt to effectuate a voluntary or involuntary annexation to have territory annexed which annexation would have the effect of changing the boundaries established under this Agreement, each municipality may consider such annexation and not oppose such

annexation, only where a mutual agreement between the parties hereto, in the form of a written amendment to this Agreement as provided in Section 15 is reached. Where a mutual written agreement is not reached, Oswego and Yorkville shall actively oppose any attempt to effectuate any voluntary or involuntary annexation by any third party.

6. **STATUTORY OBJECTION**

This Agreement shall not be construed so as to limit or adversely affect the right of either municipality to file a statutory objection to proposed rezonings, special use permits or other land use proposals that have been presented to the corporate authorities of Kendall County, so long as the property for which the proposed rezoning, special use or other land use proposal is located in the area assigned to that objecting municipality by the terms of this Agreement.

In the event that either municipality's authority to assert a statutory objection to proposed rezonings, special use permits, or other land use proposals cannot be exercised within its designated area because the municipality is not located within one and one-half miles of the subject property, and if the other municipality is located within one and one-half miles of said property, then the municipality located within one and one-half miles of said property hereby transfers its authority to the other municipality. Both municipalities shall reasonably cooperate in any subsequent actions which are necessary to complete this transfer of authority. In the event this transfer of authority is determined to be invalid, then the putative transferor municipality shall cooperate with the transferee municipality to file such objection on behalf of the transferee municipality.

7.. **ANNEXATION OF ROADWAYS**

(a) If the Boundary Line depicted on **EXHIBIT A** and described on **EXHIBIT B** is located on a roadway, the Boundary Line shall be deemed, except as otherwise provided herein, to be located on the center line of the roadway if the roadway is not located within the corporate limits of either municipality as of the date of this Agreement. For territory that has been annexed by either municipality prior to the date of this Agreement, the roadway shall be deemed to be located within

the municipality to which the roadway has been annexed either by ordinance or by operation of state law (Illinois Compiled Statutes, CH. 65, Section 5/7-1-1). For unincorporated territory that is located on either side of the Boundary Line and that will be annexed to the designated municipality in the future, the roadway shall be deemed to be located within the municipality that first annexes its respective territory adjacent to the roadway. The Boundary Line set by this Agreement shall be deemed to have been amended accordingly without further action by either municipality.

(b) Each municipality agrees that with respect to any roadways that are or are deemed to be located within that municipality's territory pursuant to this Agreement, that municipality shall, to the extent it has jurisdiction to do so, authorize the reasonable use of the right-of-way of such roadway, and grant non-exclusive easements for the installation by the other municipality of water, sanitary sewer and utility service facilities, storm sewer mains and appurtenant public improvements. Each municipality agrees that it may assign its non-exclusive easement rights to any other unit of local government that may provide water, sanitary sewer, or storm sewer service to territory within the easement grantee's territory designated under this Agreement.

(c) Each municipality requires that prior to authorizing the reasonable use of roadway right-of-way described in Section 8(b) above the entity performing the proposed work shall be bonded and insured in accordance with the authorizing municipalities' applicable requirements, ordinances and/or regulations and shall name the authorizing municipality as an additional insured on its public liability insurance policy.

(d) The parties recognize the practical problems of providing required municipal services for roadways that are located on the Boundary Line. To that end, the parties agree that further cooperative agreements shall be developed to provide road maintenance, police and other municipal services, including capital improvements, to roadways that are located on the Boundary Line.

(e) Acquisition of right-of-way which is adjacent and adjoining the Boundary Line roadway for roadway and utility purposes to widen the Boundary Line roadway shall not be considered an encroachment on the respective assigned territories.

8.. **FACILITIES PLANNING AREA MODIFICATIONS**

(a) YORKVILLE shall not object to or otherwise contest a request to amend OSWEGO' s Facilities Planning Area to add territory to OSWEGO's Facility Planning Area (or the Fox Metro FPA for the benefit of Oswego), including territory currently within YORKVILLE's Facilities Planning Area which is on OSWEGO's side of the Boundary Line.

(b) OSWEGO shall not object to or otherwise contest a request to amend the YORKVILLE Facilities Planning Area to add territory to YORKVILLE 's Facility Planning Area (or any Sanitary District's FPA for the benefit of Yorkville), including territory currently within OSWEGO's Facilities Planning Area which is on YORKVILLE's side of the Boundary Line.

(c) If the Illinois Environmental Protection Agency (IEPA) eliminates FPAs for designating service areas for sewer providers at some point after the approval of this Agreement, each party agrees not to provide sewer or water service to any person or entity on the other party's side of the Boundary Line and over which the other party has jurisdiction, without the written consent of the other party.

(d) It is recognized that Oswego currently has an application on file to create an FPA. A portion of the territory described in such FPA application is on the Yorkville side of the Boundary Line. If such FPA is approved, Oswego shall not object to the transfer of such portion of the territory to the Yorkville and/or any FPA upon a written request by either Yorkville or any Sanitary District. Oswego may, in its discretion, eliminate that territory from its FPA.

9.. **WAIVER OF ANNEXATION CHALLENGES**

Each municipality waives any right to challenge or otherwise contest the validity of any annexation the other municipality has effected, is effecting, or will effect in the future for territory located within the other municipality's designated areas as depicted in **EXHIBIT A**. The parties further agree not to make any requests, formal or informal, to any third party for that third party to challenge the validity of the other municipality's past, current or future annexations within the other municipality's designated area.

10. **LAND PLANNING**

The parties agree to direct their respective professional planning staffs to meet and confer about land use and development so as to promote and control economic and land development that favors both parties. Nothing in this paragraph shall require both parties to agree to any specific type of land use or development within that are as depicted on **EXHIBIT A**, but the parties are to use their best efforts to keep each other informed of land use and development plans in that area.

11. **CONTRIBUTIONS TO OTHER DISTRICTS**

Both Oswego and Yorkville shall be fair and equitable in assessing fees for the benefit of other taxing districts being mindful of the spirit of intergovernmental cooperation. Fees paid for the applicable taxing districts affected by this Agreement shall be as set by Resolution adopted by the municipal Board or Council for the subject real property in which the parcel of real property being developed is located.

12. **WELLS AND WATER**

The Illinois State Water Survey has predicted that the existing eight (8) wells Oswego currently utilizes from a deep sandstone aquifer will be depleted in the future due to increased demand. Similarly, the United City of Yorkville is facing the same challenges with its current five (5) deep well water supply resource. Therefore, the Village of Oswego and the United City of Yorkville entered into a joint Feasibility Study to Receive Lake Michigan Water Via the DuPage Water Commission (“study”) in September 2018 to determine a regional plan to access a reliable non-well water supply

that will meet the increased demand generated by future population and development anticipated in both municipalities. It is anticipated all future water sourcing from both municipalities will come from Lake Michigan.

13. **OPEN SPACE**

The Village of Oswego and the United City of Yorkville recognize the need to preserve open space for the enjoyment of their citizens and agree to cooperate with each other and other agencies including the Kendall County Forest Preserve, any Park District, State or Federal agency to set aside open space in areas along the boundary where feasible. This, however, does not obligate either municipality to change their comprehensive/development plans or any current or future annexation/development agreements.

14. **EFFECT OF AGREEMENT ON OTHER MUNICIPALITIES**

This Agreement shall be binding upon and shall apply only to the legal relationship between OSWEGO and YORKVILLE. Nothing herein shall be used or construed to affect, support, bind, or invalidate the boundary claims of either OSWEGO and YORKVILLE insofar as such shall affect any municipality which is not a party to this Agreement.

15. **AMENDMENT OF AGREEMENT**

Neither OSWEGO nor YORKVILLE shall either directly or indirectly seek any amendments or modification to this Agreement or to have this Agreement declared null, void or invalid, and this Agreement shall remain in full force and effect until amended or modified by the mutual written agreement of the corporate authorities of both municipalities.

16. **DURATION OF AGREEMENT**

This Agreement shall be in full force and effect until December 1, 2041 . The term of this Agreement may be extended, renewed or revised by the mutual written agreement of the corporate authorities of both municipalities.

17. **REPRESENTATIONS BY THE PARTIES**

The parties represent, warrant, and agree to and with each other that each is a duly organized and existing municipal corporation under Illinois Law, has taken all necessary corporate and legal action to authorize the execution, delivery, and performance on their part of this Agreement, and the performance hereto by each will not be in contravention of any resolutions, ordinances, laws, contracts, or agreements to which it is a party or to which it is subject. The parties shall deliver to each other certified copies of all resolutions or ordinances authorizing the execution and performance of this Agreement.

18. **FAILURE TO ENFORCE**

The failure of any party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver thereof in any instance, shall not be construed as a general waiver or relinquishment on its part of any such provision, but the same shall, nevertheless, be and remain in full force and effect.

19. **CAUSES BEYOND CONTROL**

No party to this Agreement shall be liable to another for failure, default or delay in performing any of its obligations hereunder, in case such failure, default or delay in performing any of its obligations specified herein is caused by strikes; by forces of nature; unavoidable accident; fire; acts of public enemy; or order of court. Should any of the foregoing occur, the parties hereto agree to proceed with diligence to do what is reasonable and necessary so that each party may perform its obligations under this Agreement.

20. **ENFORCEMENT**

Any dispute between the parties to this Agreement or any dispute regarding the interpretation of the terms of this Agreement shall be resolved by an arbitrator selected by the American Arbitration Association. The decision of the arbitrator shall be final and binding on the parties.

(1) Within five (5) business days after the appointment of an arbitrator, the parties shall submit a written memorandum stating their position. Within three (3) business days after receipt

of the written memorandum, the parties shall submit a written response. The arbitrator shall then within ten (10) business days thereafter issue its decision.

(2) The party requesting the arbitration shall be solely responsible for the cost of filing the arbitration, with each party paying its own attorney's fees. Upon ruling of the arbitrator, the non-prevailing party shall be responsible for any cost associated with filing the arbitration.

The Circuit Court of the County where the property at issue is situated shall enforce any decision made pursuant to this arbitration provision.

2\1. **NOTICES**

Any notice required by this Agreement shall be in writing and shall be served by certified mail, return receipt requested, addressed to the municipal clerk or chief administrative officer of the receiving party. Notices shall be deemed served on the fourth day following mailing.

22. **RESERVATION OF RIGHTS**

Nothing in this Agreement is intended to confer a benefit or right of enforcement upon any third party. Further, both municipalities specifically reserve all rights, privileges and immunities conferred upon them by law.

23. **AGENCY**

Neither party is an agent of the other party and neither shall incur any costs or expenses on behalf of the other.

24. **COMPLETE AGREEMENT**

This Agreement sets forth the complete understanding between OSWEGO and YORKVILLE relating to the terms hereof and any amendment hereto to be effective must be in writing and duly authorized and signed by both parties.

25. **SEVERABILITY**

If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provisions and to this end the provisions of this Agreement are to be severable.

26. **REPEALER**

All agreements or parts thereof in conflict with the terms of this Agreement are hereby repealed and of no further force and effect to the extent of such conflict.

27. **PUBLICATION AND RECORDING**

This Agreement shall be construed in accordance with the laws of the State of Illinois and shall be certified as to adoption by the municipal clerk of each municipality, made available in the office of each municipal clerk, published by the representative municipalities and recorded or filed with the Kendall County Recorder and others as their interest may appear.

28. **EFFECTIVE DATE**

This Agreement shall be in full force and effect after its passage, approval and publication as required by law.

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names by their respective officers hereunto duly authorized and their respective corporate seals to be hereunto affixed and attested by their respective officers having custody thereof the day and year first above written.

VILLAGE OF OSWEGO
Kendall and Will Counties, Illinois,
an Illinois Municipal Corporation

ATTEST: (Seal)

By: _____
Village President

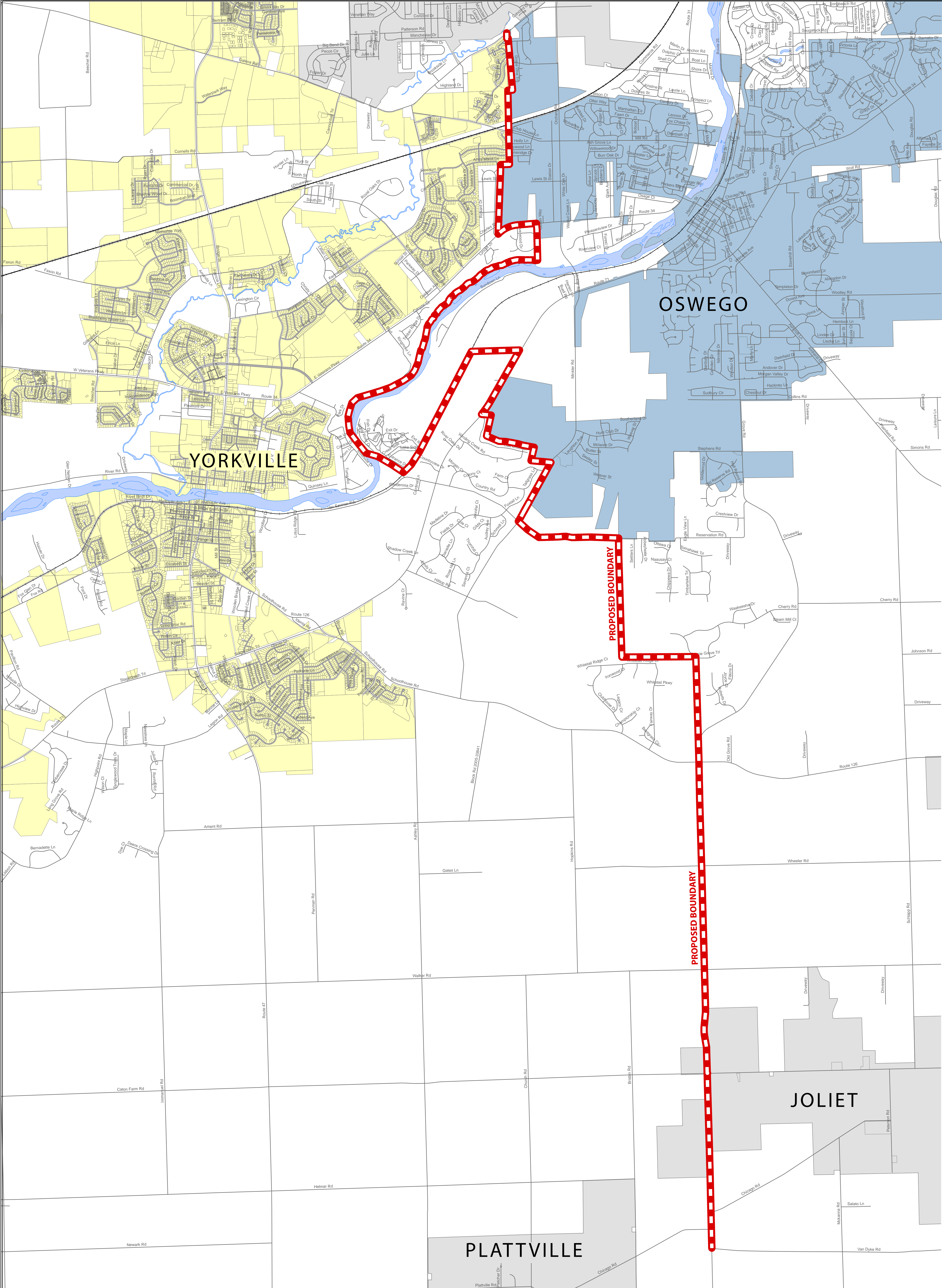
Village Clerk


UNITED CITY OF YORKVILLE
Kendall County, Illinois,
an Illinois Municipal Corporation

ATTEST: (Seal)

By: _____
Mayor

City Clerk



| | | |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------|
|  | PROPOSED YORKVILLE/OSWEGO BOUNDARY AGREEMENT UNITED CITY OF YORKVILLE, ILLINOIS | |
| | ADDRESS: 800 Game Farm Road, Yorkville Illinois | DATE: April 12, 2021 |
| | DATA: All permit data and geographic data are property of the United City of Yorkville | |
| | LOCATION: (I:)//Community Development/Boundary Agreements/Oswego Boundary Map | |

**INTERGOVERNMENTAL JURISDICTIONAL
BOUNDARY LINE AGREEMENT BETWEEN THE
VILLAGE OF OSWEGO AND THE UNITED CITY OF YORKVILLE**

This Agreement made and entered into this 25th day of January,
A.D. 2007 by and between the VILLAGE OF OSWEGO, Kendall County, Illinois, an Illinois
municipal corporation (hereinafter sometimes referred to as "OSWEGO"), and the UNITED CITY
OF YORKVILLE, Kendall County, Illinois, an Illinois municipal corporation (hereinafter sometimes
referred to as "YORKVILLE"), both of said parties are hereinafter sometimes referred to collectively
as "the Municipalities" and individually as "Municipality".

WITNESSETH:

WHEREAS, section 11-12-9 of the Illinois Municipal Code (Illinois Compiled Statutes,
Chapter 65, Section 5/11-12-9), authorizes corporate authorities of municipalities to agree upon
boundaries for the exercise of their representative jurisdictions within unincorporated territory that
lies within one and one-half miles of the corporate limits of such municipalities; and

WHEREAS, Section 10, Article VII, of the Constitution of the State of Illinois of 1970
authorizes units of local government, including municipalities, to contract to exercise, combine, or
transfer any power or function in any manner not prohibited by law or ordinance; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, (Illinois Compiled Statutes,
Chapter 5, Section 220/1 et seq.), authorizes municipalities to exercise jointly with any public
agency of the State, including other units of local government, any power, privilege, or authority
which may be exercised by a unit of local government individually, and to enter into contracts for the
performance of governmental services, activities, and undertakings; and

WHEREAS, OSWEGO and YORKVILLE have adopted official comprehensive plans controlling the development of unincorporated territory; and

WHEREAS, developments under way or in various stages of planning are creating growth opportunities in and near the unincorporated territory surrounding YORKVILLE and OSWEGO; and

WHEREAS, OSWEGO and YORKVILLE have determined that current plans and opportunities for development will be accompanied by significantly higher demands for governmental services, police services, utility services, transportation services, and other municipal services and financial commitments to meet the necessities of development; and

WHEREAS, prior to entering into this Agreement, OSWEGO and YORKVILLE have considered the ownership of property, natural flow of storm water and other relevant factors concerning the unincorporated territory; and

WHEREAS, OSWEGO and YORKVILLE have determined that the territory lying between their present municipal boundaries is a rapidly developing area in which problems related to utility service, open space preservation, flood control, population density, ecological and economic impact, and multipurpose developments are ever increasing both in number and complexity; and

WHEREAS, OSWEGO and YORKVILLE and their respective citizens are vitally affected by such concerns, and any attempt to solve them and provide for the welfare, prosperity, and employment of the inhabitants of the municipalities will be benefitted by the mutual action and intergovernmental cooperation with respect thereto; and

WHEREAS, OSWEGO and YORKVILLE have determined that there exists a need and

desire to provide for logical municipal boundaries and areas of municipal authority between their respective communities in order to plan effectively for the growth and potential development between their communities and the conservation of the available resources for all of their respective citizens; and

WHEREAS, OSWEGO and YORKVILLE, after due investigation and consideration, have decided to enter into an agreement providing for the establishing of a boundary for their respective jurisdictions in the unincorporated territory lying between and near their boundaries; and

WHEREAS, OSWEGO and YORKVILLE have determined that the observance of the Boundary Line in future annexations by the two municipalities will serve the best interest of the two communities; and

WHEREAS, OSWEGO and YORKVILLE have determined that in some instances it will be desirable and necessary for the power and authority conferred on one municipality to be exercised by another; and

WHEREAS, OSWEGO and YORKVILLE have authorized the execution of this Agreement as an exercise of their respective statutory authority, and as an exercise of their intergovernmental cooperation authority under the Constitution and laws of the State of Illinois.

NOW, THEREFORE, in consideration of the mutual promises contained herein and in the further consideration of the recitals hereinabove set forth, it is hereby agreed between OSWEGO and YORKVILLE pursuant to their constitutional, statutory, and other authority as follows:

1. **INCORPORATION OF PREAMBLE**

OSWEGO and YORKVILLE acknowledge that the statements made above in the

recitals are true and correct and that such recitals are incorporated into this Agreement as if fully set forth in this Section 1.

2. BOUNDARY LINE

OSWEGO and YORKVILLE agree that in the unincorporated area lying between and near the two municipalities, the Boundary Line for annexation, governmental planning, subdivision control, facilities planning, zoning, official map, ordinances, and other municipal purposes shall be as is depicted on the map attached hereto as EXHIBIT A and as legally described in EXHIBIT B which are incorporated herein and made a part of the Agreement. The line depicted on Exhibit "A" and described on Exhibit "B" will be referred to as the "Boundary Line". In the event of any conflict between EXHIBIT A and/or EXHIBIT B and/or the terms of this Agreement, the order for the controlling authority shall be as follows: (1) the terms of this Agreement; and (2) the legal description of the Boundary Line attached as EXHIBIT B; and (3) the Boundary Map attached as EXHIBIT A.

3. JURISDICTION

(a) With respect to property located within the area assigned to OSWEGO (as depicted on EXHIBIT A), YORKVILLE agrees that it shall not annex any unincorporated territory within such area nor shall it exercise or attempt to exercise or enforce any zoning ordinance, planning control, subdivision control, official map, or other municipal authority or ordinances, except as may be hereinafter provided in this Agreement.

(b) With respect to property located within the area assigned to YORKVILLE (as depicted on EXHIBIT A), OSWEGO agrees that it shall not annex any unincorporated territory

within such area nor shall it exercise or attempt to exercise or enforce any zoning ordinance, planning control, subdivision control, official map, or other municipal authority or ordinances, except as may be hereinafter provided in this Agreement.

4. SELF-DETERMINATION AREAS

The areas depicted as "Self Determination" areas on Exhibit A and as legally described on Exhibit C are subject to annexation by either OSWEGO or YORKVILLE upon a lawful petition to annex to one of the municipalities, the non annexing municipality shall take no action in an attempt to negate annexation to the other municipality.

5. SUBDIVISION CONTROLS

In the event that either municipality's subdivision control authority cannot be exercised within its designated area because the municipality is not located within one and one-half miles of a proposed subdivision, and if the other municipality is located within one and one-half miles of that subdivision, then, in those events, the municipality located within one and one-half miles of a proposed subdivision hereby transfers its subdivision control authority to the other municipality pursuant to Section, Article VII, of the Constitution of the State of Illinois of 1970. In the event that any court of law shall find that the transfer of subdivision control power between units of local government is prohibited or not permitted by law, then, if either municipality cannot exercise its subdivision control within its designated area because it is not located within one and one-half miles of a proposed subdivision, and if the other municipality is located within one and one-half miles of the subdivision, then the latter municipality shall exercise subdivision control notwithstanding the boundaries established by this Agreement.

6. THIRD PARTY ANNEXATIONS

Upon a third party's attempt to effectuate a voluntary or involuntary annexation to have territory annexed to either municipality which annexation would have the effect of changing the boundaries established under this Agreement, each municipality may consider such annexation and not oppose such annexation, only where a mutual agreement between the municipalities in the form of a written amendment to this Agreement as provided in Section 17 is reached. Where a mutual written agreement is not reached, each municipality shall actively oppose any attempt to effectuate any voluntary or involuntary annexation and shall not annex any territory which would have the effect of changing the boundaries established under this Agreement.

7. STATUTORY OBJECTION

This Agreement shall not be construed so as to limit or adversely affect the right of either municipality to file a statutory objection to proposed rezonings, special use permits or other land use proposals that have been presented to the corporate authorities of Kendall County, so long as the property for which the proposed rezoning, special use or other land use proposal is located in the area assigned to that objecting municipality by the terms of this Agreement.

In the event that either municipality's authority to assert a statutory objection to proposed rezonings, special use permits, or other land use proposals cannot be exercised within its designated area because the municipality is not located within one and one-half miles of the subject property, and if the other municipality is located within one and one-half miles of said property, then the municipality located within one and one-half miles of said property hereby transfers its authority to the other municipality. Both municipalities shall reasonably cooperate in any subsequent actions

which are necessary to complete this transfer of authority. In the event this transfer of authority is determined to be invalid, then the putative transferor municipality shall cooperate with the transferee municipality to file such objection on behalf of the transferee municipality.

8. ANNEXATION OF ROADWAYS

(a) If the Boundary Line depicted on EXHIBIT A and described on EXHIBIT B is located on a roadway, the Boundary Line shall be deemed, except as otherwise provided herein, to be located on the center line of the roadway if the roadway is not located within the corporate limits of either municipality as of the date of this Agreement. For territory that has been annexed by either municipality prior to the date of this Agreement, the roadway shall be deemed to be located within the municipality to which the roadway has been annexed either by ordinance or by operation of state law (Illinois Compiled Statutes, CH. 65, Section 5/7-1-1). For unincorporated territory that is located on either side of the Boundary Line and that will be annexed to the designated municipality in the future, the roadway shall be deemed to be located within the municipality that first annexes its respective territory adjacent to the roadway. The Boundary Line set by this Agreement shall be deemed to have been amended accordingly without further action by either municipality.

(b) Each municipality agrees that with respect to any roadways that are or are deemed to be located within that municipality's territory pursuant to this Agreement, that municipality shall, to the extent it has jurisdiction to do so, authorize the reasonable use of the right-of-way of such roadway, and grant non-exclusive easements for the installation by the other municipality of water, sanitary sewer and utility service facilities, storm sewer mains and appurtenant public improvements.

Each municipality agrees that it may assign its non-exclusive easement rights to any other unit of local government that may provide water, sanitary sewer, or storm sewer service to territory within the easement grantee's territory designated under this Agreement.

(c) Each municipality requires that prior to authorizing the reasonable use of roadway right-of-way described in Section 8(b) above the entity performing the proposed work shall be bonded and insured in accordance with the authorizing municipalities' applicable requirements, ordinances and/or regulations and shall name the authorizing municipality as an additional insured on its public liability insurance policy.

(d) The parties recognize the practical problems of providing required municipal services for roadways that are located on the Boundary Line. To that end, the parties agree that further cooperative agreements shall be developed to provide road maintenance, police and other municipal services, including capital improvements, to roadways that are located on the Boundary Line.

(e) Acquisition of right-of-way which is adjacent and adjoining the Boundary Line roadway for roadway and utility purposes to widen the Boundary Line roadway shall not be considered an encroachment on the respective assigned territories.

9. ROAD AND STREETS

(a) When developments are approved adjacent to Mill Street, Mill Street shall be improved to thirty nine (39') feet from back of curb to back of curb with an eighty (80') foot right of way.

(b) When streets which cross over the Boundary Line are constructed or

reconstructed, said streets shall maintain the typical section for at least one hundred (100') feet to match the street on the other side of the Boundary Line.

(c) When streets are constructed or reconstructed along the Boundary Line, best efforts shall be made so that said street is thirty nine (39') feet from back of curb to back of curb with a right of way of eighty (80') feet.

10. FACILITIES PLANNING AREA MODIFICATIONS

(a) YORKVILLE shall not object to or otherwise contest a request to amend OSWEGO's Facilities Planning Area to add territory to OSWEGO's Facility Planning Area (or the Fox Metro FPA for the benefit of Oswego), including territory currently within YORKVILLE's Facilities Planning Area which is on OSWEGO's side of the Boundary Line.

(b) OSWEGO shall not object to or otherwise contest a request to amend the YORKVILLE Facilities Planning Area to add territory to YORKVILLE's Facility Planning Area (or any Sanitary District's FPA for the benefit of Yorkville), including territory currently within OSWEGO's Facilities Planning Area which is on YORKVILLE's side of the Boundary Line.

(c) If the Illinois Environmental Protection Agency (IEPA) eliminates FPAs for designating service areas for sewer providers at some point after the approval of this Agreement, each party agrees not to provide sewer or water service to any person or entity on the other party's side of the Boundary Line and over which the other party has jurisdiction, without the written consent of the other party.

(d) It is recognized that Oswego currently has an application on file to create an FPA. A portion of the territory described in such FPA application is on the Yorkville side of the

Boundary Line. If such FPA is approved, Oswego shall not object to the transfer of such portion of the territory to the Yorkville and/or any FPA upon a written request by either Yorkville or any Sanitary District. Oswego may, in its discretion, eliminate that territory from its FPA.

11. WAIVER OF ANNEXATION CHALLENGES

Each municipality waives any right to challenge or otherwise contest the validity of any annexation the other municipality has effected, is effecting, or will effect in the future for territory located within the other municipality's designated areas as depicted in EXHIBIT A. The parties further agree not to make any requests, formal or informal, to any third party for that third party to challenge the validity of the other municipality's past, current or future annexations within the other municipality's designated area.

12. LAND PLANNING

The parties agree to direct their respective professional planning staffs to meet and confer about land use and development so as to promote and control economic and land development that favors both parties. Nothing in this paragraph shall require both parties to agree to any specific type of land use or development within that are as depicted on EXHIBIT A, but the parties are to use their best efforts to keep each other informed of land use and development plans in that area.

13. CONTRIBUTIONS TO OTHER DISTRICTS

Both Oswego and Yorkville shall be fair and equitable in assessing fees for the benefit of other taxing districts being mindful of the spirit of intergovernmental cooperation. Fees paid for the applicable taxing districts affected by this Agreement shall be as set by Resolution adopted by the municipal Board or Council for the subject real property in which the parcel of real

property being developed is located.

14. WELLS AND WATER

A. Oswego and Yorkville agree to discuss further issues with regard to the public water supply including the sharing of resources and interconnections of the municipal systems.

B. Both Oswego and Yorkville agree that they shall employ sound engineering principles when establishing new wells or redrilling existing wells.

15. OPEN SPACE

The Village of Oswego and the United City of Yorkville recognize the need to preserve open space for the enjoyment of their citizens and agree to cooperate with each other and other agencies including the Kendall County Forest Preserve, any Park District, State or Federal agency to set aside open space in areas along the boundary where feasible. This, however, does not obligate either municipality to change their comprehensive/development plans or any current or future annexation/development agreements.

16. EFFECT OF AGREEMENT ON OTHER MUNICIPALITIES

This Agreement shall be binding upon and shall apply only to the legal relationship between OSWEGO and YORKVILLE. Nothing herein shall be used or construed to affect, support, bind, or invalidate the boundary claims of either OSWEGO and YORKVILLE insofar as such shall affect any municipality which is not a party to this Agreement.

17. AMENDMENT OF AGREEMENT

Neither OSWEGO nor YORKVILLE shall either directly or indirectly seek any amendments or modification to this Agreement or to have this Agreement declared null, void or invalid, and this Agreement shall remain in full force and effect until amended or modified by the mutual written agreement of the corporate authorities of both municipalities.

18. DURATION OF AGREEMENT

This Agreement shall be in full force and effect until September 1, 2021 at 11:59 p.m. The term of this Agreement may be extended, renewed or revised by the mutual written agreement of the corporate authorities of both municipalities.

19. REPRESENTATIONS BY THE PARTIES

The parties represent, warrant, and agree to and with each other that each is a duly organized and existing municipal corporation under Illinois Law, has taken all necessary corporate and legal action to authorize the execution, delivery, and performance on their part of this Agreement, and the performance hereto by each will not be in contravention of any resolutions, ordinances, laws, contracts, or agreements to which it is a party or to which it is subject. The parties shall deliver to each other certified copies of all resolutions or ordinances authorizing the execution and performance of this Agreement.

20. FAILURE TO ENFORCE

The failure of any party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver thereof in any instance,

shall not be construed as a general waiver or relinquishment on its part of any such provision, but the same shall, nevertheless, be and remain in full force and effect.

21. CAUSES BEYOND CONTROL

No party to this Agreement shall be liable to another for failure, default or delay in performing any of its obligations hereunder, in case such failure, default or delay in performing any of its obligations specified herein is caused by strikes; by forces of nature; unavoidable accident; fire; acts of public enemy; or order of court. Should any of the foregoing occur, the parties hereto agree to proceed with diligence to do what is reasonable and necessary so that each party may perform its obligations under this Agreement.

22. ENFORCEMENT

Any dispute between the parties to this Agreement or any dispute regarding the interpretation of the terms of this Agreement shall be resolved by an arbitrator selected by the American Arbitration Association. The decision of the arbitrator shall be final and binding on the parties.

(1) Within five (5) business days after the appointment of an arbitrator, the parties shall submit a written memorandum stating their position. Within three (3) business days after receipt of the written memorandum, the parties shall submit a written response. The arbitrator shall then within ten (10) business days thereafter issue its decision.

(2) The party requesting the arbitration shall be solely responsible for the cost of filing the arbitration, with each party paying its own attorney's fees. Upon ruling of the arbitrator, the non-prevailing party shall be responsible for any cost associated with filing the arbitration.

The Circuit Court of the County where the property at issue is situated shall enforce any decision made pursuant to this arbitration provision.

23. NOTICES

Any notice required by this Agreement shall be in writing and shall be served by personal delivery on the municipal clerk or chief administrative officer of the receiving party. In lieu of personal service, required notices may be served by certified mail, return receipt requested, addressed to the municipal clerk and chief administrative officer of the receiving party. Notices shall be deemed served on the day of personal delivery or on the fourth day following mailing.

24. RESERVATION OF RIGHTS

Nothing in this Agreement is intended to confer a benefit or right of enforcement upon any third party. Further, both municipalities specifically reserve all rights, privileges and immunities conferred upon them by law.

25. AGENCY

Neither party is an agent of the other party and neither shall incur any costs or expenses on behalf of the other.

26. COMPLETE AGREEMENT

This Agreement sets forth the complete understanding between OSWEGO and YORKVILLE relating to the terms hereof and any amendment hereto to be effective must be in

writing and duly authorized and signed by both parties.

27. SEVERABILITY

If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provisions and to this end the provisions of this Agreement are to be severable.

28. REPEALER

All agreements or parts thereof in conflict with the terms of this Agreement are hereby repealed and of no further force and effect to the extent of such conflict.

29. PUBLICATION AND RECORDING

This Agreement shall be construed in accordance with the laws of the State of Illinois and shall be certified as to adoption by the municipal clerk of each municipality, made available in the office of each municipal clerk, published by the representative municipalities and recorded or filed with the Kendall County Recorder and others as their interest may appear.

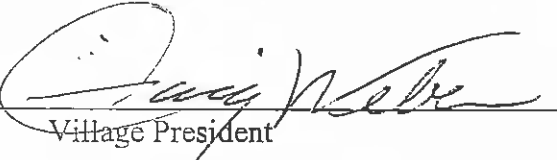
30. EFFECTIVE DATE

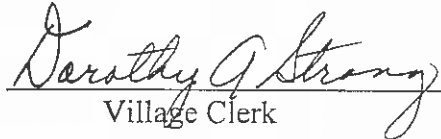
This Agreement shall be in full force and effect after its passage, approval and publication as required by law.

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names by their respective officers hereunto duly authorized and their respective corporate seals to be hereunto affixed and attested by their respective officers having custody thereof the day and year first above written.

VILLAGE OF OSWEGO
Kendall County, Illinois,
an Illinois Municipal Corporation

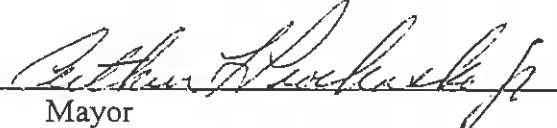
ATTEST: (Seal)

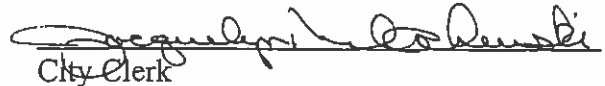
By: 
Village President


Village Clerk

UNITED CITY OF YORKVILLE
Kendall, Illinois, an Illinois Municipal
Corporation

ATTEST: (Seal)

By: 
Mayor


City Clerk

Return to: United City of Yorkville,
Clerk's Office
800 Game Farm Road
Yorkville, IL 60560



Smith Engineering Consultants, Inc.
Civil/Structural Engineers and Surveyors

McHenry

Yorkville

Huntley

EXHIBIT "B" 1 of 2

YORKVILLE:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GROVE ROAD AND THE CENTER LINE OF VAN DYKE ROAD, SAID INTERSECTION BEING ON THE WEST LINE OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID GROVE ROAD, TO THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 7, TO THE SOUTH LINE OF THE FORMER WAISH-KEE-SHAW RESERVATION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID FORMER WAISH-KEE-SHAW RESERVATION, AND SOUTH LINE EXTENDED WESTERLY, TO THE WEST LINE OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 6, TO THE CENTER LINE OF RESERVATION ROAD; THENCE WESTERLY ALONG SAID CENTER LINE TO THE CENTER LINE OF MINKLER ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID MINKLER ROAD TO THE SOUTHERLY LINE OF FARM COLONY EXTENDED EASTERLY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID FARM COLONY TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE NORTHERLY AND EASTERLY ALONG THE CENTER LINE OF SAID ILLINOIS ROUTE 71 TO THE SOUTH LINE OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 24 AND THE SOUTH LINE OF SECTION 23, TOWNSHIP AND RANGE AFORESAID, TO THE CENTER LINE OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID FOX RIVER TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LYNWOOD SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LYNWOOD SUBDIVISION, AND THE WESTERLY LINE OF LYNWOOD SUBDIVISION EXTENSIONS 4, 5 AND 6 TO THE NORTHWEST CORNER OF SAID LYNWOOD SUBDIVISION EXTENSION 4; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LYNWOOD SUBDIVISION EXTENSION 4 TO THE NORTHEAST CORNER OF SAID LYNWOOD SUBDIVISION EXTENSION 4; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LYNWOOD SUBDIVISION EXTENSION 4, TO THE EASTERLY LINE OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 14, AND THE EAST LINE OF SECTIONS 11 AND 2, TOWNSHIP AND RANGE AFORESAID, TO THE CENTER LINE OF GALENA ROAD FOR THE POINT OF TERMINATION.



202 S. Bridge Street, Yorkville, IL 60560 www.smithengineering.com
Telephone 630.553.7560 Fax 630.553.7646



Smith Engineering Consultants, Inc.
Civil/Structural Engineers and Surveyors

McHenry

Yorkville

Huntley

EXHIBIT "B" 2 of 2

OSWEGO:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF GROVE ROAD AND THE CENTER LINE OF VAN DYKE ROAD, SAID INTERSECTION BEING ON THE WEST LINE OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID GROVE ROAD, TO THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 7, TO THE SOUTH LINE OF THE FORMER WAISH-KEE-SHAW RESERVATION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID FORMER WAISH-KEE-SHAW RESERVATION, AND SOUTH LINE EXTENDED WESTERLY, TO THE WEST LINE OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 6, TO THE CENTER LINE OF RESERVATION ROAD; THENCE WESTERLY ALONG SAID CENTER LINE TO THE CENTER LINE OF MINKLER ROAD; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID MINKLER ROAD TO THE NORTHERLY LINE OF FARM COLONY EXTENDED EASTERLY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID FARM COLONY AND SAID EXTENSION TO THE EASTERLY LINE OF OAK CREEK SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID OAK CREEK SUBDIVISION TO THE NORTHEAST CORNER OF SAID OAK CREEK SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OAK CREEK SUBDIVISION TO THE CENTER LINE OF ILLINOIS ROUTE 71; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ILLINOIS ROUTE 71 TO THE SOUTH LINE OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 24 AND THE SOUTH LINE OF SECTION 23, TOWNSHIP AND RANGE AFORESAID, TO THE CENTER LINE OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID FOX RIVER TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF RIVERWOOD FARMS UNIT NO. 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID RIVERWOOD FARMS UNIT NO. 1, AND SAID SOUTHERLY EXTENSION TO THE CENTER LINE OF U.S. ROUTE 34; THENCE WESTERLY ALONG THE CENTER LINE OF SAID U.S. ROUTE 34, TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LYNWOOD SUBDIVISION EXTENSION 3; THENCE NORTHERLY ALONG SAID EASTERLY LINE, AND SAID SOUTHERLY EXTENSION, AND THE EASTERLY LINE OF LYNWOOD SUBDIVISION EXTENSION 4, TO THE NORTHEAST CORNER OF SAID LYNWOOD SUBDIVISION EXTENSION 4; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LYNWOOD SUBDIVISION EXTENSION 4, TO THE EASTERLY LINE OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 14, AND THE EAST LINE OF SECTIONS 11 AND 2, TOWNSHIP AND RANGE AFORESAID, TO THE CENTER LINE OF GALENA ROAD FOR THE POINT OF TERMINATION.



202 S. Bridge Street, Yorkville, IL 60560 www.smithengineering.com
Telephone 630.553.7560 Fax 630.553.7646

Oswego Boundary

Yorkville Boundary

12,000 W

10,000 W

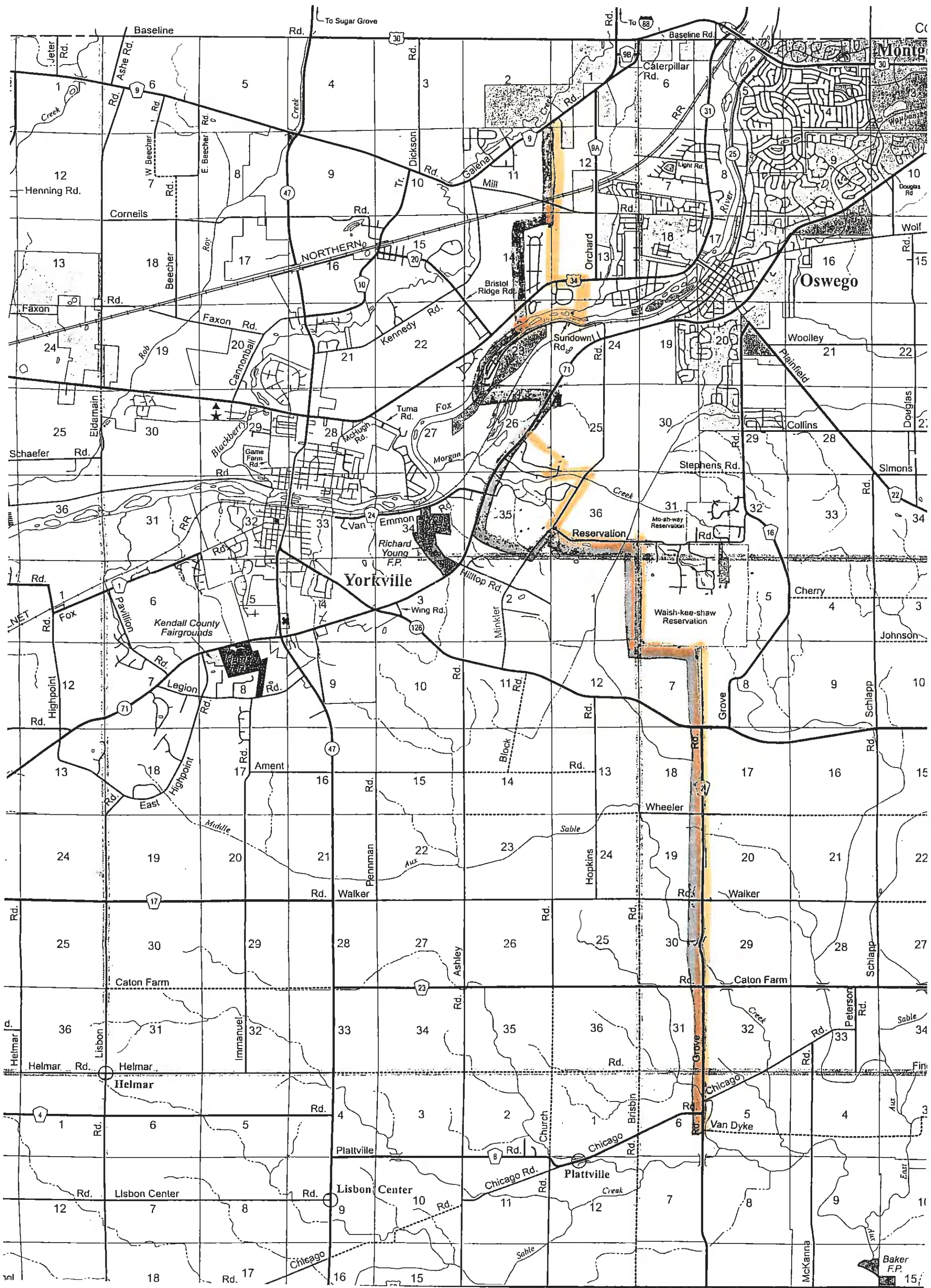
R 7 E

8,000 W

6,000 W

4,000 W

R 8 E



**AN ORDINANCE AUTHORIZING A JURISDICTIONAL BOUNDARY
LINE AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE
AND THE VILLAGE OF OSWEGO**

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 of Illinois; and,

WHEREAS, there is unincorporated territory lying between the City and the Village of Oswego (“Oswego”) that was the subject of a previous Jurisdictional Boundary Line Agreement (“Boundary Agreement”) entered into between the City and Oswego and it is the desire of each to update and extend the terms of that Boundary Agreement for an additional twenty years; and,

WHEREAS, the Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9) provides for the entering into jurisdictional boundary line agreements after notice and hearing; and,

WHEREAS, The City and Oswego have negotiated a new Boundary Agreement to establish a jurisdictional boundary line in order to enable each municipality to plan the orderly growth and development of their communities by the exercise of their planning, annexation, zoning and subdivision authority on its side of the boundary line.

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

Section 1: That the *JURISDICTIONAL BOUNDARY LINE AGREEMENT BETWEEN VILLAGE OF OSWEGO, KENDALL AND WILL COUNTIES AND THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS*, between the United City of Yorkville and the Village of Oswego, a copy of which is attached hereto and made a part hereof as Exhibit A, be and the same is hereby approved and the Mayor and City Clerk be and are hereby authorized and directed to execute the Agreement on behalf of the United City of Yorkville.

Section 2: This Ordinance shall be in full force and effect upon its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County,
Illinois this ____ day of _____, A.D. 2021.

CITY CLERK

| | | | |
|-------------------|-------|----------------|-------|
| KEN KOCH | _____ | DAN TRANSIER | _____ |
| ARDEN JOE PLOCHER | _____ | CRAIG SOLING | _____ |
| CHRIS FUNKHOUSER | _____ | MATT MAREK | _____ |
| SEAVER TARULIS | _____ | JASON PETERSON | _____ |

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County,
Illinois this ____ day of _____, A.D. 2021.

MAYOR