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

AGENDA
CITY COUNCIL MEETING
Tuesday, August 23, 2022
7:00 p.m.
City Hall Council Chambers
800 Game Farm Road, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk:

WARD I	WARD II	WARD III	WARD IV
Ken Koch	Arden Joe Plocher	Chris Funkhouser	Seaver Tarulis
Dan Transier	Craig Soling	Matt Marek	Jason Peterson

Establishment of Quorum:

Amendments to Agenda:

Presentations:

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. Bill Payments for Approval
   - $ 1,935,129.55 (vendors)
   - $ 28,536.68 (wire payments)
   - $ 335,277.27 (payroll period ending 08/05/2022)
   - $ 2,298,943.50 (total)
2. ADM 2022-29 Treasurer's Report for May – July 2022
3. ADM 2022-32 Request for Proposals – Copier Equipment & Related Services – *authorize staff to issue a request for proposal for copier equipment & related services*
4. ADM 2022-33 Ordinance Authorizing the Fifth Amendment to the Annual Budget for the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2021 and Ending on April 30, 2022 (Downtown TIF II) – *authorize Mayor and City Clerk to execute*
5. ADM 2022-34 Elected Official Travel Expense Authorization for Fiscal Year 2023 – *approve travel authorizations for elected officials as presented in packet materials*
6. ADM 2022-35 Resolution Approving a Revised Salary Schedule and Step Increase – *authorize Mayor and City Clerk to execute*

Mayor's Report:

1. CC 2022-33 Park Board Appointment – Tiffany Forristall
2. CC 2022-34 North Central Tank Rehabilitation – Change Order No. 1
3. CC 2022-35 Ordinance Approving a Vacant Land Sales Contract (Lot 4, Yorkville Business Center)

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

1. PZC 2022-08 & EDC 2022-47 Graham C Stores (Rezoning, Special Use, Sign Variance, Final Plat) – 107 E. Stagecoach Trl. – Proposed New Fuel Station & Convenience Store
    a. Ordinance Approving the Rezoning to the B-3 General Business Zoning District of the Property Located at 107 E. Stagecoach Trail (Graham C Stores)
    b. Ordinance Approving a Special Use for a Gasoline Service Station with an Accessory Convenience Store at 107 E. Stagecoach Trail (Graham C Stores)
    c. Ordinance Granting a Sign Variance for the Property Located at 107 E. Stagecoach Trail (Graham C Stores)
    d. Ordinance Approving the Graham C Subdivision Final Plat
2. PZC 2022-14 & EDC 2022-46 Ordinance Approving the Final Plat of Subdivision for Windett Ridge Unit 2
3. PZC 2022-16 & EDC 2022-52 Ordinance Approving the Final Plat of Subdivision for Caledonia Phase 3

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

4. CC 2021-04 City Buildings Updates
    a. Resolution Approving Change Orders Relating to 651 Prairie Pointe Drive, Yorkville, Illinois (Third Set of Change Orders)
5. CC 2021-38 Water Study Update

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: September 21, 2022 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Soling	Finance	Library
Vice-Chairman:	Alderman Funkhouser	Administration	
Committee:	Alderman Transier		
Committee:	Alderman Tarulis		

ECONOMIC DEVELOPMENT: September 6, 2022 – 6:00 p.m. – City Hall Conference Room

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

PUBLIC SAFETY: September 1, 2022 – 6:00 p.m. – City Hall Conference Room

Committee		Departments	Liaisons
Chairman:	Alderman Transier	Police	School District
Vice-Chairman:	Alderman Tarulis		
Committee:	Alderman Soling		
Committee:	Alderman Marek		

PUBLIC WORKS: September 20, 2022 – 6:00 p.m. – City Hall Conference Room

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

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, August 23, 2022
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. Bill Payments for Approval
   - ☐ Approved _____
     - ☐ As presented
     - ☐ As amended
   - ☐ Notes _____

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2. ADM 2022-29 Treasurer's Report for May – July 2022
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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3. ADM 2022-32 Requests for Proposals – Copier Equipment & Related Services
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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4. ADM 2022-33 Ordinance Authorizing the Fifth Amendment to the Annual Budget for the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2021 and Ending on April 30, 2022 (Downtown TIF II)

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

☐ Removed _____

☐ Notes _____

_____

_____

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5. ADM 2022-34 Elected Official Travel Expense Authorization for Fiscal Year 2023

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

☐ Removed _____

☐ Notes _____

_____

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6. ADM 2022-35 Resolution Approving a Revised Salary Schedule and Step Increase

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

☐ Removed _____

☐ Notes _____

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MAYOR'S REPORT:

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1. CC 2022-33 Park Board Appointment – Tiffany Forristall
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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2. CC 2022-34 North Central Tank Rehabilitation – Change Order No. 1
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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3. CC 2022-35 Ordinance Approving a Vacant Land Sales Contract (Lot 4, Yorkville Business Center)
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

PLANNING AND ZONING COMMISSION REPORT:

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1. PZC 2022-08 & EDC 2022-47 Graham C Stores (Rezoning, Special Use, Sign Variance, Final Plat) – 107 E. Stagecoach Trl. – Proposed New Fuel Station & Convenience Store

   a. Ordinance Approving the Rezoning to the B-3 General Business Zoning District of the Property Located at 107 E. Stagecoach Trail (Graham C Stores)

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

   ☐ Removed _____

   b. Ordinance Approving a Special Use for a Gasoline Service Station with an Accessory Convenience Store at 107 E. Stagecoach Trail (Graham C Stores)

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

   ☐ Removed _____

   c. Ordinance Approving a Sign Variance for the Property Located at 107 E. Stagecoach Trail (Graham C Stores)

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

   ☐ Removed _____

   d. Ordinance Approving the Graham C Subdivision Final Plat

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. PZC 2022-14 & EDC 2022-46 Ordinance Approving the Final Plat of Subdivision for Windett Ridge Unit 2

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

☐ Removed _____

☐ Notes _____

_____

_____

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3. PZC 2022-16 & EDC 2022-52 Ordinance Approving the Final Plat of Subdivision for Caledonia Phase 3

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

☐ Removed _____

☐ Notes _____

_____

_____

MAYOR'S REPORT (CONT'D):

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4. CC 2021-04 City Buildings Updates
   a. Resolution Approving Change Orders Relating to 651 Prairie Pointe Drive, Yorkville, Illinois (Third Set of Change Orders)

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

☐ Removed _____

☐ Notes _____

_____

_____

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5. CC 2021-38 Water Study Update
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

     _____

     _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

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

Agenda Item Number

Consent Agenda #1

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Amy Simmons (Name) Finance (Department)

Agenda Item Notes:

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

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131200	KCR KENDALL COUNTY RECORDER'S				07/19/22			
	133132	07/19/22	01	BRISTOL BAY PLAT OF SUB #13		90-179-00-00-0011	104.00	
			02	BRISTOL BAY PLAT OF SUB #3		90-179-00-00-0011	169.00	
			03	ORIDINANCE ADOPTING DISTRICT		01-110-54-00-5448	67.00	
			04	MAP		** COMMENT **		
						INVOICE TOTAL:	340.00 *	
						CHECK TOTAL:		340.00
						TOTAL AMOUNT PAID:		340.00

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131202	KCR	KENDALL COUNTY RECORDER'S			07/02/22			
	133184	07/20/22	01	ORDINANCES FOR BRISTOL BAY FINAL PLOT		90-179-00-00-0011	201.00	
						** COMMENT **		
						INVOICE TOTAL:	201.00 *	
						CHECK TOTAL:		201.00
						TOTAL AMOUNT PAID:		201.00

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131203	KCR	KENDALL COUNTY RECORDER'S			08/04/22			
	133781	08/04/22	01	LINCOLN PRAIRIE PLAT OF		01-410-54-00-5462	101.00	
			02	VACATION		** COMMENT **		
			03	RELEASE 2 UTILITY LIENS		51-510-54-00-5448	134.00	
						INVOICE TOTAL:	235.00 *	
						CHECK TOTAL:		235.00
						TOTAL AMOUNT PAID:		235.00

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 08/23/2022

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
537126	AACVB	AURORA AREA CONVENTION							
	07/22-ALL		08/04/22	01	JUL 2022 ALL SEASON HOTEL TAX	01-640-54-00-5481		62.22	
						INVOICE TOTAL:		62.22	*
						CHECK TOTAL:			62.22
537127	ALTORFER	ALTORFER INDUSTRIES, INC							
	PO630013448		07/25/22	01	TRANSFER SWITCH REPAIR	51-510-54-00-5445		1,084.46	
						INVOICE TOTAL:		1,084.46	*
						CHECK TOTAL:			1,084.46
537128	ALTORFER	ALTORFER INDUSTRIES, INC							
	S9146801		05/04/22	01	WHEEL LOADER	25-215-60-00-6060		167,530.00	
						INVOICE TOTAL:		167,530.00	*
						CHECK TOTAL:			167,530.00
537129	AMALGAMA	AMALGAMATED BANK OF CHICAGO							
	1855427001-080122		08/01/22	01	BOND SERIES 2014A ANNUAL	23-230-54-00-5498		475.00	
				02	ADMIN FEE	** COMMENT **			
						INVOICE TOTAL:		475.00	*
	1855429009-080122		08/01/22	01	REFUNDING BOND SERIES 2014C	51-510-54-00-5498		475.00	
				02	ANNUAL ADMIN FEE	** COMMENT **			
						INVOICE TOTAL:		475.00	*
						CHECK TOTAL:			950.00
537130	AMEHOIST	AMERICAN HOIST & MANLIFT, INC							
	22264		08/02/22	01	DOOR CLUTCH REPAIR	24-216-54-00-5446		838.00	
						INVOICE TOTAL:		838.00	*
						CHECK TOTAL:			838.00

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 08/23/2022

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
537131	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC						
	1312508-IN	07/28/22	01	PHOTO CONTROL, FUSES, VINYL	23-230-56-00-5642		430.64	
			02	TAPE, LAMPS	** COMMENT **			
					INVOICE TOTAL:		430.64	*
	1312630-IN	07/21/22	01	STRESSCRETE	23-230-60-00-6005		13,011.50	
					INVOICE TOTAL:		13,011.50	*
	1313971-IN	07/29/22	01	TORK SOODIUM STARTER	23-230-56-00-5642		119.30	
					INVOICE TOTAL:		119.30	*
					CHECK TOTAL:		13,561.44	
537132	ATT	AT&T						
	6305536805-0722	07/25/22	01	06/26-07/25 RIVERFRONT PK	79-795-54-00-5440		390.39	
					INVOICE TOTAL:		390.39	*
					CHECK TOTAL:		390.39	
537133	BENNETTG	BENNETT, GARY L.						
	071422	07/14/22	01	JUL-DEC 2022 BRUSH DUMPING	01-540-54-00-5443		600.00	
					INVOICE TOTAL:		600.00	*
					CHECK TOTAL:		600.00	
537134	BKFD	BRISTOL KENDALL FIRE DEPART.						
	073122-LC	08/04/22	01	MAY-JULY 2022 DEVELOPMENT FEES	95-000-24-00-2452		26,250.00	
					INVOICE TOTAL:		26,250.00	*
					CHECK TOTAL:		26,250.00	
537135	CAMBRIA	CAMBRIA SALES COMPANY INC.						

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 08/23/2022

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
537135	CAMBRIA	CAMBRIA SALES COMPANY INC.						
	43001		05/19/22	01	TOILET TISSUE FOR 800 GAME	24-216-56-00-5656		128.46
				02	FARM RD	** COMMENT **		
						INVOICE TOTAL:		128.46 *
	43005		05/19/22	01	PAPER TOWELS, TOILET TISSUE,	24-216-56-00-5656		857.73
				02	SOAP, GARBAGE BAGS FOR 800	** COMMENT **		
				03	GAME FARM RD	** COMMENT **		
						INVOICE TOTAL:		857.73 *
	43006		05/19/22	01	TOILET TISSUE, GARBAGE BAGS,	24-216-56-00-5656		264.54
				02	PAPER TOWELS FOR 201 W	** COMMENT **		
				03	HYDRAULIC	** COMMENT **		
						INVOICE TOTAL:		264.54 *
						CHECK TOTAL:		1,250.73
537136	CAPERS	CAPERS LLC						
	INV-1063		06/01/22	01	ANNUAL SOFTWARE MAINTENANCE2 RENEWAL	01-210-54-00-5462		5,000.00
						** COMMENT **		
						INVOICE TOTAL:		5,000.00 *
						CHECK TOTAL:		5,000.00
537137	COMED	COMMONWEALTH EDISON						
	0091033126-0722		07/29/22	01	06/29-07/29 RT34 & AUTMN CRK	23-230-54-00-5482		122.22
						INVOICE TOTAL:		122.22 *
	0435057364-0722		07/26/22	01	06/24-07/26 RT126 & STAGE COAC	23-230-54-00-5482		68.21
						INVOICE TOTAL:		68.21 *
	063112230-0722		07/27/22	01	06/27-07/27 103 E BEAVER LIFT	51-510-54-00-5480		105.55
						INVOICE TOTAL:		105.55 *

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 08/23/2022

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
537137	COMED COMMONWEALTH EDISON						
	1647065335-0722	07/29/22	01	06/9-07/29 SARAVANOS PUMP	52-520-54-00-5480		49.57
					INVOICE TOTAL:		49.57 *
	2947052031-08722	07/28/22	01	06/28-07/28 RIVER & RT47	23-230-54-00-5482		217.62
					INVOICE TOTAL:		217.62 *
	6819027011-0722	08/03/22	01	06/28-07/28 PR BUILDINGS	79-795-54-00-5480		723.25
					INVOICE TOTAL:		723.25 *
	7110074020-0722	07/27/22	01	06/27-07/27 104 E VAN EMMON	01-110-54-00-5480		321.99
					INVOICE TOTAL:		321.99 *
	7982120022-0722	08/01/22	01	06/28-07/28 609 N BRIDGE	01-110-54-00-5480		14.90
					INVOICE TOTAL:		14.90 *
					CHECK TOTAL:		1,623.31
537138	CORDOGAN CORDOGAN CLARK & ASSOCIATES						
	25663	07/15/22	01	PROFESSIONAL SERVICE THROUGH	24-216-60-00-6030		11,252.61
			02	06/30/22 FOR YORKVILLE CITY	** COMMENT **		
			03	HALL AND POLICE FACILITY	** COMMENT **		
					INVOICE TOTAL:		11,252.61 *
					CHECK TOTAL:		11,252.61
537139	COREMAIN CORE & MAIN LP						
	R206785	07/18/22	01	METER PLUGS, BACKFLOW	51-510-56-00-5664		15,912.25
			02	PREVENTERS, METERS, WASHERS	** COMMENT **		
					INVOICE TOTAL:		15,912.25 *
	R223601	07/18/22	01	PULSE CABLE, METER FLG SET	51-510-56-00-5664		1,310.00
					INVOICE TOTAL:		1,310.00 *

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537139	COREMAIN	CORE & MAIN LP							
	R230138		07/18/22	01	OMNI PULSE CABLE	51-510-56-00-5664		1,879.80	
						INVOICE TOTAL:		1,879.80	*
	R287925		07/28/22	01	100CF METERS	51-510-56-00-5664		6,480.00	
						INVOICE TOTAL:		6,480.00	*
	R318325		07/29/22	01	CREDIT FOR RETURNED BACKFLOW	51-510-56-00-5664		-520.00	
				02	PREVENTERS	** COMMENT **			
						INVOICE TOTAL:		-520.00	*
						CHECK TOTAL:		25,062.05	
537140	COXLAND	COX LANDSCAPING LLC							
	191860		08/03/22	01	JUL 2022 LANDSCAPING SERVICES	11-111-54-00-5495		396.75	
						INVOICE TOTAL:		396.75	*
	191861		08/03/22	01	JUL 2022 LANDSCAPING SERVICES	12-112-54-00-5495		375.00	
						INVOICE TOTAL:		375.00	*
						CHECK TOTAL:		771.75	
537141	DAVISK	KYLE DAVIS							
	062922-PER DIEM		06/29/22	01	STREET DRUGS CLASS PER DIEM	01-210-54-00-5415		16.00	
						INVOICE TOTAL:		16.00	*
						CHECK TOTAL:		16.00	
537142	DIRENRGY	DIRECT ENERGY BUSINESS							
	1704705-222130049670		08/01/22	01	06/27*07/26 KENNEDY & MCHUGH	23-230-54-00-5482		11.69	
						INVOICE TOTAL:		11.69	*
	1704708-222130049670		08/01/22	01	06/28-07/27 1850 MARKETVIEW	23-230-54-00-5482		10.04	
						INVOICE TOTAL:		10.04	*

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537142	DIRENRGY DIRECT ENERGY BUSINESS							
	1704709-222130049670	08/01/22	01	06/28-07/27 7 COUNTRYSIDE PKWY	23-230-54-00-5482		17.24	
					INVOICE TOTAL:		17.24	*
	1704710-222100049655	07/29/22	01	06/27-07/26 VAN EMMON LOT	23-230-54-00-5482		8.21	
					INVOICE TOTAL:		8.21	*
	1704712-222070049624	07/26/22	01	06/21-07/21 421 POPLAR	23-230-54-00-5482		721.39	
					INVOICE TOTAL:		721.39	*
	1704713-222070049624	07/26/22	01	06/20-07/20 FOX & PAVILLION	23-230-54-00-5482		13.23	
					INVOICE TOTAL:		13.23	*
	1704715-222070049624	07/26/22	01	06/21-07/21 998 WHITE PLAINS	23-230-54-00-5482		5.39	
					INVOICE TOTAL:		5.39	*
	1704716-222130049670	08/01/22	01	06/28-07/28 1 COUNTRYSIDE PKWY	23-230-54-00-5482		13.04	
					INVOICE TOTAL:		13.04	*
	1704719-222080049633	07/27/22	01	06/23-07/25 LEASURE & SUNSET	23-230-54-00-5482		138.46	
					INVOICE TOTAL:		138.46	*
	1704721-222130049670	08/01/22	01	06/28-07/27 610 TOWER WELLS	51-510-54-00-5480		3,370.91	
					INVOICE TOTAL:		3,370.91	*
	1704723-222130049670	08/01/22	01	06/27-07/26 2224 TREMONT	51-510-54-00-5480		3,875.37	
					INVOICE TOTAL:		3,875.37	*
	1704724-222070049624	07/26/22	01	06/16-07/19 329 LEHMAN CR	51-510-54-00-5480		3,375.38	
					INVOICE TOTAL:		3,375.38	*
					CHECK TOTAL:		11,560.35	
537143	DUTEK THOMAS & JULIE FLETCHER							
	1017834	07/28/22	01	HOSE ASSEMBLY	01-410-56-00-5628		52.00	
					INVOICE TOTAL:		52.00	*
					CHECK TOTAL:		52.00	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537144	DYNEGY	DYNEGY ENERGY SERVICES					
	386643522071	08/01/22	01	05/27-06/27 420 FAIRHAVEN	52-520-54-00-5480		54.63
			02	05/31-06/28 6780 RT47	51-510-54-00-5480		24.88
			03	06/27-07/26 456 KENNEDY	51-510-54-00-5480		30.63
			04	06/13-07/12 4600 N BRIDGE	51-510-54-00-5480		25.24
			05	06/24-07/25 1106 PRAIRIE CR	52-520-54-00-5480		50.28
			06	06/27-07/26 301 E HYDRAULIC	79-795-54-00-5480		26.30
			07	06/01-06/29 FOXHILL 7 LIFT	52-520-54-00-5480		37.52
			08	06/24-07/25 872 PRAIRIE CR	79-795-54-00-5480		15.09
			09	06/13-07/12 9257 GALENA PARK	79-795-54-00-5480		25.70
			10	05/27-06/27 101 BRUELL ST	52-520-54-00-5480		145.06
			11	06/24-07/25 1908 RAINTREE RD	51-510-54-00-5480		115.73
			12	06/27-07/26 PRESTWICK LIFT	52-520-54-00-5480		57.55
			13	06/27-07/26 1991 CANNONBALL TR	51-510-54-00-5480		91.63
			14	05/27-06/27 610 TOWER	51-510-54-00-5480		106.44
			15	06/27-07/26 276 WINDHAM LIFT	52-520-54-00-5480		69.92
			16	06/27-07/26 133 E HYDRAULIC	79-795-54-00-5480		60.53
			17	05/27-06/27 1975 N BRIDGE LIFT	52-520-54-00-5480		106.33
					INVOICE TOTAL:		1,043.46 *
					CHECK TOTAL:		1,043.46
537145	ECO	ECO CLEAN MAINTENANCE INC					
	10730	06/01/22	01	MAY 2022 OFFICE CLEANING	01-110-54-00-5488		855.00
			02	MAY 2022 OFFICE CLEANING	01-210-54-00-5488		855.00
			03	MAY 2022 OFFICE CLEANING	79-795-54-00-5488		525.00
			04	MAY 2022 OFFICE CLEANING	79-790-54-00-5488		254.00
			05	MAY 2022 OFFICE CLEANING	01-410-54-00-5488		65.00
			06	MAY 2022 OFFICE CLEANING	51-510-54-00-5488		65.00
			07	MAY 2022 OFFICE CLEANING	52-520-54-00-5488		65.00
					INVOICE TOTAL:		2,684.00 *
					CHECK TOTAL:		2,684.00
537146	EEI	ENGINEERING ENTERPRISES, INC.					

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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537146	EEI ENGINEERING ENTERPRISES, INC.							
	4786	07/28/22	01	NORTH CENTRAL EWST REHAB	01-640-54-00-5465		1,978.50	
					INVOICE TOTAL:		1,978.50	*
	74764	07/28/22	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		565.75	
					INVOICE TOTAL:		565.75	*
	74765	07/28/22	01	GRANDE RESERVE-AVANT	90-163-00-00-0111		495.00	
					INVOICE TOTAL:		495.00	*
	74766	07/28/22	01	BLACKBERRY WOODS-PHASE B	01-640-54-00-5465		517.50	
					INVOICE TOTAL:		517.50	*
	74767	07/28/22	01	GRANDE RESERVE-UNIT 8	01-640-54-00-5465		1,690.75	
					INVOICE TOTAL:		1,690.75	*
	74768	07/28/22	01	WINDETT RIDGE UNIT 2	01-640-54-00-5465		4,495.00	
					INVOICE TOTAL:		4,495.00	*
	74769	07/28/22	01	STORM WATER BASIN INSPECTION	01-640-54-00-5465		5,687.75	
					INVOICE TOTAL:		5,687.75	*
	74770	07/28/22	01	GRANDE RESERVE UNIT 26 & 27	90-147-00-00-0111		1,629.25	
					INVOICE TOTAL:		1,629.25	*
	74771	07/28/22	01	KENDALL MARKETPLACE LOT 52	90-154-00-00-0111		1,183.00	
					INVOICE TOTAL:		1,183.00	*
	74772	07/28/22	01	BEAVER ST PUMP STATION	51-510-60-00-6060		1,263.50	
			02	IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		1,263.50	*
	74773	07/28/22	01	2021 SIDEWALK REPLACEMENT	23-230-60-00-6041		366.00	
					INVOICE TOTAL:		366.00	*
	74774	07/28/22	01	FOX HILL ROADWAY IMPROVEMENTS	23-230-54-00-5465		675.00	
					INVOICE TOTAL:		675.00	*

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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537146	EEI	ENGINEERING ENTERPRISES, INC.							
	74775		07/28/22	01	KENDALL MARKETPLACE LOT 52	90-154-00-00-0111		5,281.50	
				02	PHASE 2 & 3	** COMMENT **			
						INVOICE TOTAL:		5,281.50	*
	74776		07/28/22	01	KENNEDY & MILL RD INTERSECTION	23-230-60-00-6088		3,797.00	
				02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		3,797.00	*
	74777		07/28/22	01	YBSD SOLIDS HANDLING	01-640-54-00-5465		1,347.00	
				02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:		1,347.00	*
	74778		07/28/22	01	MILL RD RECONSTRUCTION-PHS 3	23-230-60-00-6012		6,465.50	
						INVOICE TOTAL:		6,465.50	*
	74779		07/28/22	01	BRIGHT FARMS	90-174-00-00-0111		8,799.79	
						INVOICE TOTAL:		8,799.79	*
	74780		07/28/22	01	GRANDE RESERVE UNIT 20	01-640-54-00-5465		1,294.75	
						INVOICE TOTAL:		1,294.75	*
	74781		07/28/22	01	WELL #4 REHAB	51-510-60-00-6022		4,311.50	
						INVOICE TOTAL:		4,311.50	*
						CHECK TOTAL:			51,844.04
537147	EEI	ENGINEERING ENTERPRISES, INC.							
	74782		07/28/22	01	E. MAIN ST IMPROVEMENTS	51-510-60-00-6025		29,074.75	
						INVOICE TOTAL:		29,074.75	*
						CHECK TOTAL:			29,074.75
537148	EEI	ENGINEERING ENTERPRISES, INC.							

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537148	EEI	ENGINEERING ENTERPRISES, INC.							
	74783		07/28/22	01	KENDALLWOOD ESTATES-RALLY	90-174-00-00-0111		2,498.00	
						INVOICE TOTAL:		2,498.00	*
	74784		07/28/22	01	WELL MONITORING DASHBOARDS	01-640-54-00-5465		579.00	
						INVOICE TOTAL:		579.00	*
	74785		07/28/22	01	CHIPOTLE	90-177-00-00-0111		863.50	
						INVOICE TOTAL:		863.50	*
	74786		07/28/22	01	NORTH CENTRAL EWST REHAB	01-640-54-00-5465		1,978.50	
						INVOICE TOTAL:		1,978.50	*
	74787		07/28/22	01	2022 ROAD PROGRAM	23-230-60-00-6025		26,600.50	
						INVOICE TOTAL:		26,600.50	*
	74788		07/28/22	01	LAKE MICHIGAN ALLOCATION	51-510-60-00-6011		271.25	
				02	PERMIT APPLICATION	** COMMENT **			
						INVOICE TOTAL:		271.25	*
	74789		07/28/22	01	1735 MARKETVIEW-BELLE TIRE	90-175-00-00-0111		179.00	
						INVOICE TOTAL:		179.00	*
						CHECK TOTAL:			32,969.75
537149	EEI	ENGINEERING ENTERPRISES, INC.							
	74790		07/28/22	01	CORNEILS RD INTERCEPTOR SEWER	52-520-60-00-6092		11,358.40	
						INVOICE TOTAL:		11,358.40	*
						CHECK TOTAL:			11,358.40
537150	EEI	ENGINEERING ENTERPRISES, INC.							
	74791		07/28/22	01	CITY OF YORKVILLE-GENERAL	01-640-54-00-5465		1,014.50	
						INVOICE TOTAL:		1,014.50	*

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537150	EEI ENGINEERING ENTERPRISES, INC.							
	74792	07/28/22	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
					INVOICE TOTAL:		1,900.00	*
	74793	07/28/22	01	BRISTOL BAY UNIT 13	90-179-00-00-0111		2,977.00	
					INVOICE TOTAL:		2,977.00	*
	74794	07/28/22	01	GRAHAM C STORE	90-183-00-00-0111		2,079.25	
					INVOICE TOTAL:		2,079.25	*
	74795	07/28/22	01	LINCOLN PRAIRIE-JLL	01-640-54-00-5465		4,837.25	
					INVOICE TOTAL:		4,837.25	*
	74796	07/28/22	01	YORKVILLE MIDDLE	01-640-54-00-5465		691.50	
			02	SCHOOL-TRAFFIC ISSUES	** COMMENT **			
					INVOICE TOTAL:		691.50	*
	74797	07/28/22	01	CALEDONIA UNIT 3	90-188-00-00-0111		667.75	
					INVOICE TOTAL:		667.75	*
	74798	07/28/22	01	GENERAL LAKE MICHIGAN DWC	01-640-54-00-5465		228.00	
			02	COORDINATION	** COMMENT **			
					INVOICE TOTAL:		228.00	*
	74799	07/28/22	01	BRISTOL BAY UNIT 10	90-186-00-00-0111		428.50	
					INVOICE TOTAL:		428.50	*
	74800	07/28/22	01	BRISTOL BAY UNIT 12	90-186-00-00-0111		314.50	
					INVOICE TOTAL:		314.50	*
	74801	07/28/22	01	STATION 1 BBQ	90-185-00-00-0111		1,018.25	
					INVOICE TOTAL:		1,018.25	*
	74802	07/28/22	01	GRANDE RESERVE UNIT 4	01-640-54-00-5465		2,584.00	
					INVOICE TOTAL:		2,584.00	*

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
537150	EEI	ENGINEERING ENTERPRISES, INC.							
	74803		07/28/22	01	GRANDE RESERVE UNIT 6	01-640-54-00-5465		94.00	
						INVOICE TOTAL:		94.00	*
	74804		07/28/22	01	LAKE MICHIGAN CONNECTION-	51-510-60-00-6011		13,856.22	
				02	PRELIMINARY ENGINEERING	** COMMENT **			
						INVOICE TOTAL:		13,856.22	*
	74805		07/28/22	01	WILLIAM GROUP-PLAT OF EASEMENT	90-184-00-00-0111		1,188.00	
						INVOICE TOTAL:		1,188.00	*
	74806		07/28/22	01	WARD MAP UPDATES	01-640-54-00-5465		1,954.50	
						INVOICE TOTAL:		1,954.50	*
	74807		07/28/22	01	IDNR YORKVILLE DAM EROSION	01-640-54-00-5465		762.00	
				02	REPAIR PROJECT	** COMMENT **			
						INVOICE TOTAL:		762.00	*
	74808		07/28/22	01	2022 NPDES MS4 ANNUAL REPORT	01-640-54-00-5465		245.25	
						INVOICE TOTAL:		245.25	*
	74809		07/28/22	01	101 S BRIDGE ST	90-184-00-00-0111		77.00	
						INVOICE TOTAL:		77.00	*
						CHECK TOTAL:		36,917.47	
537151	FAMBRO	FAMBRO MANAGEMENT LLC							
	3004359		07/22/22	01	CHESS CLASS INSTRUCTION	79-795-54-00-5462		950.00	
						INVOICE TOTAL:		950.00	*
						CHECK TOTAL:		950.00	
537152	FIRST	FIRST PLACE RENTAL							
	331520		08/01/22	01	MARKING PAINT	51-510-56-00-5665		102.96	
						INVOICE TOTAL:		102.96	*
						CHECK TOTAL:		102.96	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537153	FOXRIDGE	FOX RIDGE STONE						
	6456		07/30/22	01	GRAVEL	51-510-56-00-5640		155.00
						INVOICE TOTAL:		155.00 *
						CHECK TOTAL:		155.00
537154	FRNKMRSH	FRANK MARSHALL						
	91258		07/06/22	01	ENGINEERS PAYMENT ESTIMATE 5	51-510-60-00-6065		35,113.50
				02	BEAVER ST PUMP STATION	** COMMENT **		
				03	IMPROVEMENTS	** COMMENT **		
						INVOICE TOTAL:		35,113.50 *
						CHECK TOTAL:		35,113.50
537155	FRNKMRSH	FRANK MARSHALL						
	91284		08/02/22	01	ENGINEERS PAYMENT ESTIMATE 6	51-510-60-00-6065		16,249.50
				02	BEAVER ST PUMP STATION	** COMMENT **		
				03	IMPROVEMENTS	** COMMENT **		
						INVOICE TOTAL:		16,249.50 *
						CHECK TOTAL:		16,249.50
537156	GARDKOCH	GARDINER KOCH & WEISBERG						
	H-2364C-10256		08/10/22	01	KIMBALL HILL I MATTERS	01-640-54-00-5461		4,870.20
						INVOICE TOTAL:		4,870.20 *
						CHECK TOTAL:		4,870.20
537157	GENEVA	GENEVA CONSTRUCTION						
	60101		07/26/22	01	ENGINEERS PYMENT ESTIMATE 2	15-155-60-00-6025		12,300.55
				02	2022 ROAD PROGRAM	** COMMENT **		
						INVOICE TOTAL:		12,300.55 *
						CHECK TOTAL:		12,300.55

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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537158	GENEVA	GENEVA CONSTRUCTION						
	60113		08/01/22	01	ENGINEERS PAYMENT ESTIMATE 1	23-230-60-00-6088		12,333.31
				02	- KENNEDY AND MILL RD	** COMMENT **		
				03	INTERSECTION IMPROVEMENTS	** COMMENT **		
						INVOICE TOTAL:		12,333.31 *
						CHECK TOTAL:		12,333.31
537159	GROOT	GROOT INC						
	9239114T102		08/01/22	01	JUL 2022 REFUSE SERVICE	01-540-54-00-5442		135,603.27
						INVOICE TOTAL:		135,603.27 *
						CHECK TOTAL:		135,603.27
537160	GROUND	GROUND EFFECTS INC.						
	471313-000		06/22/22	01	DIRT	52-520-56-00-5640		186.90
						INVOICE TOTAL:		186.90 *
	471321-000		06/22/22	01	DIRT	52-520-56-00-5640		186.90
						INVOICE TOTAL:		186.90 *
						CHECK TOTAL:		373.80
537161	GSLSPORT	BIG DAWG ATHLETICS LLC						
	12		08/02/22	01	FALL 2022 SOFTBALL LEAGUE FEE	79-795-54-00-5462		260.00
						INVOICE TOTAL:		260.00 *
						CHECK TOTAL:		260.00
537162	HOLIDAY	HOLIDAY SEWER & WATER						
	84643		08/11/22	01	ENGINEERS PAYMENT ESTIMATE #2	51-510-60-00-6025		222,454.43

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537162	HOLIDAY HOLIDAY SEWER & WATER						
	84643	08/11/22	02	EAST MAIN ST IMPROVEMENTS	** COMMENT **		
					INVOICE TOTAL:		222,454.43 *
					CHECK TOTAL:		222,454.43
537163	HOUSEAL HOUSEAL LAVIGNE ASSOCIATES						
	5627	07/21/22	01	JUN 202 PROFESSIONAL	01-220-54-00-5462		8,422.50
			02	CONSULTING SERVICES	** COMMENT **		
					INVOICE TOTAL:		8,422.50 *
					CHECK TOTAL:		8,422.50
537164	ICEMILLE ICE MILLER LLP						
	01-2157242	07/28/22	01	PERFESSIONAL SERVICES RELATED	01-110-54-00-5462		3,750.00
			02	TO SERIES 2007 BOND REBATE	** COMMENT **		
					INVOICE TOTAL:		3,750.00 *
					CHECK TOTAL:		3,750.00
537165	ILTRUCK ILLINOIS TRUCK MAINTENANCE, IN						
	029581	07/26/22	01	REPLACE REAR BRAKES,	01-410-54-00-5490		2,544.26
			02	ACCUMULATOR, THERMISTER	** COMMENT **		
			03	SWITCH, RELAY VALVE, INLET	** COMMENT **		
			04	PIPE & ORIFACE TUBE	** COMMENT **		
					INVOICE TOTAL:		2,544.26 *
	029582	07/26/22	01	REPLACE TURN SIGNAL SWITCH &	01-410-54-00-5490		1,765.05
			02	REPAIR WIRING IN REAR LOOM	** COMMENT **		
					INVOICE TOTAL:		1,765.05 *
	029584	07/26/22	01	REPLACE COMPRESSOR, CLUTCH	01-410-54-00-5490		786.43
					INVOICE TOTAL:		786.43 *

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537165	ILTRUCK	ILLINOIS TRUCK MAINTENANCE, IN						
	029585		07/26/22	01	RAN MANUAL REGEN	01-410-54-00-5490		221.00
						INVOICE TOTAL:		221.00 *
						CHECK TOTAL:		5,316.74
537166	IMPERINV	IMPERIAL INVESTMENTS						
	JUN 2022-REBATE		08/05/22	01	JUN 2022 BUSINESS DIST REBATE	01-000-24-00-2488		2,730.75
						INVOICE TOTAL:		2,730.75 *
						CHECK TOTAL:		2,730.75
537167	INGEMUNS	INGEMUNSON LAW OFFICES LTD						
	10313		07/01/22	01	JUN 2022 ADMIN HEARINGS	01-210-54-00-5467		450.00
						INVOICE TOTAL:		450.00 *
						CHECK TOTAL:		450.00
537168	KANTORG	GARY KANTOR						
	JULY 2022		07/21/22	01	JULY 2022 MAGIC CLASS	79-795-54-00-5462		210.00
						INVOICE TOTAL:		210.00 *
						CHECK TOTAL:		210.00
537169	KENDCROS	KENDALL CROSSING, LLC						
	BD REBATE 06/22		08/05/22	01	JUN 2022 BUSINESS DIST REBATE	01-000-24-00-2487		6,941.55
						INVOICE TOTAL:		6,941.55 *
						CHECK TOTAL:		6,941.55
537170	KLUBER	KLUBER, INC						

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537170	KLUBER	KLUBER, INC							
	8113		06/30/22	01	PUBLIC WORKS AND PARK	24-216-54-00-5446		4,500.00	
				02	MAINTENANCE STUDY	** COMMENT **			
						INVOICE TOTAL:		4,500.00	*
						CHECK TOTAL:		4,500.00	
537171	LANEMUCH	LANER, MUCHIN, LTD							
	625682		07/01/22	01	GENERAL COUNSELING MATERS	01-640-54-00-5463		405.00	
						INVOICE TOTAL:		405.00	*
						CHECK TOTAL:		405.00	
537172	LITE	LITE CONSTRUCTION							
	080422-PROJECT 21364		08/04/22	01	WORK RELATED TO YORKVILLE	24-216-60-00-6030		605,539.70	
				02	CITY HALL AND POLICE FACILITY	** COMMENT **			
						INVOICE TOTAL:		605,539.70	*
						CHECK TOTAL:		605,539.70	
537173	MENLAND	MENARDS - YORKVILLE							
	42049		05/06/22	01	LIGHT PEN	01-210-56-00-5620		9.98	
						INVOICE TOTAL:		9.98	*
	48271		07/15/22	01	DUSTER, GREASE	79-790-56-00-5620		16.96	
						INVOICE TOTAL:		16.96	*
	48573		07/19/22	01	LINE W/REEL	79-790-56-00-5620		19.98	
						INVOICE TOTAL:		19.98	*
	48599		07/19/22	01	PADDED TIEDOWN	79-790-56-00-5620		12.99	
						INVOICE TOTAL:		12.99	*

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537173	MENLAND MENARDS - YORKVILLE							
	48859	07/22/22	01	TEE, PVC PIPE, PVC PLUGS,	01-410-56-00-5620		41.22	
			02	CLEANER	** COMMENT **			
					INVOICE TOTAL:		41.22	*
	48871	07/22/22	01	SPRAYPAINT, CABLE TIES,	79-790-56-00-5630		197.97	
			02	DIAMOND TOOL	** COMMENT **			
					INVOICE TOTAL:		197.97	*
	49081	07/25/22	01	WASHERS, TRASH CAN	79-790-56-00-5640		21.07	
					INVOICE TOTAL:		21.07	*
	49183	07/26/22	01	BATTERIES	51-510-56-00-5620		14.93	
					INVOICE TOTAL:		14.93	*
	49272	07/27/22	01	MORTOR MIX	01-410-56-00-5640		23.84	
					INVOICE TOTAL:		23.84	*
	49278-22	07/27/22	01	SHACKLE	52-520-56-00-5620		21.98	
					INVOICE TOTAL:		21.98	*
	49368	07/28/22	01	BOARDS, PAINT, NIPPLE, BRUSH	24-216-56-00-5656		50.28	
					INVOICE TOTAL:		50.28	*
	49489	07/29/22	01	SCREWDRIVER	51-510-56-00-5665		7.49	
					INVOICE TOTAL:		7.49	*
	49711	08/01/22	01	SPRAY PAINT, CLEANER, CLR	24-216-56-00-5656		71.57	
			02	REMOVER, BOLTS, RECEPTICLE,	** COMMENT **			
			03	PRIMER	** COMMENT **			
					INVOICE TOTAL:		71.57	*
	49740	08/01/22	01	SAFETY HASP, METAL GRINDING	24-216-56-00-5656		11.97	
			02	WHEEL	** COMMENT **			
					INVOICE TOTAL:		11.97	*

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537173	MENLAND	MENARDS - YORKVILLE						
	79179-22		07/26/22	01	CONCRETE FORMING	25-225-60-00-6060		107.90
						INVOICE TOTAL:		107.90 *
						CHECK TOTAL:		630.13
537174	METIND	METROPOLITAN INDUSTRIES, INC.						
	INV040840		07/15/22	01	MONTHLY LIFT STATION CLOUD	52-520-54-00-5444		270.00
				02	DATA SERVICE	** COMMENT **		
						INVOICE TOTAL:		270.00 *
						CHECK TOTAL:		270.00
537175	MIDAM	MID AMERICAN WATER						
	204555A		07/20/22	01	REDUCER	52-520-56-00-5640		74.00
						INVOICE TOTAL:		74.00 *
						CHECK TOTAL:		74.00
537176	MIDWSALT	MIDWEST SALT						
	0224363		07/29/22	01	BULK ROCK SALT	51-510-56-00-5638		3,122.35
						INVOICE TOTAL:		3,122.35 *
						CHECK TOTAL:		3,122.35
537177	MORASPH	MORRIS SAND & GRAVEL, INC.						
	4780		07/22/22	01	N-50 SURFACE	23-230-60-00-6032		732.60
						INVOICE TOTAL:		732.60 *
	4792		07/26/22	01	N-50 SURFACE	23-230-60-00-6032		776.40
						INVOICE TOTAL:		776.40 *
						CHECK TOTAL:		1,509.00

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537178	NEOPOST	QUADIENT FINANCE USA, INC							
	080922-PR		08/09/22	01	POSTAGE METER REFILL	79-000-14-00-1410		250.00	
						INVOICE TOTAL:		250.00	*
						CHECK TOTAL:		250.00	
537179	NICOR	NICOR GAS							
	20-52-56-2042 1-0722		07/29/22	01	06/29-07/29 420 FAIRHAVEN	01-110-54-00-5480		160.13	
						INVOICE TOTAL:		160.13	*
						CHECK TOTAL:		160.13	
D002626	ORRK	KATHLEEN FIELD ORR & ASSOC.							
	16940		08/03/22	01	MISC ADMIN LEGAL MATTERS	01-640-54-00-5456		3,465.00	
				02	BRIGHT FARMS MATTERS	90-173-00-00-0011		3,025.00	
				03	BRISTOL BAY MATTERS	90-179-00-00-0011		715.00	
				04	DOWNTOWN TIF MATTERS	88-880-54-00-5462		275.00	
				05	GRAHAM C STORE MATTERS	90-183-00-00-0011		165.00	
				06	MEETINGS	01-640-54-00-5456		1,600.00	
				07	PARK & REC MATTERS	01-640-54-00-5456		165.00	
				08	RAGING WAVES MATTERS	01-640-54-00-5456		110.00	
				09	WESTBURY MATTERS	01-640-54-00-5456		44.00	
						INVOICE TOTAL:		9,564.00	*
						DIRECT DEPOSIT TOTAL:		9,564.00	
537180	OSWEFIRE	OSWEGO FIRE PROTECTION DIST.							
	073122-LC		08/04/22	01	MAY-JULY 2022 LAND CASH	95-000-24-00-2456		1,096.20	
						INVOICE TOTAL:		1,096.20	*
						CHECK TOTAL:		1,096.20	
537181	PARADISE	PARADISE CAR WASH							

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
537181	PARADISE	PARADISE CAR WASH							
	224524		07/04/22	01	JUNE 2022 CAR WASHES	79-790-54-00-5495		26.00	
						INVOICE TOTAL:		26.00	*
	224540		07/04/22	01	JUN 2022 CAR WASHES	01-210-54-00-5495		10.00	
						INVOICE TOTAL:		10.00	*
						CHECK TOTAL:		36.00	
537182	PETITEPA	THE PETITE PALETTE							
	080522		08/05/22	01	ART CAMP INSTRUCTION	79-795-54-00-5462		750.00	
						INVOICE TOTAL:		750.00	*
						CHECK TOTAL:		750.00	
537183	PITSTOP	PIT STOP							
	PS469824		07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		210.00	
				02	FOR TOWN SQUARE PARK	** COMMENT **			
						INVOICE TOTAL:		210.00	*
	PS469825		07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		378.00	
				02	FOR RIVERFRONT PARK	** COMMENT **			
						INVOICE TOTAL:		378.00	*
	PS469826		07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		92.00	
				02	FOR VAN EMMON PARK	** COMMENT **			
						INVOICE TOTAL:		92.00	*
	PS469827		07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		80.00	
				02	FOR FOX HILL PARK WEST	** COMMENT **			
						INVOICE TOTAL:		80.00	*
	PS469828		07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		80.00	

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
537183	PITSTOP PIT STOP						
	PS469828	07/28/22	02	FOR FOX HILL PARK EAST	** COMMENT **		
					INVOICE TOTAL:		80.00 *
	PS469829	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		302.00
			02	FOR BEECHER COMMUNITY PARK	** COMMENT **		
					INVOICE TOTAL:		302.00 *
	PS469830	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		131.43
			02	FOR GRANDE RESERVE ROTARY PARK	** COMMENT **		
					INVOICE TOTAL:		131.43 *
	PS469831	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		102.00
			02	FOR SPLASH PAD	** COMMENT **		
					INVOICE TOTAL:		102.00 *
	PS469832	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		92.00
			02	FOR STEVEN BRIDGE PARK	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS469833	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		80.00
			02	FOR CANNONBALL RIDGE PARK	** COMMENT **		
					INVOICE TOTAL:		80.00 *
	PS469834	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		80.00
			02	FOR GREENS FILLING STATION	** COMMENT **		
			03	PARK	** COMMENT **		
					INVOICE TOTAL:		80.00 *
	PS469835	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		80.00
			02	FOR BRISTOL STATION FIELD	** COMMENT **		
					INVOICE TOTAL:		80.00 *
	PS469836	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		117.15
			02	FOR RIEMENSCHNIEDER PARK	** COMMENT **		
					INVOICE TOTAL:		117.15 *

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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537183	PITSTOP PIT STOP						
	PS469837	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		540.00
			02	FOR SOCCER EQUIPMENT SHED	** COMMENT **		
					INVOICE TOTAL:		540.00 *
	PS469838	07/28/22	01	07/01-07/28 PORTOLET SERVICE	79-795-56-00-5620		92.00
			02	FOR STEPPING STONES PARK	** COMMENT **		
					INVOICE TOTAL:		92.00 *
					CHECK TOTAL:		2,456.58
537184	PLAYPOW PLAYPOWER LT FARMINGTON INC						
	1400259680	07/26/22	01	NET CLIMBER FOR STEPPING	25-225-60-00-6060		19,521.26
			02	STONES PARK	** COMMENT **		
					INVOICE TOTAL:		19,521.26 *
					CHECK TOTAL:		19,521.26
537185	PRINTSRC LAMBERT PRINT SOURCE, LLC						
	2883	08/01/22	01	END OF SUMMBER BASH SIGNAGE	79-795-56-00-5606		224.00
					INVOICE TOTAL:		224.00 *
	2884	08/01/22	01	NONPATCHED UMPIRE SHIRTS AND	79-795-56-00-5606		749.00
			02	SOCCER FIELD NUMBERS	** COMMENT **		
					INVOICE TOTAL:		749.00 *
	2895	08/08/22	01	SOCCER FIELD SIGNS	79-795-56-00-5606		25.00
					INVOICE TOTAL:		25.00 *
	2902	08/08/22	01	BEER TASTING GLASSES	79-795-56-00-5602		480.00
					INVOICE TOTAL:		480.00 *
					CHECK TOTAL:		1,478.00

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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537186	R0000805 KRISTI CISEK						
	196441	08/03/22	01	REFUND HOUSEHOLD CREDIT FROM	79-000-44-00-4403		160.00
			02	CANCELLED CLASS ** COMMENT **			
					INVOICE TOTAL:		160.00 *
					CHECK TOTAL:		160.00
537187	R0002288 LENNAR						
	1151 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	1153 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	1155 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	1157 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	1272 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	1282 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	1292 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	1294 HAWK HOLLOW	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
	2203 RICHMOND	08/05/22	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
					INVOICE TOTAL:		5,000.00 *
					CHECK TOTAL:		45,000.00

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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537188	R0002521	BECKY SAVAGE							
	072922-RFND		07/29/22	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		8.55	
				02	BILL FOR ACCT#0109081160-07	** COMMENT **			
						INVOICE TOTAL:		8.55	*
						CHECK TOTAL:			8.55
537189	R002522	ANGELA BANEY							
	196440		08/03/22	01	REFUND OF HOUSEHOLD CREDIT	79-000-44-00-4403		35.00	
				02	FOR CANCELLED CLASS	** COMMENT **			
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:			35.00
537190	REIL	TEAM REIL INC.							
	23337		07/26/22	01	PIPE PLUGS, PLASTIC COPE TUBES	25-225-60-00-6060		190.00	
						INVOICE TOTAL:		190.00	*
						CHECK TOTAL:			190.00
537191	STANDARD	STANDARD & ASSOCIATES, INC.							
	SA000051233		07/29/22	01	ENTRY LEVEL PERSONALITY EVAL	01-210-54-00-5411		900.00	
				02	FOR 2 APPLICANTS	** COMMENT **			
						INVOICE TOTAL:		900.00	*
						CHECK TOTAL:			900.00
537192	STOKES	STOKES EXCAVATING, INC							
	4992		07/19/22	01	ENGINEER PAYMENT ESTIMATE 6 RETAINAGE REDUCTION ELIZABETH ST AND APPLETREE CT WATER MAIN	51-510-60-00-6025		22,558.75	
						** COMMENT **			
						** COMMENT **			

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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537192	STOKES	STOKES EXCAVATING, INC							
	4992		07/19/22	04	IMPROVEMENTS	** COMMENT **			
							INVOICE TOTAL:	22,558.75	*
						CHECK TOTAL:		22,558.75	
537193	TRCONTPR	TRAFFIC CONTROL & PROTECTION							
	112287		08/08/22	01	STREET SIGNS	23-230-56-00-5619		724.95	
							INVOICE TOTAL:	724.95	*
						CHECK TOTAL:		724.95	
537194	TRICO	TRICO MECHANICAL , INC							
	6668		07/07/22	01	BEECHER AC REPAIR	24-216-54-00-5446		568.00	
							INVOICE TOTAL:	568.00	*
	6669		06/17/22	01	PD DEPT AC REPAIR	24-216-54-00-5446		373.00	
							INVOICE TOTAL:	373.00	*
						CHECK TOTAL:		941.00	
537195	TROTSKY	TROTSKY INVESTIGATIVE							
	YORKVILLE PD 22-02		07/05/22	01	POLYGRAPH EXAMS FOR 5 PEOPLE	01-210-54-00-5411		825.00	
							INVOICE TOTAL:	825.00	*
						CHECK TOTAL:		825.00	
537196	VITOSH	CHRISTINE M. VITOSH							
	2056		07/29/22	01	07/13/22 P & Z MEETING	01-220-54-00-5462		176.00	
							INVOICE TOTAL:	176.00	*
	CMV 2055		07/06/22	01	JUN 2022 ADMIN HEARINGS	01-210-54-00-5467		500.00	
							INVOICE TOTAL:	500.00	*
						CHECK TOTAL:		676.00	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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537197	WATERSYS	WATER SOLUTIONS UNLIMITED, INC							
	105134		07/19/22	01	CHLORINE	51-510-56-00-5638		476.00	
						INVOICE TOTAL:		476.00	*
	105665		07/29/22	01	CHEMICALS	51-510-56-00-5638		2,656.69	
						INVOICE TOTAL:		2,656.69	*
						CHECK TOTAL:		3,132.69	
537198	WELDSTAR	WELDSTAR							
	0002086178		07/24/22	01	CYLINDER RENTAL	01-410-54-00-5485		45.00	
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:		45.00	
537199	WEX	WEX BANK							
	82735750		07/31/22	01	JULY 2022 GASOLINE	01-210-56-00-5695		8,819.33	
				02	JULY 2022 GASOLINE	01-220-56-00-5695		958.41	
						INVOICE TOTAL:		9,777.74	*
						CHECK TOTAL:		9,777.74	
537200	WTRPRD	WATER PRODUCTS, INC.							
	0310716		07/20/22	01	COUPLING, CURB STOP, BAND	51-510-56-00-5640		442.94	
				02	TAPT CLAMPS	** COMMENT **			
						INVOICE TOTAL:		442.94	*
	0310974		08/02/22	01	CURB BOX REPAIR EXT., PLUGS	51-510-56-00-5640		621.50	
						INVOICE TOTAL:		621.50	*
	0311008		08/02/22	01	CURB BOX PLUGS	51-510-56-00-5640		202.50	
						INVOICE TOTAL:		202.50	*
						CHECK TOTAL:		1,266.94	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 08/23/2022

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D002627	YBSD	YORKVILLE BRISTOL							
	2022.007		08/08/22	01	AUG 2022 LANDFILL EXPENSE	51-510-54-00-5445		23,440.72	
						INVOICE TOTAL:		23,440.72	*
	22-JUL		08/05/22	01	JUL 2022 SANITARY FEES	95-000-24-00-2450		268,238.64	
						INVOICE TOTAL:		268,238.64	*
						DIRECT DEPOSIT TOTAL:		291,679.36	
537201	YORKACE	YORKVILLE ACE & RADIO SHACK							
	175916		08/08/22	01	RUG DOCTOR SOLUTION AND RENTAL	79-795-56-00-5640		47.98	
						INVOICE TOTAL:		47.98	*
						CHECK TOTAL:		47.98	
537202	YORKSCHO	YORKVILLE SCHOOL DIST #115							
	073122-LC		08/04/22	01	MAY-JULY 2022 LAND CASH	95-000-24-00-2453		1,892.00	
						INVOICE TOTAL:		1,892.00	*
						CHECK TOTAL:		1,892.00	
537203	YOUNGM	MARLYS J. YOUNG							
	070722		07/29/22	01	07/07/22 PUBLIC SAFETY MEETING	01-110-54-00-5462		85.00	
				02	MINUTES	** COMMENT **			
						INVOICE TOTAL:		85.00	*
	071322		07/28/22	01	07/13/22 P&Z MEETING MINUTES	01-220-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*
	071422		07/28/22	01	07/14/22 MEETING MINUTES	90-188-00-00-0011		85.00	
						INVOICE TOTAL:		85.00	*
	071922		07/31/22	01	07/19/22 PW MEETING MINUTES	01-110-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**	**42-420**	**DEBT SERVICE**	**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**	**23-216**	**MUNICIPAL BUILDING**	**51-510**	**WATER OPERATIONS**	**87-870**	**COUNTRYSIDE TIF**
01-220	**COMMUNITY DEVELOPMENT**	**23-230**	**CITY-WIDE CAPITAL**	**52-520**	**SEWER OPERATIONS**	**88-880**	**DOWNTOWN TIF**
01-410	**STREETS OPERATION**	**24-216**	**BUILDING & GROUNDS**	**72-720**	**LAND CASH**	**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 08/23/2022

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
537203	YOUNGM	MARLYS J. YOUNG							
	072122		08/04/22	01	07/21/22 MEETING MINUTES	79-795-54-00-5462		42.50	
				02	07/21/22 MEETING MINUTES	79-790-54-00-5462		42.50	
						INVOICE TOTAL:		85.00	*
						CHECK TOTAL:		425.00	
537204	ZENON	ZENON COMPANY							
	7144		07/22/22	01	CONE TALK TUBE	79-790-56-00-5640		370.00	
						INVOICE TOTAL:		370.00	*
						CHECK TOTAL:		370.00	

TOTAL CHECKS PAID:	1,633,110.19
TOTAL DIRECT DEPOSITS PAID:	301,243.36
TOTAL AMOUNT PAID:	1,934,353.55

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
August 5, 2022

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	18,311.95	-	18,311.95	1,535.30	1,288.32	21,135.57
FINANCE	11,519.60	-	11,519.60	1,025.24	850.67	13,395.51
POLICE	120,414.40	1,096.33	121,510.73	537.73	9,012.53	131,060.99
COMMUNITY DEV.	27,184.73	-	27,184.73	2,472.84	2,062.10	31,719.67
STREETS	22,014.94	-	22,014.94	1,968.22	1,623.29	25,606.45
BUILDING & GROUNDS	2,249.94	84.37	2,334.31	221.10	190.05	2,745.46
WATER	18,626.02	49.52	18,675.54	1,662.12	1,356.60	21,694.26
SEWER	10,255.87	116.14	10,372.01	923.12	753.75	12,048.88
PARKS	30,333.52	-	30,333.52	2,337.74	2,273.75	34,945.01
RECREATION	16,508.84	-	16,508.84	1,372.95	1,214.12	19,095.91
LIBRARY	19,399.36	-	19,399.36	995.56	1,434.64	21,829.56
TOTALS	$ 296,819.17	$ 1,346.36	$ 298,165.53	$ 15,051.92	$ 22,059.82	$ 335,277.27

TOTAL PAYROLL **$ 335,277.27**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, August 23, 2022

ACCOUNTS PAYABLE	**DATE**		
Clerk's Check #131200 Kendall County Recorder *(Page 1)*	07/19/2022	$	340.00
Clerk's Check #131202 Kendall County Recorder *(Page 2)*	07/20/2022		201.00
Clerk's Check #131203 Kendall County Recorder *(Page 3)*	08/04/2022		235.00
City Check Register - FY 23 *(Pages 4 - 32)*	08/23/2022		1,934,353.55
SUB-TOTAL:		**$**	**1,935,129.55**
WIRE PAYMENTS			
IEPA - L17-1563 Fund - Debt Service Interest PYMT	08/03/2022	$	5,576.07
IEPA - L17-1563 Fund - Debt Service Principal PYMT	08/03/2022		22,960.61
TOTAL PAYMENTS:			**$28,536.68**
PAYROLL			
Bi - Weekly *(Page 33)*	08/05/2022	$	335,277.27
SUB-TOTAL:		**$**	**335,277.27**
TOTAL DISBURSEMENTS:		**$**	**2,298,943.50**

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

Agenda Item Number

Consent Agenda #2

Tracking Number

ADM 2022-29

Agenda Item Summary Memo

Title: Treasurer's Report for May – July 2022

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: ADM – 08/17/22 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2022-29

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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

UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ending May 31, 2022

Cash Basis

	May Revenues	YTD Revenues	Revenue Budget	% of Budget	May Expenses	YTD Expenses	Expense Budget	% of Budget
General Fund								
01 - General	$ 1,887,655	$ 1,887,655	$ 22,339,736	8%	$ 1,521,864	$ 1,521,864	$ 22,339,736	7%
Special Revenue Funds								
15 - Motor Fuel Tax	65,476	65,476	1,176,560	6%	6,149	6,149	1,277,045	0%
79 - Parks and Recreation	324,283	324,283	3,055,472	11%	216,077	216,077	3,055,472	7%
87 - Countryside TIF	-	-	232,133	0%	47,499	47,499	227,291	21%
88 - Downtown TIF	10,199	10,199	96,000	11%	3,216	3,216	87,612	4%
89 - Downtown TIF II	3,171	3,171	99,353	0%	-	-	30,500	0%
11 - Fox Hill SSA	679	679	21,500	3%	1,045	1,045	59,200	2%
12 - Sunflower SSA	751	751	21,000	4%	2,025	2,025	17,200	12%
Debt Service Fund								
42 - Debt Service	27,390	27,390	330,075	8%	-	-	330,075	0%
Capital Project Funds								
25 - Vehicle & Equipment	71,015	71,015	1,105,870	6%	54,560	54,560	2,235,223	2%
23 - City-Wide Capital	90,245	90,245	3,995,222	2%	63,790	63,790	5,592,073	1%
24 - Buildings & Grounds	81,769	81,769	1,007,229	8%	11,656	11,656	10,871,560	0%
Enterprise Funds								
* 51 - Water	53,196	53,196	5,779,003	1%	173,673	173,673	7,693,103	2%
* 52 - Sewer	142,350	142,350	6,604,721	2%	57,109	57,109	5,995,546	1%
Library Funds								
82 - Library Operations	106,928	106,928	1,736,773	6%	79,271	79,271	1,748,820	5%
84 - Library Capital	5,665	5,665	50,350	11%	-	-	85,500	0%
Total Funds	**$ 2,870,769**	**$ 2,870,769**	**$ 47,650,997**	**6%**	**$ 2,237,933**	**$ 2,237,933**	**$ 61,645,956**	**4%**

* Fund Balance Equivalency

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

Rob Fredrickson, Finance Director/Treasurer

UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ending June 30, 2022

Cash Basis

	June Revenues	YTD Revenues	Revenue Budget	% of Budget	June Expenses	YTD Expenses	Expense Budget	% of Budget
General Fund								
01 - General	$ 3,527,083	$ 5,416,677	$ 22,339,736	24%	$ 1,958,710	$ 3,486,211	$ 22,339,736	16%
Special Revenue Funds								
15 - Motor Fuel Tax	66,335	131,811	1,176,560	11%	6,149	12,298	1,277,045	1%
79 - Parks and Recreation	263,015	591,715	3,123,472	19%	223,092	439,169	3,123,472	14%
87 - Countryside TIF	70,288	70,288	232,133	30%	1,317	48,816	227,291	21%
88 - Downtown TIF	50,783	60,982	96,000	64%	4,063	7,279	87,612	8%
89 - Downtown TIF II	47,129	50,300	99,353	0%	-	-	30,500	0%
11 - Fox Hill SSA	10,597	11,276	21,500	52%	661	1,706	59,200	3%
12 - Sunflower SSA	9,207	9,959	21,000	47%	625	2,650	17,200	15%
Debt Service Fund								
42 - Debt Service	27,465	54,854	330,075	17%	4,800	4,800	330,075	1%
Capital Project Funds								
25 - Vehicle & Equipment	102,878	173,893	1,105,870	16%	86,766	141,326	2,235,223	6%
23 - City-Wide Capital	241,081	332,885	3,995,222	8%	19,469	83,259	5,592,073	1%
24 - Buildings & Grounds	83,258	165,027	1,007,229	16%	167,619	179,275	10,871,560	2%
Enterprise Funds								
* 51 - Water	453,308	514,798	5,779,003	9%	575,200	750,508	7,693,103	10%
* 52 - Sewer	408,369	553,504	6,604,721	8%	81,921	139,793	5,995,546	2%
Library Funds								
82 - Library Operations	770,613	877,541	877,541	100%	66,054	145,325	1,763,820	8%
84 - Library Capital	8,040	13,705	50,350	27%	2,991	2,991	85,500	3%
Total Funds	**$ 6,139,449**	**$ 9,029,215**	**$ 46,859,765**	**19%**	**$ 3,199,436**	**$ 5,445,405**	**$ 61,728,956**	**9%**

* Fund Balance Equivalency

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

Rob Fredrickson, Finance Director/Treasurer

UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ended July 31, 2022

Cash Basis

	July Revenues	YTD Revenues	Revenue Budget	% of Budget	July Expenses	YTD Expenses	Expense Budget	% of Budget
General Fund								
01 - General	$ 1,537,544	$ 6,955,616	$ 22,339,736	31%	$ 1,521,275	$ 5,023,158	$ 22,339,736	22%
Special Revenue Funds								
15 - Motor Fuel Tax	69,431	201,241	1,176,560	17%	179,052	191,350	1,277,045	15%
79 - Parks and Recreation	280,969	872,684	3,123,472	28%	231,530	674,776	3,123,472	22%
87 - Countryside TIF	710	70,998	232,133	31%	1,443	50,258	227,291	22%
88 - Downtown TIF	1,120	62,101	96,000	65%	3,414	10,693	87,612	12%
89 - Downtown TIF II	3,076	53,376	99,353	0%	352	352	30,500	1%
11 - Fox Hill SSA	253	11,529	21,500	54%	1,309	3,015	59,200	5%
12 - Sunflower SSA	901	10,859	21,000	52%	3,730	6,380	17,200	37%
Debt Service Fund								
42 - Debt Service	27,090	81,944	330,075	25%	-	4,800	330,075	1%
Capital Project Funds								
25 - Vehicle & Equipment	70,866	244,759	1,105,870	22%	36,822	178,149	2,235,223	8%
23 - City-Wide Capital	83,580	416,465	3,995,222	10%	72,822	156,081	5,592,073	3%
24 - Buildings & Grounds	84,854	249,881	1,007,229	25%	1,118,122	1,297,400	10,871,560	12%
Enterprise Funds								
* 51 - Water	38,053	686,150	5,779,003	12%	224,570	978,405	7,693,103	13%
* 52 - Sewer	213,045	766,549	6,604,721	12%	77,709	219,606	5,995,546	4%
Library Funds								
82 - Library Operations	38,532	916,073	877,541	104%	62,405	208,273	1,763,820	12%
84 - Library Capital	4,515	18,220	50,350	36%	2,824	5,815	85,500	7%
Total Funds	**$ 2,454,537**	**$ 11,618,445**	**$ 46,859,765**	**25%**	**$ 3,537,379**	**$ 9,008,511**	**$ 61,728,956**	**15%**

* Fund Balance Equivalency

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

Rob Fredrickson, Finance Director/Treasurer

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

Agenda Item Number

Consent Agenda #3

Tracking Number

ADM 2022-32

Agenda Item Summary Memo

Title: Copier RFP

Meeting and Date: City Council – August 23, 2022

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 08/17/22 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2022-32

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: August 11, 2022
Subject: Request for Proposals – Copier Equipment & Related Services

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As you may recall, last August the City issued an RFP for copiers to replace the six existing copiers used by various departments throughout the City, and to acquire four additional copiers which will be needed when operations move to the new City Hall site at 651 Prairie Pointe. After considering the results of the RFP, Council chose in October to reject all bids and continue with our current provider, Impact Networking, LLC, on a month-to-month basis. Moreover, the RFP was deferred to the subsequent year, in order to allow more time to solidify the estimated move in date for the new building, which is currently slated for November 2022.

With this estimated move in date quickly approaching, it is the recommendation of staff that the City once again seek proposals for the purpose of leasing copier equipment. The attached RFP requests that proposing firms identify the costs of each copier, along with the corresponding maintenance costs, over the course of a 36-, 48- and 60-month lease term beginning on December 1, 2022. Staff is seeking to lease ten multifunction copiers, which will be allocated amongst the Administration (Finance), Police, Community Development, Public Works, Parks & Recreation Departments, as identified on page 6.

Assuming approval at the August 23rd City Council meeting, the RFP will be e-mailed to all known bidders, consisting primarily of vendors who participated in last year's RFP. The RFP will also be posted on the City's website and a public notice will be printed in a local paper.

Proposals are scheduled to be due at the close of business on Friday, September 23rd. After reviewing the bids, staff will make its recommendation to the Administration Committee on October 19th. Assuming approval by the Administration Committee, the recommended bid will be presented to City Council at the October 25th meeting for final approval.

The Copier RFP has been attached for your review and consideration.

UNITED CITY OF YORKVILLE
REQUESTS FOR PROPOSALS
FOR
COPIER EQUIPMENT & RELATED SERVICES

August - September 2022
800 Game Farm Road
Yorkville, Illinois 60560

Public Notice Posted:	Friday, August 26, 2022
Proposals Due:	Friday, September 23, 2022 at 4:30 PM

Copier Equipment Request for Proposal

The United City of Yorkville ("City") is requesting proposals for the fulfillment of ten (10) multifunction copiers to be used at City offices. Please fill out all applicable sections of this proposal.

There is no expressed or implied obligation for the United City of Yorkville to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

The City reserves the right to reject any one or all submittals and to waive any irregularities of any submittal determined to be non-essential in its sole discretion.

To be considered, please submit your proposal no later than 4:30 p.m. on Friday, September 23, 2022. Proposals may be submitted via e-mail to Rob Fredrickson, Finance Director, at rfredrickson@yorkville.il.us

Questions on the proposal can be submitted to the e-mail address listed above. Any response will be submitted to all firms, who the City has knowledge of, who may be submitting a proposal.

Introduction

The City is looking to replace its fleet of multifunction copiers with new equipment as **our current lease is tentatively ending Wednesday, November 30, 2022.** We are looking for proposals from established businesses experienced with the lease, maintenance, supply and support of multifunction copiers. All of the proposed copiers are to be leased with the option to purchase at the end of term at fair-market value. In addition to the lease of the equipment, we are seeking a maintenance and supply contract that will run concurrent with the lease agreement. One vendor will be selected to service and supply all of the copiers. All costs are to be laid out in this proposal and are to be fixed for the term of the lease and maintenance contract. The City retains the right to reject any or all submissions. It is anticipated that final approval of the selected proposal will be given by our City Council at the **Tuesday, October 25, 2022** City Council meeting.

Submission

Vendor is to submit to the City a proposal for the lease of ten (10) new copiers with an accompanying maintenance contract. The guidelines for the lease and maintenance contract are outlined below. All proposals must include an option for a 36, 48- or 60-month lease term that begins on **December 1, 2022**. All pricing should be broken down per-copier, with the costs for optional features defined. The vendor shall specify if they are unable to meet or exceed any criteria laid out in the following sections. Furthermore, a Cost Summary Worksheet (Appendix A; page 7 of RFP) must be completed and submitted for each copier proposed in response to this RFP.

A. Vendor Information

1. Please provide us with some information about your company. Particularly let us know the length of time your company has been in business, an approximate number of businesses you serve and an approximate number of businesses you serve with similar needs to ours.
2. Please provide us with at least 3 references of other companies you have serviced in our area.

B. General Technical Specifications

1. General Equipment Requirements

Unless specified in Section F of this document, all copiers are to have the following minimum technical specifications.

a) All copiers are to be newly manufactured with no used or refurbished parts.
b) Copiers must be rated at a printing speed of 50 black and white pages per minute for the Admin-1, Admin-2, Police-1, Police-2, Community Development-1, Community Development-2, and Recreation copiers. Copiers must be rated at a printing speed of 30 black and white pages per minute for the Police-3, Parks and Public Works copiers.
c) All copiers must have the capability to scan documents; .PDF and .TIF formats, color (if color capable) and black and white, at least 300dpi, and single and duplex capabilities are required.
    i) The vendor will specify if there is a cost to add scanning capability to the copier.
    ii) The vendor will specify if there is a cost-per-scan associated with the scanning function.
d) All copiers must have the capability to be network printable via an internal ethernet print server.
    i) The vendor will specify if there is a cost to add printing capability to the copier.
e) All copiers must be capable of printing double-sided documents.
f) All copiers must have a bypass tray for the purpose of printing on specialized paper, including envelopes. The bypass tray should have a minimum capacity of 50 sheets of standard 8 ½ x 11 copy paper.
g) All copiers must have an automated document feeder with a minimum capacity of 50 sheets of standard 8½ x 11 copy paper.
h) All copiers must be capable of printing on 8½ x 11, 8½ x 14 and 11 x 17 paper. Paper sizes can be supported through the use of an adjustable tray.
i) All copiers must have these minimum paper tray capacities:
    i) 8½ x 11 – 1,000 sheets
    ii) 8½ x 14 – 500 sheets
    iii) 11 x 17 – 500 sheets
j) All copiers must be functional as "walk-up" copiers.
k) All copiers must be capable of sorting/collating.
l) Ideally the control panels for all copier models should be the same or have the same "look and feel" between models.

2. Networking Requirements

a) All networked copiers are to be installed as multi-function printers on a Windows network. All printers must be able to be installed as a network shareable printer on a Windows 2016 Server and above, allowing printing from Windows 10 PC's and laptops.
b) Ideally, all models of printers will have a unified print driver or print drivers that have a consistent "look and feel" between them.
c) All copiers must be able to scan documents in color (if color capable) or black and white, .PDF or .TIF format, single or duplexed documents, to an SMB share on a Windows 2016 server. The vendor shall specify the technical requirements for this capability.

C. Supplies and Service

In addition to the proposal of the lease of equipment, the vendor should also provide a breakdown of costs for services, maintenance, supplies not covered by the maintenance agreement, delivery and network configuration.

1. Maintenance and Installation

   a) Vendor shall specify the warranty period of the provided equipment.
   b) The warranty period shall begin when the equipment is installed and accepted by the City.
   c) Any necessary repair or replacement during the warranty period shall be performed at no cost to the City.
   d) The vendor shall provide a toll-free number for placing service calls. Upon placing a service call, the vendor shall respond to the City within two business (2) hours and, if necessary, a service technician shall arrive at the City offices within four business (4) hours to begin work. Business hours for the City are defined as 8:00 a.m. through 4:30 p.m., Monday through Friday excluding holidays.
   e) The City requests that all copiers have the ability to be programmed and maintained over the internet. This includes the ability to program mailboxes and other functions online; place service calls and order supplies via the internet; and auto-send maintenance calls.
   f) Any defect in equipment will be remedied within forty-eight (48) hours of the placement of the initial service call.
   g) If a defect cannot be remedied by the vendor within forty-eight (48) hours the vendor will provide the City with a comparable loaner copier, at no charge.
   h) The vendor will guarantee the availability of replacement equipment and parts for the duration of the maintenance agreement.
   i) The vendor will specify any and all installation or delivery fees for the equipment.
   j) Vendor shall specify if any necessary hard-wiring will need to be performed prior to installation. Hard wiring for data and power will be performed by the City prior to installation by the vendor.
   k) If vendor feels they offer service above and beyond what is specified in this section (e.g. fleet management software, automated services, etc.), please specify.

2. Training

   a) Vendor will provide training of City staff at the time of installation at no cost to the City.
   b) Vendor will provide additional training at no cost to the City, within reason, due to significant re-staffing or alteration of equipment.

D. Pricing and Terms

1. Lease of Equipment

   a) Vendors shall provide three different pricing options for a 36-month, 48-month and 60-month lease on all equipment. The City will decide which option it will pursue after receiving and reviewing all proposals.
   b) Pricing will be locked-in for the length of the lease and maintenance agreement.

   c) At the end of term, the City shall be provided with an option to purchase any or all equipment at a fair market value.
   d) At the end of term, the City shall be provided with an option to extend the lease and maintenance agreement on a month-by-month basis. The pricing during this extension period shall be the same as the original agreement pricing.

e) Vendor shall specify their terms for the upgrade or downgrade of equipment to accommodate for a change of usage during the lease period.

2. Maintenance Agreement Pricing

a) Concurrent with the length of the lease, the vendor shall provide a maintenance agreement on all equipment.
b) Maintenance agreement pricing shall include all maintenance, repairs, parts and consumable supplies (excluding paper). If any consumable supplies are not included in the maintenance agreement, vendor shall specify what is excluded and will provide a cost estimate for the excluded supplies.
c) Shipping costs for any consumable supplies covered by the maintenance agreement shall be included in the maintenance agreement.
d) Pricing for the maintenance agreement will be a **cost-per-copy** (including scanned documents, if applicable) charge with no minimums or overages.
e) It is assumed that there will be a pricing difference between color and black and white copies. Any copier provided with the ability to print in color must be able to track the number of color copies separately from black and white copies and thus charges will be generated accordingly.

3. Billing

a) Vendor will outline their standard billing procedures. Particularly billing intervals, forms of accepted payment, late fees and grace periods.
b) Vendor will outline how the number of copies performed will be obtained by the vendor for the purposes of billing.
c) Due to the structure of City government, checks for invoices may only be issued at specific times throughout the month and only after invoices are approved to be paid by City Council. Vendor must be willing to accommodate delays in payment due to this by either an extended grace period or waiving of late fees.

E. Timeline

Please provide a timeline for the implementation of the new equipment. This timeline should include the installation of new equipment and the training of City staff.

F. Specific Technical Specifications

Listed on the following page is a summary of requested specifications for copiers that will deviate from the general specifications listed in Section B above. This chart includes finishing functions, minimum tray capacity requirements and other capabilities. Also included on this list is our current average monthly volume of black & white and color copies for each respective copier.

For each of these additional functions, please specify the additional cost of adding the feature to the copier or, if necessary, changing to another model of copier. In addition, please indicate whether or not each copier has card reading and wireless printing (i.e., ability to directly print from cell phones or tablets) capabilities, along with all associated costs.

Copier ID	Color	Hole Punch	Staple	Fax	Card Reader	$8^{1/2}$ x 11 Capacity	Average Monthly Volume	
							Black & White	Color
Admin-1	x	x	x	x	Y / N	2,500	12,800	5,400
Admin-2	x	x	x	x	Y / N	2,500	6,400	2,700
Police-1	x	x	x	x	Y / N	2,500	5,400	1,500
Police-2	x	x	x	x	Y / N	2,500	2,700	1,000
Police-3			x	x	Y / N	1,000	3,800	n/a
Comm Dvlp-1	x	x	x	x	Y / N	2,500	3,300	3,700
Comm Dvlp-2	x	x	x	x	Y / N	2,500	1,650	1,850
Public Works	x		x	x	Y / N	1,000	850	300
Recreation	x	x	x	x	Y / N	1,000	5,300	6,100
Parks	x		x	x	Y / N	1,000	850	300
Sub-Totals							**43,050**	**22,850**

Appendix A

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

Copier Equipment Request for Proposal - Cost Summary Worksheet

One form to be completed per make/model proposed by vendor and returned with RFP.

Copier ID	Color	Hole Punch	Staple	Fax	Card Reader	$8^{1/2}$ x 11 Capacity	Average Monthly Volume	
							Black & White	Color
Admin-1	x	x	x	x	Y / N	2,500	12,800	5,400
Admin-2	x	x	x	x	Y / N	2,500	6,400	2,700
Police-1	x	x	x	x	Y / N	2,500	5,400	1,500
Police-2	x	x	x	x	Y / N	2,500	2,700	1,000
Police-3			x	x	Y / N	1,000	3,800	n/a
Comm Dvlp-1	x	x	x	x	Y / N	2,500	3,300	3,700
Comm Dvlp-2	x	x	x	x	Y / N	2,500	1,650	1,850
Public Works	x		x	x	Y / N	1,000	850	300
Recreation	x	x	x	x	Y / N	1,000	5,300	6,100
Parks	x		x	x	Y / N	1,000	850	300
Sub-Totals							**43,050**	**22,850**

Appendix A - continued

Equipment Lease Price (please list as price/month)			Maintenance Contract Price (please list as price/month)		
36-month lease	48-month lease	60-month lease	36-month lease	48-month lease	60-month lease

Cost for features as outlined on Pages 4 and 5 of RFP, or supplies (excluding paper) not covered under maintenance contract:

Feature or Supplies	36-month lease Indicate price rating (i.e. per month, per copy, etc.)	48-month lease Indicate price rating (i.e. per month, per copy, etc.)	60-month lease Indicate price rating (i.e. per month, per copy, etc.)	Included in price above? (Y or N)

List make and model of proposed equipment:

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

Agenda Item Number

Consent Agenda #4

Tracking Number

ADM 2022-33

Agenda Item Summary Memo

Title: FY 2022 Budget Amendment – Downtown TIF II

Meeting and Date: City Council – August 23, 2022

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 08/17/22 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2022-33

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: August 10, 2022
Subject: Fiscal Year 2022 Proposed Budget Amendment

For the Fiscal Year Ended April 30, 2022, all City Funds, less one, are expected to come in under budget for expenditures, including all major operating funds (General, Water, Sewer, Library, Parks & Recreation, City-Wide Capital, Buildings & Grounds, etc.).

The lone exception is the (89) Downtown TIF II Fund, which is expected to go over budget by ~$7,000, due to TIF Incentive Payouts totaling $36,805, resulting from the developer completing work on the project ahead of what was initially projected. These payouts were made pursuant to a redevelopment agreement (Exhibit 1 – approved by City Council on August 27, 2019) with KCJ Restoration, LLC regarding the Old Jail building located at 111 W. Madison Street. The proposed budget amendment would increase the TIF Incentive Payout line item (89-890-54-00-5425) by $11,305, from $25,500 to $36,805, to reflect the actual incentives paid to the developer in FY 2022.

Despite the overage, FY 2022 actuals (unaudited) column show that the Downtown TIF II Fund did significantly better than initially anticipated due to better-than-expected incremental property taxes, which resulted in a close to breakeven fund balance of negative $6,626 (unaudited).

As has been the City's past practice, Funds that exceed their budgetary amounts due to explanatory circumstance have been amended, per the recommendation of the City's auditors, to better reflect the changing plans of management/City Council and to avoid auditor comment. Although this may seem a bit "after the fact" to amend the 2022 budget after the fiscal year has ended, not doing so will result in the same audit comment that we received in the 2012 Comprehensive Annual Financial Report (included in the attached packet as Exhibit 2).

Since the cash flows of redevelopment agreements can be difficult to anticipate, it is the recommendation of staff that the (89) Downtown TIF II Budget be amended as prescribed above. A budget worksheet has been attached for the Fund, showing the Fiscal Year 2022 original and proposed budgetary changes (highlighted in yellow), in addition to a budget ordinance, for your review and consideration.

Ordinance No. 2022-____

AN ORDINANCE AUTHORIZING THE FIFTH AMENDMENT TO THE ANNUAL BUDGET OF THE UNITED CITY OF YORKVILLE, FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2021 AND ENDING ON APRIL 30, 2022

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

WHEREAS, pursuant to 65 ILCS 5/8-2-9.4, the City adopted Ordinance No. 2021-11 on April 27, 2021 adopting an annual budget for the fiscal year commencing on May 1, 2021 and ending on April 30, 2022; and,

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, by a vote of two-thirds of the members of the corporate authorities then holding office, the annual budget of the United City of Yorkville may be revised by deleting, adding to, changing or creating sub-classes within object classes and object classes themselves. No revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of the revision; and,

WHEREAS, funds are available to effectuate the purpose of this revision.

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 amounts shown in Schedule A, attached hereto and made a part hereof by reference, increasing and/or decreasing certain object classes and decreasing certain fund balances in the Downtown TIF II fund with respect to the United City of Yorkville's 2021-2022 Budget are hereby approved.

Section 2: This ordinance shall be in full force and effect from and after 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. 2022.

_____

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. 2022.

_____

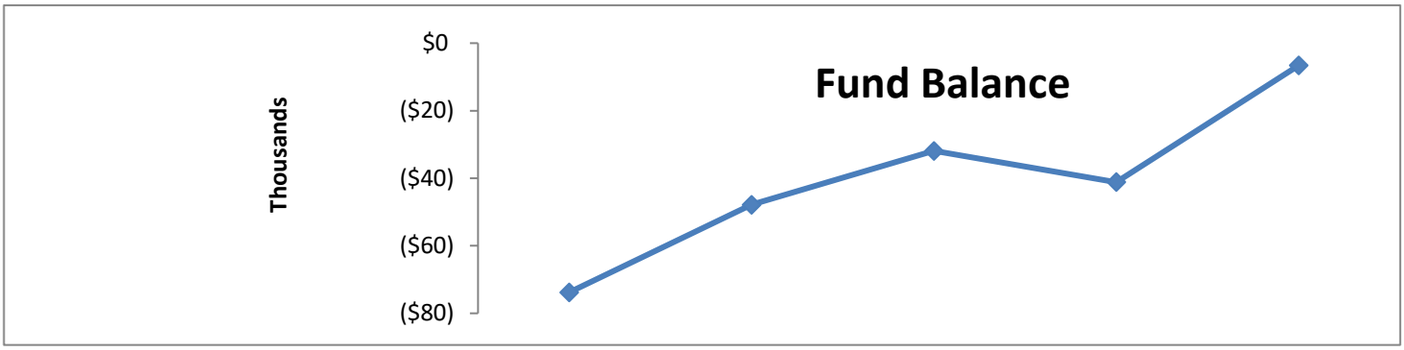
MAYOR

Schedule A

DOWNTOWN TIF II FUND (89)

The Downtown TIF II was created in 2018, in order to help promote downtown redevelopment and support the existing Downtown TIF.

	FY 2020 Actual	FY 2021 Actual	FY 2022 Adopted Budget	FY 2022 Amended Budget	**Unaudited** FY 2022 Actual
Revenue					
Taxes	$ 24,171	$ 47,342	$ 48,526	$ 48,526	$ 78,764
Miscellaneous	-	761	-	-	-
Other Financing Sources	1,000	-	-	-	-
Total Revenue & Transfers In	**$ 25,171**	**$ 48,103**	**$ 48,526**	**$ 48,526**	**$ 78,764**
Expenditures					
Contractual Services	$ 96,235	$ 22,173	$ 30,500	$ 41,805	$ 37,521
Total Expenditures	**$ 96,235**	**$ 22,173**	**$ 30,500**	**$ 41,805**	**$ 37,521**
Surplus (Deficit)	(71,064)	25,930	18,026	6,721	41,243
Ending Fund Balance	**$ (73,799)**	**$ (47,869)**	**$ (31,910)**	**$ (41,148)**	**$ (6,626)**



United City of Yorkville

Downtown TIF II Fund

890

DOWNTOWN TIF II FUND REVENUE

Account	Description	FY 2020 Actual	FY 2021 Actual	FY 2022 Adopted Budget	FY 2022 Amended Budget	Unaudited FY 2022 Actual
Taxes						
89-000-40-00-4000	PROPERTY TAXES	24,171	47,342	48,526	48,526	78,764
	Total: Taxes	**$24,171**	**$47,342**	**$48,526**	**$48,526**	**$78,764**
Miscellaneous						
89-000-48-00-4850	MISCELLANEOUS INCOME	-	761	-	-	-
	Total: Miscellaneous	**$0**	**$761**	**$0**	**$0**	**$0**
Other Financing Sources						
89-000-49-00-4910	SALE OF CAPITAL ASSETS	1,000	-	-	-	-
	Total: Other Financing Sources	**$1,000**	**$0**	**$0**	**$0**	**$0**
	Total: DOWNTOWN TIF II REVENUE	**$25,171**	**$48,103**	**$48,526**	**$48,526**	**$78,764**

United City of Yorkville
Downtown TIF II Fund

890

DOWNTOWN TIF II FUND EXPENDITURES

Account	Description	FY 2020 Actual	FY 2021 Actual	FY 2022 Adopted Budget	FY 2022 Amended Budget	Unaudited FY 2022 Actual
Contractual Services						
89-890-54-00-5425	TIF INCENTIVE PAYOUT	80,000	20,979	25,500	36,805	36,805
89-890-54-00-5462	PROFESSIONAL SERVICES	16,235	1,194	5,000	5,000	716
	Total: Contractual Services	**$96,235**	**$22,173**	**$30,500**	**$41,805**	**$37,521**
	Total: DOWNTOWN TIF II EXPENDITURES	**$96,235**	**$22,173**	**$30,500**	**$41,805**	**$37,521**

Exhibit 1

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2019-42

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING A REDEVELOPMENT AGREEMENT FOR THE OLD JAIL
(111 W. Madison Street)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 27th day of August, 2019

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on September 12, 2019.

A ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A REDVELOPMENT AGREEMENT FOR THE OLD JAIL

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

WHEREAS, the City is engaged in the revitalization of its downtown commercial district which includes the property owned by the City commonly known as 111 West Madison which property is improved with a two-story building constructed in 1892 and used as the County Jail and Sheriff's residence until 1992 (the "*Old Jail*") and now remains as an important historic landmark in the City; and,

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, et seq., as from time to time amended (the "*TIF Act*"), the Mayor and City Council of the City (collectively, the "*Corporate Authorities*") are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a "blighted area" or a "conservation area" as such terms are defined in the TIF Act; and,

WHEREAS, to stimulate and induce redevelopment pursuant to the TIF Act, the City, after giving all required notices, conducting a public hearing and making all findings required by law, on April 10, 2018, pursuant to Ordinance Nos. 2018-23, 2018-4 and 2018-25, approved a Redevelopment Plan (the "*Redevelopment Plan*") for an area designated as the Downtown Redevelopment Project Area #2 (the "*Project Area*"), which Project Area includes the Subject Property, and adopted tax increment financing for the payment and financing of "Redevelopment

Project Costs", as defined by the TIF Act, incurred within the Project Area as authorized by the TIF Act; and,

WHEREAS, on July 9, 2019, the City authorized the issuance of a Request for Proposal (the "*RFP*") from all parties interested in rehabilitating the Subject Property (with a preference for office or retail use and a secondary preference for multi-family residential use) in a manner respecting the historical significance of the Old Jail; and,

WHEREAS, in response to the RFP, the City received a proposal from the Developer to substantially renovate the Subject Property into five (5) residential units and 2,000 to 4,200 square feet of commercial/office retail space while preserving and retaining the historic elements of the Subject Property ("*Project*"); and,

WHEREAS, the Developer has advised the City that it is not economically feasible for the Developer to undertake the Project to improve the Subject Property due to the extraordinary costs required for its redevelopment without financial assistance because of the existence of asbestos and lead base paint and the deteriorating condition of the Old Jail; and,

WHEREAS, the City desires to have the Subject Property redeveloped in order to preserve its historic value to the City and to eliminate the blight factors found at the Subject Property while increasing the tax base of the City and affected taxing districts; providing job opportunities for its residents; and, improving the general welfare of the community; and, therefore, is prepared to convey the Subject Property to the Developer and to reimburse the Developer for certain costs associated with the Project, pursuant to a the terms of the Redevelopment Agreement attached hereto.

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

Section 1. All of the Preambles hereinabove set forth are incorporated herein as if restated.

Section 2. That the Redevelopment Agreement by and between the United City of Yorkville and KCJ Restoration, LLC and in the form attached hereto and presented to this meeting is hereby approved and the Mayor is hereby authorized to execute same.

Section 3. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois this 27th day of August, 2019.

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

APPROVED:

Mayor

Attest:

City Clerk

REDEVELOPMENT AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND KCJ RESTORATION, LLC

THIS REDEVELOPMENT AGREEMENT ("*Agreement*") is entered into as of the 10th day of SEPTEMBER, 2019 ("*Effective Date*") by and between the United City of Yorkville, Kendall County, Illinois, an Illinois municipal corporation ("*City*"), and KCJ RESTORATION, LLC, an Illinois limited liability company (the "*Developer*").

In consideration of the mutual covenants and agreements set forth in this Agreement, the City and Developer hereby agree as follows:

ARTICLE 1: RECITALS

1.1 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.

1.2 The City is engaged in the revitalization of its downtown commercial district which includes the property commonly known as 111 West Madison (exclusive of the adjacent parking lot), which property is identified by parcel index number 05-32-287-001 and legally described on *Exhibit A* (the "*Subject Property*").

1.3 The City has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

1.4 Pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the "*TIF Act*"), the Mayor and City Council of the City (collectively, the Corporate Authorities") are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a "blighted area" or a "conservation area" as such terms are defined in the TIF Act.

1.5 To stimulate and induce redevelopment pursuant to the TIF Act, the City, after giving all required notices, conducting a public hearing and making all findings required by law, on April 10, 2018, pursuant to Ordinance Nos. 2018-23, 2018-4 and 2018-25, approved a Redevelopment Plan (the "*Redevelopment Plan*") for an area designated as the Downtown Redevelopment Project Area #2 (the "*Project Area*"), which Project Area includes the Subject Property, and adopted tax increment financing for the payment and financing of "Redevelopment Project Costs", as defined by the TIF Act, incurred within the Project Area as authorized by the TIF Act.

1.6 The Subject Property is improved with a two-story building constructed in 1892 and used as the County Jail and Sheriff's residence until 1992 (the "*Old Jail*") and now remains as an important historic landmark in the City.

1.7 On July 9, 2019, the City authorized the issuance of a Request for Proposal (the "*RFP*") from all parties interested in rehabilitating the Subject Property (with a preference for office or retail use and a secondary preference for multi-family residential use) in a manner respecting the historical significance of the Old Jail.

1.8 In response to the RFP, the City received a proposal from the Developer to substantially renovate the Subject Property into five (5) residential units and 2,000 to 4,200 square feet of commercial/office retail space while preserving and retaining the historic elements of the Subject Property ("*Project*").

1.9 The Developer has advised the City that it is not economically feasible for the Developer to undertake the Project to improve the Subject Property due to the extraordinary costs required for its redevelopment without financial assistance due to the existence of asbestos and lead base paint and the deteriorating condition of the Old Jail.

1.10 The City desires to have the Subject Property redeveloped in order to preserve its historic value to the City and to eliminate the blight factors found within the Subject Property while also increasing the tax base for the City and taxing districts authorized to levy taxes upon the Subject Property; providing job opportunities for its residents; and, improving the general welfare of the community; and, therefore, is prepared to convey the Subject Property to the Developer and to reimburse the Developer for certain costs associated with the Project, subject to the terms of this Agreement, the TIF Act and all other applicable provisions of law.

ARTICLE 2: CONVEYANCE OF THE SUBJECT PROPERTY

2.1 The City and the Developer agree that upon approval of the proposed Downtown Overlay Zoning District, no rezoning shall be required for the Subject Property. In the event the Downtown Overlay Zoning District is not approved within six months from the Effective Date, the City agrees to complete the required process to approve a text amendment to the City's zoning code to provide for two (2) residential units on the first floor in a B-1 zoning district to be a Special Use; and, the Developer agrees to submit a petition to the City for a Special Use at the Subject Property. A list of permitted uses in a B-1 zoning district (as would pertain to the commercial portion of the Subject Property) are attached hereto as *Exhibit B*.

2.2 Within thirty (30) days of the Effective Date the City shall convey the Subject Property to the Developer for a purchase price of $1,000.00 subject to the following conditions:

(a) The deed of conveyance shall provide that the City shall have a right of first refusal in the event of any conveyance, sale, transfer, gift or exchange of the Subject Property by the Developer as "grantee" until such time as the Project has been completed and certificates of occupancy have been issued by the City for both the residential and commercial units constructed within the Subject Property;

(b) The deed of conveyance shall provide that title to the Subject Property shall be subject to a covenant running with the land that the historic portion of the Old Jail (as depicted on Exhibit D attached hereto) may not be demolished without the written consent of the City Council;

(c) The City shall have received and approved final plans for the development of the Subject Property which plans shall conform to the zoning as to be in effect; and,

(d) The City has received and accepted an estimated budget for the Project demonstrating a total investment of no less than $800,000 in the Project.

2.3 The City shall grant the Developer the Right of First Refusal in the event of the conveyance, sale, transfer, gift or exchange of Lots 3 and 4 of Block 28 (the parking lot) for a term of twenty (20) years.

ARTICLE 3: CITY OBLIGATIONS

3.1 The City shall grant the Developer a right of first refusal for a period of twenty (20) years from the Effective Date in the event of its conveyance, sale, transfer or exchange of Lots 3 and 4 of Block 28 currently used by the City as a public parking lot.

3.2 Upon satisfaction of the conditions set forth in Sections 2.2(c) and (d) above and the Developer has received any and all permits required to proceed with the Project, the City shall reimburse the Developer for "Redevelopment Project Costs" (as hereinafter defined) subject to the limitations of the TIF Act, Article 4 and 5 of this Agreement, the following amounts:

(a) Thirty thousand dollars ($30,000) within thirty (30) days of completion of a new roof in accordance with all applicable code requirements (excluding downspouts and gutters if unavailable) on the condition that said completion of the roof occurs on or before December 1, 2019 or within ninety (90) days of the issuance of the required permit;

(b) Fifty thousand dollars ($50,000) within 30 days of completion in accordance with all applicable codes for reimbursement of the cost of abatement of asbestos and remediation of lead-based paint upon completion in accordance with all applicable codes;

(c) Seventeen thousand five hundred dollars ($17,500) upon completion of four residential units constructed in that portion of the Old Jail not within the historic part (see Exhibit D) to the extent the four units have met all of the building code requirements to receive a certificate of occupancy but for the final approval of the rezoning of the Subject Property as included in the Downtown Overlay Zoning District or approval of the text amendment to the B-1 Zoning District to permit more than 2 residential units to be constructed on the first floor as a Special Use for the Subject Property;

(d) Seventeen thousand five hundred dollars ($17,500) after substantial completion of unleased tenant space for all commercial units, to be defined as roughed -in utilities and drywall (or other code approved wall surfaces) at the Subject Property;

(e) As to the obligations of the City to pay the amounts due under paragraphs 3.2(a) thru 3.2(d) hereinabove, such obligation to pay is an absolute payment obligation of the City and is exclusive of the maximum incremental reimbursements from TIF Funds provided hereinafter in this Agreement.

(f) One hundred percent (100%) of the "Incremental Taxes" (as hereinafter defined) generated by the Subject Property and distributed to the City in calendar years 2020, 2021, 2022, 2023, and 2024 so long as substantial completion of the Project has occurred on or before December 31, 2023 and no code violations are found at the Subject Property and no students enrolled in Yorkville school districts reside at the Subject Property.

In the event students attending Yorkville school districts reside at the property, the amount due to the school districts pursuant to the TIF Act shall be deducted from the amount of Incremental Taxes due to the Developer as stated in 3.3 below

3.3 So long as no notice of default has been issued and remains outstanding pursuant to Article 7 of this Agreement, following the payment of amounts due to the Developer pursuant to 3.2 above and subject to the procedures set forth in Article 5 hereof, the City shall reimburse the Developer for Redevelopment Project Costs a maximum of $150,000 from Incremental Taxes generated from the Subject Property so long as no students attending Yorkville school districts reside at the Subject Property, payments to be made as follows:

(i) Ninety percent (90%) of the Incremental Taxes distributed to the City in calendar years 2025, 2026, 2027, and 2028;
(ii) Eighty-five percent (85%) of the Incremental Taxes distributed to the City in calendar years 2029, 2030, and 2031, if necessary; and,
(i) Eighty percent (80%) of the Incremental Taxes distributed to the City in calendar years 2032, 2033 and 2034; if necessary.

It is understood and agreed that the amounts hereinabove stated to be distributed to the Developer for reimbursement of Redevelopment Project Costs shall be reduced by the amounts due to the Yorkville school districts as required by the TIF Act in the event students attending Yorkville Schools residing at the Subject Property.

As used in this Agreement, "Incremental Taxes" shall mean the amount equal to the amount of ad valorem taxes, if any, paid in respect of the Subject Property and its improvements which is attributable to the increase in the equalized assessed value of all the parcels of property located therein over the initial equalized assessed value of said parcel. For purposes of this Agreement, Redevelopment Project Costs shall mean and include all costs and expenses as defined as "redevelopment project costs" in Section 11-74.4-3(q) of the TIF Act.

3.4 The City agrees to waive all rezoning costs, building permit fees (including plan review fees), water meter fees, water connection fees, and sewer connection fees for any component of the Project commenced within 5 years from the Effective Date, and for any

additional projects on the historic portion of the Old Jail commenced within 10 years from the Effective Date.

3.5 On or before March 1, 2020, the City shall determine (in its sole discretion) if it intends to construct the water and sewer service line extensions into the Old Jail with the construction of two 1" water service lines and a 6" sanitary service line; or, pay the Developer the sum of fifteen thousand dollars ($15,000). In the event the City determines not to construct said water and sewer service line into the Old Jail, the Developer shall obtain no less than three (3) written quotes for such work and submit the quotes to the City. Within 21 days of review of such written quotes, the City shall pay the Developer the lesser of the lowest written quote or $15,000.

3.6 On or before March 1, 2020, the City shall determine (in its sole discretion) if it intends to construct five residential electrical services into the Old Jail. In the event the City determines not to construct said electrical services into the Old Jail, the Developer shall obtain no less than three (3) written quotes for such work and submit the quotes to the City. Within 21 days of review of such written quotes the City shall pay the Developer the lesser of the lowest written quote or five thousand dollars ($5,000).

ARTICLE 4. MUTUAL UNDERSTANDINGS REGARDING PARKING

4.1 The City and the Developer hereby agree to the following:

(a) Based upon the mixed use proposal for the development of the Subject Property as the final approved Project, under the current zoning ordinance an estimated maximum twenty-three (23) parking spaces ten (10) stalls for residential and thirteen (13) for all non-residential uses would be required and are available at the site of the Subject Property.

(b) Pursuant to the City's Zoning Ordinance, all required parking spaces are to be located within 1,000 feet of the use served, which are currently available unless the Subject property is used for residential or hotel use which should then be located within 300 feet.

(c) The adjacent off-street parking lot to the north of the Old Jail can be utilized to fulfill the site's residential parking needs (ten (10) spaces). The non-residential parking needs may be fulfilled by other identified off-street and on-street parking spaces within 200 feet of the property.

(d) City acknowledges that the above number of parking spaces set forth in paragraphs 4.2 and 4.3 above complies with all City ordinances and building codes and shall at all times be treated as in compliance with City ordinances and codes, so long as the Subject Property retains its current zoning.

4.2 Current available parking on the area of the Subject Property includes the following:

Seventeen (17) off-street public parking spaces are located north of the Old Jail, plus an additional (3) on-street public parking spaces to the south (Madison Street) are immediately available to the Subject Property. An additional seven (7) striped on-street public parking stalls northeast of the Subject Property on W. Van Emmon Street are available, as well as a County-owned off-street public parking lot east of the Subject Property on W. Madison Street holding approximately thirteen (13) stalls are available. Total available public parking stalls within 200 feet of the Subject Property are forty (40) stalls.

Minimum required parking spaces for the commercial and office uses is three (3) spaces per 1,000 of floor area; one (1) space per lodging unit for the hotel/hospitality use; and two (2) spaces per dwelling unit. Developer and City agree that the handicapped designated spaces shall be in the area for which new parking spaces are provided.

4.3 The City hereby agrees to use its best efforts to construct new parking spaces as depicted on *Exhibit C* attached hereto it being understood that the construction of such the additional parking spaces shall require cooperation from the Developer and Kendall County in order to proceed. In the event additional parking spaces are constructed, the Developer hereby

agrees that the reimbursement of $150,000 to the Developer for Redevelopment Project Costs pursuant to Section 3.3 shall be reduced by two thousand dollars ($2,000) up to a maximum of ten thousand dollars ($10,000) for all parking spaces constructed by the City. The Developer shall have the right to lease the parking spaces, either in-place and those for which a deduction was made from the total reimbursement of $150,000 portions of which are located within the lot line of the subject property, for the term of this Agreement but only upon approval of ¾ (6 members) of the City Council.

ARTICLE 5. PROCEDURES TO REIMBURSE THE DEVELOPER

5.1 The City has established a special tax allocation fund solely for the Project Area (the "*STAF*") into which the City shall deposit the Incremental Taxes generated from the Project Area. On December 1 of each year [or, if later, that date which is ten (10) days following the date upon which the City receives Incremental Taxes from the final installment of real estate taxes (the "*STAF Allocation Date*")],the portion of Incremental Taxes generated from the Subject Property hereof during the period from the immediately preceding STAF Allocation Date to but not including, the current STAF Allocation Date shall be transferred and deposited into the Old Jail Subaccount of the STAF (which Subaccount shall be automatically created by the ordinance approving this Agreement) and used to reimburse the Developer for Project Costs which qualify as Redevelopment Project Costs under the TIF Act pursuant to Sections 3.2 and 3.3, in an amount not to exceed $150,000.

5.2 THE CITY'S OBLIGATION TO REIMBURSE THE DEVELOPER UNDER ARTICLE 3.3 OF THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES DEPOSITED IN THE OLD JAIL SUBACCOUNT OF THE STAF FROM TIME TO TIME AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

5.3 To establish a right of reimbursement for Redevelopment Project Costs in the amount and for the time periods set forth in Article 3.3, the Developer shall submit to the City a written statement in the form attached to this Agreement as *Exhibit E* (a "*Request for Reimbursement*") with such paid bills, paid invoices, lien waivers, or other evidence as the City shall reasonably require to evidence the right of the Developer to reimbursement under Article 3.2 and 3.3 of this Agreement an amount not to exceed $150,000. The City shall have twenty (20) days after receipt of the Request for Reimbursement from the Developer to approve or disapprove the Request for Reimbursement and, if disapproved, to provide the Developer in writing and in detail with an explanation as to why it is not prepared to recommend such reimbursement. The only reasons for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure is not an eligible "Redevelopment Project Costs" under the TIF Act or that it was not incurred and the construction was not completed by the Developer in accordance with all applicable City Code requirements and the provisions of this Agreement. The parties acknowledge that the determination of Redevelopment Project Costs and qualification for reimbursement under this Agreement are subject to the TIF Act, all amendments to the TIF Act, before and after the date of this Agreement, and judicial interpretations of the TIF Act rendered during the term of this Agreement. The City has no obligation to the Developer to attempt to modify such judicial interpretations but will cooperate with the Developer in obtaining approval of Redevelopment Project Costs.

ARTICLE 6. REPRESENTATIONS, WARRANTIES, AND COVENANTS

6.1 Developer's Representations Warranties and Covenants. To induce the City to enter into this Agreement, Developer represents, covenants, warrants, and agrees that:

(a) Recitals. All representations and understanding as set forth in Article 1 are true, complete, and accurate in all respects.

(b) Organization and Authorization. Developer is an Illinois limited liability company duly formed and existing under the laws of the State of Illinois authorized to do business in Illinois, and Developer has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as a limited liability company authorized to do business in the State of Illinois for so long as Developer is developing and constructing the Project.

(c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any offering or disclosure statement made, or to be made, on behalf of Developer, or any restriction, organizational document, agreement, or instrument to which Developer, or any of its partners or venturers, is now a party or by which Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing. Any claim of Conflict or Breach made by either party in this Agreement shall be subject to all enforcement and cure provisions provided in Article 7 in this Agreement.

(d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or, to the best of Developer' s knowledge, threatened against Developer that would materially or adversely affect:

(i) The ability of Developer to proceed with the construction and development of the Subject Properties;

(ii) Developer's financial condition;

(iii) The level or condition of Developer's assets as of the date of this Agreement; or

(i) Developer' s reputation

6.2 City's Representations, Warranties and Covenants. To induce Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the City represents, covenants, warrants and agrees as follows:

(a) Recitals. All representations and agreements made by the City in Article 1 are true, complete, and accurate in all respects.

(b) Authorizations. The City has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Mayor and City Clerk to execute and deliver this Agreement

(c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the City, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the City is a party or by which the City is now bound.

(d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or to the best of the City's knowledge being threatened against the City that would materially or adversely affect:

(i) The ability of Developer to proceed with the construction of the Development.

(ii) The ability of the City to perform its obligations under this Agreement.

ARTICLE 7: ENFORCEMENT AND REMEDIES

7.1 Enforcement: Remedies. The parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement. Subject to the cure provisions provided to each party in paragraph 7.2 hereof.

7.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement, the parties agree that the party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Article 7, 30 days after notice of any breach delivered in accordance with Section 9.10 to correct the same prior to the non-breaching party's pursuit of any remedy provided for in Section 7.4 and 7.7; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the defaulting party has promptly initiated the cure of the breach, and (iii) if the defaulting party diligently and continuously pursues the cure of the breach until its completion. If any party shall fail to perform any of its obligations under this Agreement, and if the party affected by the default shall have given written notice of the default to the defaulting party, and if the defaulting party shall have failed to cure the default as provided in this Section 7.2, then, except as specifically provided otherwise in the following sections of this Article 7 and in addition to any and all other remedies that may be available either in law or equity, the party affected by the default

shall have the right (but not the obligation) to take any action as in its discretion and judgment shall be necessary to cure the default. In any event, the defaulting party hereby agrees to pay and reimburse the party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

7.3 Events of Default by Developer. Any of the following events or circumstances shall be an event of default by Developer with respect to this Agreement:

(a) If any material representation made by Developer in this Agreement, or in any certificate; notice, demand to the City; or request made by the City in connection with any of documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) Default by Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure, or financial condition of Developer.

(c) Developer's default in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement.

(d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal bankruptcy, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.

(e) The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal bankruptcy, insolvency, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer' s property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

7.4 Remedies for Default By Developer.

(a) Subject to the provisions of this Agreement, in the case of an event of default by Developer, the City, pursuant to Section 7.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel specific performance of Developer of its obligations under this

Agreement. Subject to the cure provisions in paragraph 7.2 of this Agreement.

(b) In case the City shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the City, then, and in every such case, Developer and the City shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of Developer and the City shall continue as though no such proceedings had been taken. Subject to the cure provisions in paragraph 7.2 of this Agreement.

7.5 Indemnification by Developer: Agreement to Pay Attorneys' Fees and Expenses. Developer agrees to indemnify the City, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) Developer's development, construction, maintenance, or use of the Subject Properties; or (ii) Developer's default under the provisions of this Agreement. Such indemnification obligation, however, shall not extend to claims asserted against the City or any of the aforesaid parties in connection with or as a result of: (i) the performance of the City's representations, warranties and covenants under Article 6 of this Agreement; (ii) the City's default under the provisions of this Agreement; or (iii) the act, omission, negligence or misconduct of the City or any of the aforesaid parties. If Developer shall commit an event of default and the City should employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of Developer herein contained, Developer, on the City's demand, shall pay to the City the reasonable fees of such attorneys and such other reasonable expenses so incurred by the City, in the event the City is determined to the be prevailing party.

7.6 Events of Default by City. Any of the following events or circumstances shall be an event of default by the City with respect to this Agreement:

(a) A default of any term, condition, or provision contained in any agreement or document relating to the Project (other than this Agreement), that would materially and adversely impair the ability of the City to perform its obligations under this Agreement, and the failure to cure such default within the earlier of 30 days after Developer's written notice of such default or in a time period reasonably required to cure such default or in accordance with the time period provided therein.

(b) Failure to comply with any material term, provision, or condition of this Agreement within the time herein specified and failing to cure such noncompliance within 30 days after written notice from Developer of each failure or in a time period reasonably required to cure such default.

(c) A representation or warranty of the City contained herein is not true and correct in any material respect for a period of 30 days after written notice to the City by Developer. If such default is incapable of being cured within 30 days, but the City begins reasonable efforts to cure within 30 days, then such default shall not be

considered an event of default hereunder for so long as the City continues to diligently pursue its cure.

7.7 Remedies for Default by City. Subject to the provisions of this Agreement, in the case of an event of default by the City, Developer, pursuant to Section 7.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel the City's specific performance of its obligations under this Agreement; provided, however, no recourse under any obligation contained herein or for any claim based thereon shall be had against the City, its officers, agents, attorneys, representatives in any amount in excess of the specific sum agreed to be paid by the City hereunder, and no liability, right or claim at law or in equity shall be attached to or incurred by the City, its officers, agents, attorneys, representatives or employees in any amount in excess of specific sums agreed by the City to be paid hereunder and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the City. In the event any action is maintained by the City against Developer, and the City is found to the non-prevailing party, the City shall reimburse Developer for any costs and reasonable Attorneys fees incurred in enforcing claim under this Agreement as the prevailing party.

ARTICLE 8: GENERAL PROVISIONS

8.1 Maintain Improvements in Good and Clean Condition: Developer shall maintain the Subject Property in reasonably good and clean condition at all times during the development by Developer of the Subject Property, which shall include promptly removing all mud, dirt, and debris that is deposited on any street, sidewalk, or other public property in or adjacent to the Subject Properties by Developer or any agent of or contractor hired by, or on behalf of Developer and repair any damage to any public property that may be caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, Developer.

8.2 Liability and Indemnity of City.

(a) No liability for City Review. Developer acknowledges and agrees that (i) the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Properties or the improvements and (ii) the City's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

(b) Hold Harmless and Indemnification. Developer shall hold harmless the City, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may asserted at any time against any of such parties in connection with (i) the City's review and approval of any plans or improvements or (ii) the City's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the City as a result of a City event of default under this Agreement,

claims that are made against the City that relate to one or more of the City's representations, warranties, or covenants under Article 5 and claims that the City, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

(c) Defense Expenses. Developer shall pay all expenses, including legal fees and administrative expenses, incurred by the City in defending itself with regard to any and all of the claims identified in the first sentence of Subsection (b) above.

The City agrees that upon a successor becoming bound to the obligations created herein in the manner provided herein and providing the financial assurances required herein, the liability of Developer shall be released to the extent of the transferee's assumption of such liability.

8.6 No Implied Waiver of City Rights. The City shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the City, no failure to exercise at any time any right granted herein to the City shall be construed as a waiver of that or any other right.

8.7 Force Majeure. Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("Force Majeure"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

ARTICLE 9. TERM

Term. This Agreement shall be in full force and effect upon its execution by the parties and terminate December 31, 2041.

ARTICLE 10. NOTICES

10.1 Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth

below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

KCJ Restoration, LLC
c/o 805 Milwaukee Ave, Suite 400
Chicago, IL 60642

With a copy to:

Daniel Kramer
1107 South Bridge Street, Suite A
Yorkville, Illinois 60560

Notices and communications to the City shall be addressed to and delivered at these addresses:

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

With a copy to:

Kathleen Field Orr
Kathleen Field Orr & Associates
2024 Hickory Road, Suite 205
Homewood, Illinois 60430

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

ARTICLE 11. IN GENERAL

11.1 Amendments and Waiver. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the City and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

11.2 No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the City or Developer.

11.3 Entire Agreement. This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

11.4 Counterparts. This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville

By: _____
Mayor

Attest:

By: _____
City Clerk

Date: SEPTEMBER 10, 2019

KCJ Restoration, **LLC**

By: _____
Manager

By: _____
Manager

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville

By: _____
Mayor

Date: _____, 2019

Attest:

By: _____
City Clerk

KCJ Restoration, **LLC**

By: _____
Manager

By: _____
Manager

Exhibit A
Legal Description

LEGAL DESCRIPTION

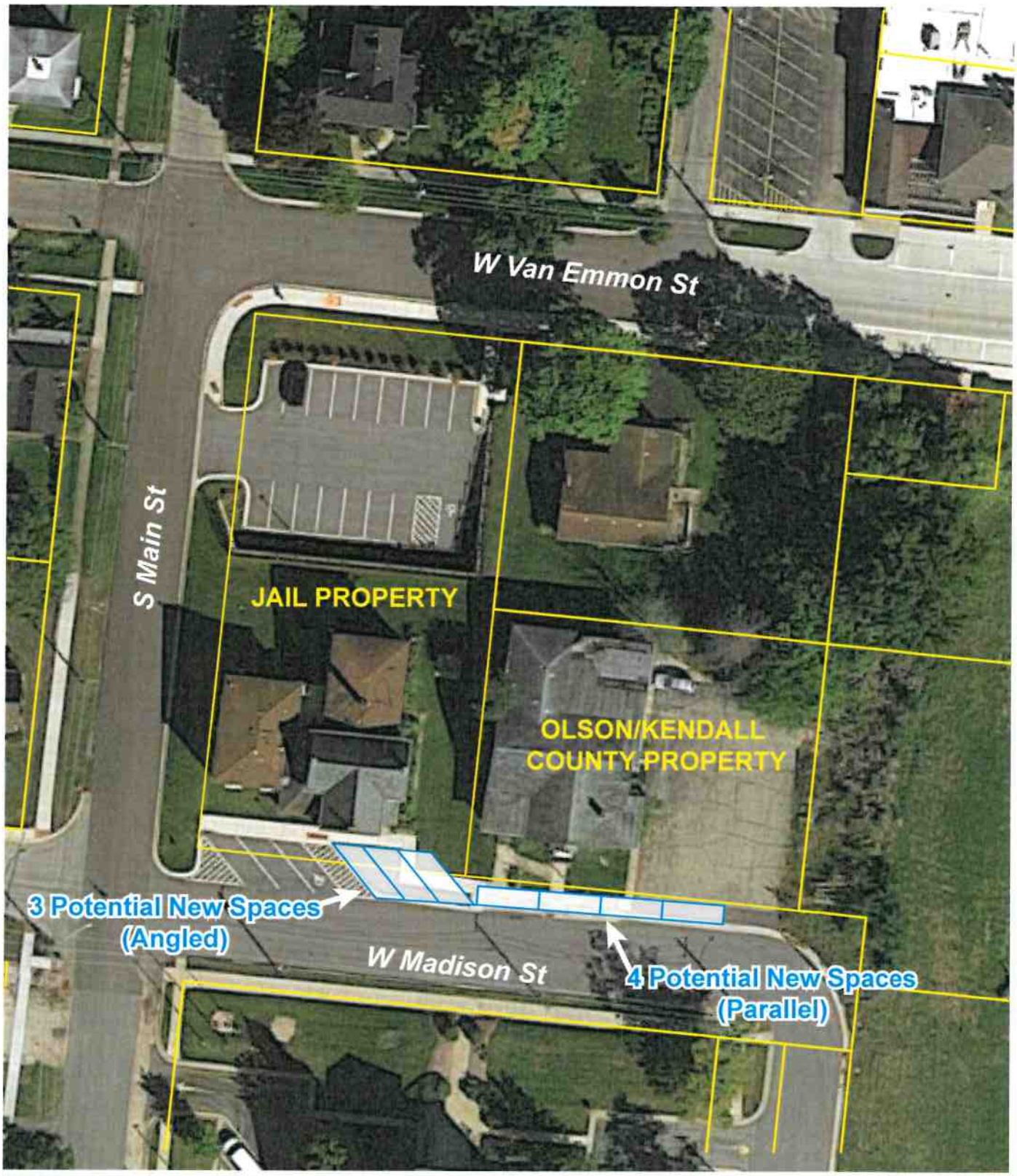
LOTS 1 AND 2 IN BLOCK 28, IN THE ORIGINAL VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Exhibit B

List of permitted uses within the B-1 zoning district

- Multi-family dwelling above first for business or live work space with maximum of two apartments
- College, junior college
- Library
- Religious institution
- Advertising Agency
- Antique Sales
- Bakery
- Bank
- Beauty/Barber Shop
- Bookkeeping Services
- Boat Sales
- Bookstore
- Clothes-Pressing and Repair
- Private Club
- Coffee Shop
- Commercial Laboratory
- Trade school
- Detective Agency
- Dressmaker
- Dry Cleaning
- Employment Office
- Funeral Home
- Grocery Store
- Liquor Store
- Massage Establishment
- Medical Clinic
- Microbrewery
- Pawnbrokers
- Photography
- Post Office
- Professional Services
- Radio and Television Studio
- Recreation Center
- Resale Dealers
- Restaurant
- Retail Store
- Shoe Repair
- Tattoo Establishment
- Treatment Center

Exhibit C
Potential new parking spaces



COUNTY JAIL ADDITIONAL POTENTIAL PARKING

UNITED CITY OF YORKVILLE, ILLINOIS

ADDRESS: 800 Game Farm Road, Yorkville Illinois	DATE: August 6, 2019
DATA: All permit data and geographic data are property of the United City of Yorkville	
LOCATION: (I:)//Community Development/Jail Map.pdf	

Exhibit D

Boundaries of historic portion of building

OLD COUNTY JAIL | Approximate Distances and Building Footprint Areas

Exhibit E
Request for Reimbursement

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

To: KCJ Restoration
c/o 805 Milwaukee Ave, Suite 400
Chicago, IL 60642

Re: Redevelopment Agreement, dated _____, by and between the United City of Yorkville, Kendall County, Illinois, and KCJ Restoration, LLC ("Developer")

Dear Sir:

You are requested to disburse funds from the Old Jail Sub-Account pursuant to the Redevelopment Agreement described above in the amount(s), and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. Amount to be Disbursed: $_____
2. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for eligible Redevelopment Project Costs.
3. The undersigned certifies that:
   (i) the amounts included in 1 above were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect;
   (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for Redevelopment Project Costs;
   (iii) the moneys requisitioned are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for Redevelopment Project Costs;
   (iv) the amount of Redevelopment Project Costs to be reimbursed in accordance with this Request for Reimbursement, together with all amounts reimbursed to the Developer pursuant to the Agreement, is not in excess of $150,000.00.
   (v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
4. Attached to this Request for Reimbursement are copies of invoices or bills of sale and Mechanic's Lien Waivers for the Project.

*Date:*_____

By: KCJ Restoration, LLC

_____
Manager

APPROVED:

United City of Yorkville, an Illinois municipal corporation

*Date:*_____

_____

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY – Continued

BUDGETARY INFORMATION – Continued

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- Prior the May 1, the Mayor submits to the City Council the proposed budget for the fiscal year commencing the following May1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted at the City offices to obtain taxpayer comments.
- Prior to May 1, the budget is legally adopted by a vote of the City Council through passage of an ordinance.
- The budget officer is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council.

EXCESS OF ACTUAL EXPENDITURES OVER BUDGET IN INDIVIDUAL FUNDS

The following funds had an excess of actual expenditures over budget as of the date of this report:

Fund	Excess
Fox Hill Special Service Area	$ 860
Land Cash	35,836
Countryside TIF	42
Municipal Building	750

DEFICIT FUND EQUITY

The following funds had deficit fund equity as of the date of this report:

Fund	Deficit
Land Cash	$ 294,778
Municipal Building	579,374
Recreation Center	220,001

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

Agenda Item Number

Consent Agenda #5

Tracking Number

ADM 2022-34

Agenda Item Summary Memo

Title: Travel Expense Authorization – Elected Officials for Fiscal Year 2023

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: ADM – 08/17/22 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2022-34

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett (Name) Administration (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: August 17, 2022
Subject: Travel Expense Authorization – Elected Officials

Summary

Approval of FY 23 travel expenses related to the IML Conference, Metrowest Drive Down and ICSC Recon show.

Background

The City's employee manual amendment requires City Council approval for any travel and lodging expenditures for elected officials. While the act and the City's employee manual allow these expenditures to be approved retroactively in some cases, the City approved all conferences at once for FY 23 in Spring 2022. The attached forms cover all FY 23 travel for elected officials.

The IML Annual Conference is hosted by the Illinois Municipal League in Chicago every Fall. This year's conference will occur on September 15-17. The IML Annual Conference is the premier conference for Illinois municipal government officials, and the City has a long history of sending any elected officials willing to attend the event. The travel costs associated with this event are typically limited to two nights of hotel stay per individual (sometimes three nights depending on personal and conference schedules) and parking fees. Hotel fees are typically higher than the employee manual guideline of $150 per night because of the location of the conference in downtown Chicago. The approved travel policy allows the $150 per night to be exceeded if the conference-associated hotel is chosen. In this case, the conference associated hotel is chosen. Parking fees are typically higher than most other conferences given the location in downtown Chicago, but historically elected officials have carpooled or taken the train into the conference.

The ICSC Recon show is hosted by the International Council of Shopping Centers in Las Vegas every Spring. The City Administrator attended the May 2022 conference. The Recon show is the nation's premier retail shopping center conference, which hosts developers, retailers, and government officials from around the world. The Mayor, the City's economic development consultant, and the City Attorney or City Administrator have attended this conference each year for the past four years and we have found value in the conference. The travel costs for this event are typically limited to airfare. The City's economic development consultant has donated lodging accommodations to the City in years past.

The MetroWest Legislative Drivedown is an event hosted by the MetroWest Council of Government. Every spring for the past several years, dozens of mayors, managers, and aldermen from municipalities in Kane, Kendall, and DeKalb counties have made the trek to Springfield to discuss municipal issues with state representatives, senators, and department directors. Those elected officials and staff members who have made the effort to attend have found the meetings and experience useful to advancing municipal interests. The travel costs associated with this event are typically limited to one night of hotel stay per individual, and parking fees.

Recommendation

Staff recommends approval of the travel expense authorizations. For all authorizations, approval means the elected official has the ability to go to the conference without further City Council approval, but it does not guarantee that the elected official will be able to attend the conference or will actually attend the conference. Assuming the final costs are in line with the estimates shown in the attached authorizations, no subsequent approval by City Council will be required. Should the actual costs exceed the estimates, subsequent City Council approval will be required.

United City of Yorkville Travel Expense Authorization

Full Name and Title: Mayor John Purcell

Date of Request: August 17, 2022

Date of Travel: May 22 through May 24, 2022

Nature of Travel: ICSC Recon Conference

Lodging Expenses

None anticipated at this time.

Meal Expenses

$30 Sunday, $40 Monday, $40 Tuesday, $20 Wednesday per employee manual policy: $130 (estimated maximum)

Toll Expenses

None anticipated at this time.

2022 Mileage Expenses

None anticipated at this time.

Parking Expenses

None anticipated at this time.

Other Expenses (Airfare, Taxi, etc.)

Airfare: $400

Total Reimbursement/Estimate **$ 530 plus tax (estimated)**

Per the United City of Yorkville Employee Manual: Meals are reimbursed on a per diem basis, at a maximum of $40 per day. Meals included with the price of registration for an event will not be included in the per diem. Meal payments shall be processed as a reimbursement after the event from petty cash or by requesting a check from the Finance Department; or employees shall be issued a City credit card, if feasible, for use at the event. For multiple-day seminars or conferences, the allowance for the day of departure and day of return shall be pro-rated based upon the number of meals required away from home. For these pro-rated allowances, breakfast shall be $10, lunch $10, and dinner $20 per day. In no instances shall per diems be used to purchase alcoholic beverages, whether or not the consumption occurs during meal-time. Maximum lodging rates shall be set at the conference-host hotel rate, or in absence of a conference, $150 per night. Department head approval must be obtained for any and all increases to this amount for lodging. To minimize travel costs while at conferences, employees are encouraged to ask the hotel for government-rates and to stay at the conference-host hotels. At conferences, employees are allowed to stay at any other hotel of their choice, so long as the hotel rate is equal or cheaper than the conference-host hotel rate. **All employees ARE REQUIRED to submit receipts with this form. Also please make sure that if an employee is seeking reimbursement for mileage that Map Quest directions are attached showing mileage from City Hall to their desired destination.**

Employee Signature

Department Head/Designee Signature

United City of Yorkville Travel Expense Authorization

Full Name and Title: Mayor John Purcell, Alderman Dan Transier, Alderman Ken Koch, Alderman Craig Soling, Alderman Joe Plocher, Alderman Chris Funkhouser, Alderman Matt Marek, Alderman Seaver Tarulis, Alderman Jason Peterson

Date of Request: August 17, 2022

Date of Travel: September 15 - 17, 2022

Nature of Travel: IML Annual Conference

Lodging Expenses Length of Stay: September 15,16,17

Estimate: $300 per room per night per person, plus tax

Total estimate: $8100 plus tax

Meal Expenses

$40 per day, per person

Total estimate: $1080

Toll Expenses

None anticipated at this time.

2022 Mileage Expenses

None anticipated at this time.

Parking Expenses

Estimate: $40 per car per night

Total Estimate: $1080

Other Expenses (Airfare, Taxi, etc.)

Conference fees: $310 per person

Total estimate: $2,790

Total Reimbursement/Estimate **$13,050 plus tax (estimated)**

Per the United City of Yorkville Employee Manual: Meals are reimbursed on a per diem basis, at a maximum of $40 per day. Meals included with the price of registration for an event will not be included in the per diem. Meal payments shall be processed as a reimbursement after the event from petty cash or by requesting a check from the Finance Department; or employees shall be issued a City credit card, if feasible, for use at the event. For multiple-day seminars or conferences, the allowance for the day of departure and day of return shall be pro-rated based upon the number of meals required away from home. For these pro-rated allowances, breakfast shall be $10, lunch $10, and dinner $20 per day. In no instances shall per diems be used to purchase alcoholic beverages, whether or not the consumption occurs during meal-time. Maximum lodging rates shall be set at the conference-host hotel rate, or in absence of a conference, $150 per night. Department head approval must be obtained for any and all increases to this amount for lodging. To minimize travel costs while at conferences, employees are encouraged to ask the hotel for government-rates and to stay at the conference-host hotels. At conferences, employees are allowed to stay at any other hotel of their choice, so long as the hotel rate is equal or cheaper than the conference-host hotel rate. **All employees ARE REQUIRED to submit receipts with this form. Also please make sure that**

if an employee is seeking reimbursement for mileage that Map Quest directions are attached showing mileage from City Hall to their desired destination.

Employee Signature

Department Head/Designee Signature

United City of Yorkville Travel Expense Authorization

Full Name and Title: Mayor John Purcell, Alderman Dan Transier, Alderman Ken Koch, Alderman Craig Soling, Alderman Joe Plocher, Alderman Chris Funkhouser, Alderman Matt Marek, Alderman Seaver Tarulis, Alderman Jason Peterson

Date of Request: August 17, 2022

Date of Travel: April 2023

Nature of Travel: Metrowest Drive Down

Lodging Expenses Length of Stay: April (2 nights)

Estimate: $200 per room per night per person, plus tax

Total estimate: $3,600 plus tax

Meal Expenses

$40 per day, per person

Total estimate: $720

Toll Expenses

None anticipated at this time.

2022 Mileage Expenses

$500 (car pool)

Parking Expenses

None anticipated at this time.

Other Expenses (Airfare, Taxi, etc.)

Total Reimbursement/Estimate **$4,820 plus tax (estimated)**

Per the United City of Yorkville Employee Manual: Meals are reimbursed on a per diem basis, at a maximum of $40 per day. Meals included with the price of registration for an event will not be included in the per diem. Meal payments shall be processed as a reimbursement after the event from petty cash or by requesting a check from the Finance Department; or employees shall be issued a City credit card, if feasible, for use at the event. For multiple-day seminars or conferences, the allowance for the day of departure and day of return shall be pro-rated based upon the number of meals required away from home. For these pro-rated allowances, breakfast shall be $10, lunch $10, and dinner $20 per day. In no instances shall per diems be used to purchase alcoholic beverages, whether or not the consumption occurs during meal-time. Maximum lodging rates shall be set at the conference-host hotel rate, or in absence of a conference, $150 per night. Department head approval must be obtained for any and all increases to this amount for lodging. To minimize travel costs while at conferences, employees are encouraged to ask the hotel for government-rates and to stay at the conference-host hotels. At conferences, employees are allowed to stay at any other hotel of their choice, so long as the hotel rate is equal or cheaper than the conference-host hotel rate. **All employees ARE REQUIRED to submit receipts with this form. Also please make sure that if an employee is seeking reimbursement for mileage that Map Quest directions are attached showing mileage from City Hall to their desired destination.**

_____ _____

Employee Signature Department Head/Designee Signature

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

Agenda Item Number

Consent Agenda #6

Tracking Number

ADM 2022-35

Agenda Item Summary Memo

Title: Fiscal Year 2023 Salary Range Adjustments – Non-Union Employees

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: ADM – 08/17/22 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2022-35

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett (Name) Administration (Department)

Agenda Item Notes:

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Memorandum

To: Administration Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: August 17, 2022
Subject: FY23 Salary Range Adjustments, Non-Union Employees

Summary

A recommendation of FY23 salary ranges for exempt, non-union positions along with the step system increase for all non-exempt, non-union positions.

Background

The last comprehensive salary survey was completed in March 2018. At that time current and proposed ranges were evaluated. In subsequent years staff has recommended minor adjustments to the ranges. In the past, including the current fiscal year 2023, the approved budgets have included cost of living increases (COLA) for staff.

A recommendation of step increases/ranges for the exempt and non-exempt positions is included in a separate spreadsheet. The recommended COLA was 2.5% for FY23. These step increases/ranges represent the approved budgeted amount that was presented and approved during the budget process in April. In the future, staff will be doing this salary adjustment during the budget process.

Recommendation

Staff is recommending the attached FY23 salary ranges for exempt, non-union positions along with the step system increase for all non-exempt, non-union positions.

Resolution No. 2022-_____

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

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

WHEREAS, the Mayor and City Council (the "*Corporate Authorities*") desire to further review and update its salary schedule for non-union and exempt employees which had been reviewed and updated in May of 2019; and,

WHEREAS, the Corporate Authorities reviewed a current survey of comparable municipalities for all non-union positions and believe that salary ranges as established in the Resolution of May of 2019 were competitive within the marketplace as well as reasonable within the current economic climate; and,

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

WHEREAS, after discussion and consideration of both the updated salary ranges and the step increase as approved, the Corporate Authorities passed Resolution 2019-18 on May 28, 2019 and now wish to repeal and pass this Resolution in its stead in order to adopt a revised list of Non-Union/Exempt Employees and a revised Schedule of Step Increases.

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

Section 1. That Resolution 2019-18 is hereby repealed.

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

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

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____
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. 2022.

_____
MAYOR

Attest:

_____
CITY CLERK

Non-Union/Exempt Employees

	Min	Max
Administration		
Assistant City Administrator	102,289	144,267
Executive Assistant/Deputy Clerk	49,578	66,929
Community Development		
Building Code Official	78,685	109,985
Community Development Director	101,485	143,178
Senior Planner	66,947	88,389
Finance		
Finance Director	99,278	138,588
Parks and Recreation		
Parks and Recreation Director	99,220	148,397
Superintendent of Parks	75,000	105,000
Superintendent of Recreation	75,000	105,000
Parks Foreman	67,465	95,000
Child Development Coordinator	34,133	44,880
Recreation Coordinator	38,389	57,538
Recreation Manager	44,356	63,396
Police Department		
Deputy Chief	96,756	138,037
Executive Assistant (PD)	50,734	68,122
Public Works		
Public Works Director	100,653	142,915
Superintendent of Water & Sewer	87,000	118,000
Sewer Foreman	67,465	95,000
Streets Foreman	67,465	95,000
Water Foreman	67,465	95,000

	FISCAL YEAR 2022										2.25%
Steps	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	
Non-Union/Non-Exempt Employees											
Administration											
Administrative Assistant	$ 49,493	$ 51,057	$ 52,706	$ 54,356	$ 56,003	$ 57,863	$ 59,720	$ 62,001	$ 64,134	$ 66,693	*Annual Salary*
	$ 23.7949	$ 24.5465	$ 25.3397	$ 26.1328	$ 26.9244	$ 27.8186	$ 28.7117	$ 29.8081	$ 30.8337	$ 32.0641	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Administrative Secretary	$ 49,493	$ 51,057	$ 52,706	$ 54,356	$ 56,003	$ 57,863	$ 59,720	$ 62,001	$ 64,134	$ 66,693	*Annual Salary*
	$ 23.7949	$ 24.5465	$ 25.3397	$ 26.1328	$ 26.9244	$ 27.8186	$ 28.7117	$ 29.8081	$ 30.8337	$ 32.0641	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Support Assistant	$ 44,001	$ 45,392	$ 46,858	$ 48,324	$ 49,789	$ 51,441	$ 53,093	$ 55,121	$ 57,017	$ 59,292	*Annual Salary*
	$ 21.1542	$ 21.8229	$ 22.5277	$ 23.2326	$ 23.9369	$ 24.7311	$ 25.5253	$ 26.5004	$ 27.4122	$ 28.5059	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Community Development											
Code Inspector	$ 57,779	$ 59,604	$ 61,529	$ 63,456	$ 65,378	$ 67,549	$ 69,717	$ 72,381	$ 74,870	$ 77,858	*Annual Salary*
	$ 27.7781	$ 28.6559	$ 29.5815	$ 30.5076	$ 31.4316	$ 32.4753	$ 33.5179	$ 34.7983	$ 35.9952	$ 37.4315	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Property Maintenance Inspector	$ 59,083	$ 60,950	$ 62,919	$ 64,889	$ 66,854	$ 69,074	$ 71,291	$ 74,015	$ 76,561	$ 79,616	*Annual Salary*
	$ 28.4053	$ 29.3029	$ 30.2494	$ 31.1964	$ 32.1413	$ 33.2086	$ 34.2747	$ 35.5841	$ 36.8080	$ 38.2767	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Receptionist/Building Dept Clerk	$ 46,453	$ 47,921	$ 49,469	$ 51,017	$ 52,563	$ 54,308	$ 56,051	$ 58,192	$ 60,194	$ 62,596	*Annual Salary*
	$ 22.3331	$ 23.0390	$ 23.7832	$ 24.5274	$ 25.2705	$ 26.1094	$ 26.9478	$ 27.9771	$ 28.9394	$ 30.0943	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Finance											
Accounting Clerk	$ 53,681	$ 55,377	$ 57,167	$ 58,956	$ 60,742	$ 62,759	$ 64,774	$ 67,248	$ 69,561	$ 72,336	*Annual Salary*
	$ 25.8083	$ 26.6238	$ 27.4840	$ 28.3441	$ 29.2027	$ 30.1725	$ 31.1412	$ 32.3306	$ 33.4429	$ 34.7771	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Senior Accounting Clerk	$ 66,804	$ 68,915	$ 71,141	$ 73,368	$ 75,590	$ 78,100	$ 80,607	$ 83,686	$ 86,565	$ 90,020	*Annual Salary*
	$ 32.1173	$ 33.1323	$ 34.2026	$ 35.2728	$ 36.3415	$ 37.5480	$ 38.7534	$ 40.2339	$ 41.6180	$ 43.2788	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Utility Billing Clerk	$ 50,910	$ 52,518	$ 54,215	$ 55,911	$ 57,605	$ 59,518	$ 61,429	$ 63,774	$ 65,969	$ 68,601	*Annual Salary*
	$ 24.4758	$ 25.2492	$ 26.0647	$ 26.8802	$ 27.6946	$ 28.6144	$ 29.5331	$ 30.6608	$ 31.7157	$ 32.9812	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Police Department											
Police Records Clerk	$ 45,882	$ 47,331	$ 48,860	$ 50,390	$ 51,916	$ 53,640	$ 55,362	$ 57,476	$ 59,454	$ 61,826	*Annual Salary*
	$ 22.0586	$ 22.7554	$ 23.4906	$ 24.2257	$ 24.9598	$ 25.7886	$ 26.6164	$ 27.6329	$ 28.5835	$ 29.7240	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*

	FISCAL YEAR 2023										2.50%
Steps	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	
Non-Union/Non-Exempt Employees											
Administration											
Administrative Assistant	$ 50,731	$ 52,333	$ 54,024	$ 55,715	$ 57,403	$ 59,309	$ 61,213	$ 63,551	$ 65,737	$ 68,361	*Annual Salary*
	$ 24.3897	$ 25.1602	$ 25.9732	$ 26.7861	$ 27.5975	$ 28.5140	$ 29.4295	$ 30.5533	$ 31.6045	$ 32.8657	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Administrative Secretary	$ 50,731	$ 52,333	$ 54,024	$ 55,715	$ 57,403	$ 59,309	$ 61,213	$ 63,551	$ 65,737	$ 68,361	*Annual Salary*
	$ 24.3897	$ 25.1602	$ 25.9732	$ 26.7861	$ 27.5975	$ 28.5140	$ 29.4295	$ 30.5533	$ 31.6045	$ 32.8657	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Support Assistant	$ 45,101	$ 46,526	$ 48,029	$ 49,532	$ 51,033	$ 52,727	$ 54,420	$ 56,499	$ 58,443	$ 60,774	*Annual Salary*
	$ 21.6831	$ 22.3685	$ 23.0909	$ 23.8134	$ 24.5353	$ 25.3494	$ 26.1634	$ 27.1629	$ 28.0975	$ 29.2185	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Community Development											
Code Inspector	$ 59,223	$ 61,094	$ 63,068	$ 65,042	$ 67,012	$ 69,237	$ 71,460	$ 74,190	$ 76,742	$ 79,804	*Annual Salary*
	$ 28.4726	$ 29.3723	$ 30.3210	$ 31.2703	$ 32.2174	$ 33.2872	$ 34.3559	$ 35.6683	$ 36.8951	$ 38.3673	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Property Maintenance Inspector	$ 60,560	$ 62,474	$ 64,492	$ 66,511	$ 68,525	$ 70,801	$ 73,074	$ 75,865	$ 78,475	$ 81,606	*Annual Salary*
	$ 29.1155	$ 30.0355	$ 31.0056	$ 31.9763	$ 32.9448	$ 34.0388	$ 35.1316	$ 36.4737	$ 37.7282	$ 39.2336	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*

	FISCAL YEAR 2023 (continued)										2.50%
Steps	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	
Non-Union/Non-Exempt Employees											
Community Development											
Receptionist/Building Dept Clerk	$ 47,614	$ 49,119	$ 50,706	$ 52,292	$ 53,877	$ 55,665	$ 57,453	$ 59,647	$ 61,699	$ 64,161	*Annual Salary*
	$ 22.8914	$ 23.6149	$ 24.3777	$ 25.1405	$ 25.9023	$ 26.7621	$ 27.6215	$ 28.6765	$ 29.6629	$ 30.8466	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Finance											
Accounting Clerk	$ 55,023	$ 56,762	$ 58,596	$ 60,430	$ 62,260	$ 64,328	$ 66,393	$ 68,929	$ 71,300	$ 74,145	*Annual Salary*
	$ 26.4535	$ 27.2894	$ 28.1711	$ 29.0527	$ 29.9328	$ 30.9268	$ 31.9197	$ 33.1389	$ 34.2790	$ 35.6465	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Senior Accounting Clerk	$ 68,474	$ 70,638	$ 72,920	$ 75,202	$ 77,480	$ 80,052	$ 82,622	$ 85,779	$ 88,730	$ 92,270	*Annual Salary*
	$ 32.9202	$ 33.9606	$ 35.0576	$ 36.1547	$ 37.2501	$ 38.4867	$ 39.7223	$ 41.2397	$ 42.6585	$ 44.3607	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Utility Billing Clerk	$ 52,182	$ 53,831	$ 55,570	$ 57,309	$ 59,045	$ 61,006	$ 62,964	$ 65,369	$ 67,618	$ 70,316	*Annual Salary*
	$ 25.0877	$ 25.8805	$ 26.7163	$ 27.5522	$ 28.3870	$ 29.3297	$ 30.2714	$ 31.4273	$ 32.5086	$ 33.8057	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*
Police Department											
Police Records Clerk	$ 47,029	$ 48,515	$ 50,082	$ 51,649	$ 53,214	$ 54,981	$ 56,746	$ 58,913	$ 60,940	$ 63,372	*Annual Salary*
	$ 22.6100	$ 23.3243	$ 24.0778	$ 24.8314	$ 25.5838	$ 26.4333	$ 27.2818	$ 28.3237	$ 29.2981	$ 30.4671	*Hourly Rate*
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%	*% Change*

Resolution No. 2019-18

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

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

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

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

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

WHEREAS, after discussion and consideration of both the updated salary ranges and the step increase as approved, the Corporate Authorities passed Resolution 2018-30 on December 11, 2018 and now wish to repeal and pass this Resolution in its stead in order to adopt a revised list of Non-Union/Exempt Employees and a revised Schedule of Step Increases.

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

Section 1. That Resolution 2018-30 is hereby repealed.

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

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

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

PASSED by the Mayor and City Council of the United City of Yorkville, Illinois, this 28th day of May, 2019.

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

APPROVED:

Mayor

Attest:

City Clerk

Exhibit A

Non-Union/Exempt Employees

	Min	Max
Administration		
Assistant City Administrator	102,289	144,267
Executive Assistant/Deputy Clerk	49,578	66,929
Community Development		
Building Code Official	78,685	109,985
Community Development Director	101,485	143,178
Senior Planner	66,947	88,389
Finance		
Finance Director	99,278	138,588
Parks and Recreation		
Parks and Recreation Director	99,220	148,397
Superintendent of Parks	75,000	105,000
Superintendent of Recreation	75,000	105,000
Parks Foreman	67,465	95,000
Child Development Coordinator	34,133	44,880
Recreation Coordinator	38,389	57,538
Recreation Manager	44,356	63,396
Police Department		
Deputy Chief	96,756	138,037
Executive Assistant (PD)	50,734	68,122
Public Works		
Public Works Director	100,653	142,915
Superintendent of Water & Sewer (Proposed)	87,000	118,000
Sewer Foreman	67,465	95,000
Streets Foreman	67,465	95,000
Water Foreman	67,465	95,000

Exhibit B

	FISCAL YEAR 2020									
Steps	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Non-Union/Non-Exempt Employees										
Administration										
Administrative Assistant	47,455	48,954	50,536	52,118	53,696	55,480	57,261	59,448	61,493	63,947
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Administrative Secretary	47,455	48,954	50,536	52,118	53,696	55,480	57,261	59,448	61,493	63,947
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Office Receptionist	42,189	43,522	44,928	46,334	47,738	49,322	50,906	52,851	54,669	56,850
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Community Development										
Code Inspector	55,399	57,150	58,996	60,843	62,685	64,767	66,846	69,400	71,787	74,651
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Property Maintenance Inspector	56,650	58,440	60,328	62,216	64,101	66,229	68,356	70,967	73,408	76,337
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Receptionist/Building Dept Clerk	44,540	45,948	47,432	48,916	50,398	52,071	53,743	55,796	57,715	60,018
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Finance										
Accounting Clerk	51,471	53,097	54,812	56,528	58,240	60,174	62,106	64,478	66,697	69,357
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Senior Accounting Clerk	64,053	66,077	68,212	70,346	72,478	74,884	77,288	80,240	83,001	86,313
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Utility Billing Clerk	48,813	50,356	51,982	53,608	55,233	57,067	58,899	61,148	63,252	65,776
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%
Police Department										
Police Records Clerk	43,992	45,382	46,848	48,314	49,778	51,431	53,082	55,110	57,005	59,280
		3.16%	3.23%	3.13%	3.03%	3.32%	3.21%	3.82%	3.44%	3.99%

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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2022-33

Agenda Item Summary Memo

Title: Appointment to Park Board

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

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

2022 Board and Commission Appointment

BOARD/ COMMISSION	**NAME**	**TERM**	
Park Board	Tiffany Forristall	3 years, 8 months	Augst 2022 – May 2026

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

United City of Yorkville Board & Commission Application

To be considered for a board or commission, please complete this application and return to the attention of Jori Behland, City Clerk at the address listed above or by email to jbehland@yorkville.il.us .

Name Tiffany Forristall

Address [redacted]

Phone: Home _____ Work _____ Cell [redacted]

Email [redacted] Subdivision Raintree Subdivision

Please indicate the Board/Commission(s) that you would like to participate on:

- ☐ Fire and Police Commission
- ☐ Library Board
- ☑ Park Board
- ☐ Planning and Zoning Commission
- ☐ Police Pension Fund Board

The following questions help in selection of board/commission members.

1. Indicate your experience (personal and/or work) that will help you in serving the residents of the United City of Yorkville.
   I have held other board positions and feel this has allowed me to be more aware of what people are looking for, needing/wanting/looking/asking in their community. I am not afraid to ask any questions and get the neccessary answers with getting the job done.

2. Why do you want to serve on a Board/Commission for the United City of Yorkville?
   As a mother of young children who enjoy the parks and the Yorkville Community I would like to be continue to be the voice for the South side of Yorkville families.

Thank you for your interest in being a part of the development of the United City of Yorkville!

It is the policy of the United City of Yorkville to promote nondiscriminatory practices in its hiring, and its contractual undertakings. It is the policy of the City to conform with all aspects of Federal Civil Rights legislation including the Equal Employment Opportunity Act and all State Civil Rights Legislation.

****

I understand that as part of the process of being considered, it is the City's policy to perform a cursory background investigation on anyone being considered for appointment to one of the boards or commissions.

Tiffany Forristall
Signature of Applicant

8/16/2022
Date

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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2022-34

Agenda Item Summary Memo

Title: North Central Tank Rehabilitation

Meeting and Date: City Council – August 23, 2022

Synopsis: Consideration of Change Order No. 1

Council Action Previously Taken:

Date of Action: CC – 02/22/22 Action Taken: Bid awarded and Construction Engineering Agreement approved through consent agenda

Item Number: PW 2022-09 & PW 2022-10

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

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

Agenda Item Notes:

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

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Erin Willrett, Assistant City Administrator
Rob Fredrickson, Finance Director
Jori Behland, City Clerk

Date: August 9, 2022
Subject: North Central Tank Rehabilitation

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

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

Background:

The United City of Yorkville and Jetco, ltd. entered into an agreement for a contract value of **$630,750** for the above referenced project. The current contract completion date is October 31, 2022.

Questions Presented:

Should the City approve Change Order No. 1 which would **change the completion date to June 1, 2023.**

Discussion:

The contractor has indicated that they are having difficulties obtaining the materials for the painting of the tank. After discussion with Public Works, it is in the City's best interest to delay the project until the spring.

There is no change in cost for the delay.

Operationally, there is no issue with the proposed change in completion date. It is actually preferred to delay since Well No. 4 continues to be not operational.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 1.

CHANGE ORDER

Order No. 1

Date: August 9, 2022

Agreement Date: February 24, 2022

NAME OF PROJECT: North Central Tank Rehabilitation

OWNER: United City of Yorkville

CONTRACTOR: Jetco, Ltd.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change of CONTRACT PRICE:

Original CONTRACT PRICE: $630,750

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S): $630,750

The CONTRACT PRICE due to this CHANGE ORDER will be (increased) (decreased) by: $0.00

The new CONTRACT PRICE including this CHANGE ORDER will be: $630,750

Change to CONTRACT TIME:

The date for completion for all work will be June 1, 2023

Justification

The contractor has indicated that they are having difficulties obtaining the materials for the painting of the tank. After discussion with Public Works, it is in the City's best interest to delay the project until the spring.

Approvals Required

Requested by: United City of Yorkville

Recommended by: Engineering Enterprises, Inc.

Accepted by: Jetco. Ltd.

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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2022-35

Agenda Item Summary Memo

Title: Purchase of Vacant Land – Lot 4, Yorkville Business Center

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Supermajority (6 out of 9)

Council Action Requested: Approval

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

Agenda Item Notes:

Have a question or comment about this agenda item?
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Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: August 18, 2022
Subject: Purchase of Lot 4 in the Yorkville Business Center

Summary

Purchase of 12 acres of property as Lot 4 in the Yorkville Business Center for a future Public Works and Parks building.

Background

The City Council last discussed this item in late 2021, when the City Council heard from Kluber and Associates about the preferred size and shape of a lot for a future Public Works building. Since then, the Mayor and staff have been reviewing various properties around town and have chosen Lot 4 in the Yorkville Business Center as the preferred site. After negotiations, the City has come to a verbal agreement on the property for $1.35m. The purchase contract is included in the City Council packet, and is still subject to an attorney review period. The City Attorney's requests have been sent to the seller (letter attached), but the seller has not reviewed the letter as of time of packet creation. We do not expect there to be any issues with our attorney requests, but if any of the documents change between packet creation and the meeting, we will issue a supplemental City Council packet.

Per the recommendations from Kluber, this property is adequate for ultimate build-out of a combined Parks and Public Works building. There are utilities on site that will minimize the City's cost of buildout, and the site has signalized access to Route 47 via Boombah Blvd.

The Building and Grounds fund (24) includes $1.5m within the line item 24-216-60-00-6042 Public Works Facility that can be used for the land acquisition. This purchase will lead us with no remaining FY 23 funding for design / bidding of the building, but those expenditures may or may not occur in FY 23. If the City Council chooses to move forward with design in FY 23, we would propose a budget amendment at that time.

The tentative timeline for Public Works building planning and construction is as follows:

1) Purchase of Lot 4
    a. Consideration at the August 23rd City Council meeting
    b. Closing expected in mid-November
2) Planning for PW building
    a. Space Needs Analysis, phase II will occur throughout 2023
    b. Consideration of a design contract expected in early 2023
    c. Reimbursement ordinance and bond ordinance, TBD

3) Bidding and construction
    a. TBD, 2023 or 2024

Recommendation

Staff recommends approval of the Ordinance authorizing the City to purchase Lot 4 of Yorkville Business Center.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2022-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING A VACANT LAND SALES CONTRACT

(*Lot 4, Yorkville Business Center*)

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

WHEREAS, under Section 11-76.1-1 of the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq*.), the Mayor and City Council, (the "*Corporate Authorities*") are authorized to purchase real property for public purposes upon an affirmative vote of two-thirds (2/3ds) of the Corporate Authorities; and,

WHEREAS, the Corporate Authorities have received a Vacant Land Sales Contract for the property commonly known as Lot 4, Yorkville Business Center, Yorkville, Illinois (the "*Subject Property*") in the form attached hereto and made a part hereof and have reviewed all of the terms and conditions as set forth therein; and,

WHEREAS, the Corporate Authorities believe the acquisition of the Subject Property would be in the best interests of the residents of the City as it would provide the potential location for a new public works facility.

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

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

Section 2. The Corporate Authorities hereby approve the Vacant Land Sales Contract (the "*Contract*") between the United City of Yorkville (the "*Purchaser*") and Tahir Hatam or assigns (the "*Seller*") concerning the property commonly known as Lot 4, Yorkville Business Center, Yorkville, Illinois, in the form attached hereto and made a part hereof.

Section 3. The Mayor and City Clerk are hereby authorized to execute the Contract and the Mayor, City Clerk, City Administrator, City Finance Director and City Attorney are hereby authorized to take such actions as deemed necessary to implement its terms.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

Attest:

_____

CITY CLERK

DocuSign Envelope ID: DD9FB4CC-7F19-4A85-84BC-092BAA080DF9

MAINSTREET ORGANIZATION OF REALTORS®
VACANT LAND SALES CONTRACT

(This is not to be used for Tear Down)

1. THE PARTIES: Buyer and Seller are hereinafter referred to as the "Parties".

Buyer(s) (Please Print) United City of Yorkville or assigns

Seller(s) (Please Print) Tahir Hatam or assigns

If Dual Agency applies, complete Optional Paragraph 32.

2. THE REAL ESTATE: Real Estate shall be defined to include the Real Estate and all improvements thereon. Seller agrees to convey to Buyer or to Buyer's designated grantee, the Real Estate with the approximate lot size or acreage of Approx. +/- 12 Acres commonly known as: Lot 4 Yorkville Business Center (Address) Yorkville (City) IL (State) 60560 (Zip)

Kendall (County) 02-17-400-013 (Permanent Index Number(s) of Real Estate)

3. PURCHASE PRICE: Purchase Price of $ 1,350,000.00 Not Contingent on Financing shall be paid as follows: Initial earnest money of $ -0- N/A by (☐ check), (☐ cash), **OR** (☐ note due on _____, 20____) to be increased to a total of $ _____ by _____, 20____. The earnest money and the original of this Contract shall be held by the Listing Company, as "Escrowee", in trust for the mutual benefit of the Parties. The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing by wire transfer of funds, or by certified, cashier's, mortgage lender's or title company's check (provided that the title company's check is guaranteed by a licensed title insurance company).

4. CLOSING: Closing or escrow payout shall be on November 25th, 20 22, or at such time as mutually agreed upon by the Parties in writing. Closing shall take place at the title company escrow office situated geographically nearest the Real Estate or as shall be agreed mutually by the Parties.

5. POSSESSION: Possession shall be granted to Buyer(s) at the completion of closing unless otherwise agreed in writing by the parties.

6. PRORATIONS: Proratable items shall include, without limitation, rents and deposits (if any) from tenants; Special Service Area or Special Assessment Area tax for the year of Closing only; utilities, water and sewer; and Homeowner or Condominium Association fees (and Master/Umbrella Association fees, if applicable). Accumulated reserves of a Homeowner/Condominium Association(s) are not a proratable item. Seller represents that as of the Date of Acceptance Homeowner/Condominium Association(s) fees are $ TBD per _____ (and, if applicable, Master/Umbrella Association fees are $_____ per _____. Seller agrees to pay prior to or at Closing any special assessments (by any association or governmental entity) confirmed prior to the Date of Acceptance. Installments due after the year of Closing for a Special Assessment Area or Special Service Area shall not be a proratable item and shall be payable by Buyer. The general Real Estate taxes shall be prorated as of the date of Closing based on % of the most recent ascertainable full year tax bill. All prorations shall be final as of Closing.

7. ATTORNEY REVIEW: Within five (5) Business Days after the Date of Acceptance, the attorneys for the respective Parties, by Notice, may:

(a) Approve this Contract; or

(b) Disapprove this Contract, which disapproval shall not be based solely on the Purchase Price; or

(c) Propose modifications except for the Purchase Price. If within ten (10) Business Days after the Date of Acceptance written agreement is not reached by the Parties with respect to resolution of the proposed modifications, then either Party may terminate this Contract by serving Notice, whereupon this Contract shall be null and void; or

(d) Propose suggested changes to this Contract. If such suggestions are not agreed upon, neither Party may declare this Contract null and void and this Contract shall remain in full force and effect.

Unless otherwise specified, all Notices shall be deemed made pursuant to Paragraph 7 (c). If Notice is not served within the time specified herein, the provisions of this Contract shall be deemed waived by the Parties ~~to~~ and this Contract shall remain in full force and effect.

8. INSPECTIONS: Seller agrees to allow Buyer's inspectors reasonable access to the property upon reasonable notice and gives Buyer's inspectors permission to perform tests on the property, including invasive testing, if the inspections and the tests are reasonably necessary to satisfy the contingencies in this Contract. Buyer agrees to promptly provide copies of all such inspection

reports to Seller, and to listing broker, if property is listed. Furthermore, Buyer agrees to promptly restore the property to its original condition and agrees to be responsible for any damage incurred while performing such inspections. **Seller authorizes Buyer's inspectors to take soil samples which may detect environmental contamination which may be required to be reported to the appropriate governmental authorities.** Buyer agrees to hold harmless and indemnify Seller from any liability for the actions of Buyer's agents and representatives while conducting such inspections and tests on the property. Notwithstanding anything to the contrary set forth in the above in this paragraph, in the event the inspection reveals that the condition of the Real Estate is unacceptable to Buyer and Buyer serves Notice to Seller within five (5) Business Days after the Date of Acceptance, this Contract shall be null and void.

9. MORTGAGE CONTINGENCY: Seller ***[check one]*** ☐ has ☐ has not received a completed Loan Status Disclosure. This Contract is contingent upon Buyer obtaining a firm written mortgage commitment (except for matters of title and survey or matters totally within Buyer's control) on or before _____, 20____ for a ***(choose one)*** ☐ fixed ☐ adjustable; ***(choose one)*** ☐ conventional ☐ other loan of $ _____ or such lesser amount as Buyer elects to take, plus private mortgage insurance (PMI), if required. The interest rate (initial rate, if applicable) shall not exceed _____% per annum, amortized over not less than _____ years. Buyer shall pay loan origination fee and/or discount points not to exceed _____% of the loan amount. Buyer shall pay the cost of application, usual and customary processing fees and Closing costs charged by lender. Buyer shall make written loan application within five (5) business days after the Date of Acceptance. **Failure to do so shall constitute an act of default under this Contract.** If Buyer, having applied for the loan specified above, is unable to obtain such loan commitment and serves written notice to Seller within the time specified, this Contract shall be null and void. **If written notice of inability to obtain such loan commitment is not served within the time specified, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect. Unless otherwise provided herein, this Contract shall not be contingent upon the sale and/or closing of Buyer's existing real estate.** Buyer shall be deemed to have satisfied the financing conditions of this paragraph if Buyer obtains a loan commitment in accordance with the terms of this paragraph even though the loan is conditioned on the sale and/or closing of Buyer's existing real estate. If Seller at Seller's option and expense, within thirty (30) days after Buyer's notice, procures for Buyer such commitment or notifies Buyer that Seller will accept a purchase money mortgage upon the same terms, this Contract shall remain in full force and effect. In such event, Seller shall notify Buyer within five (5) Business Days after Buyer's notice of Seller's election to provide or obtain such financing, and Buyer shall furnish to Seller or lender all requested information and shall sign all papers necessary to obtain the mortgage commitment and to close the loan.

10. FLOOD INSURANCE: Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a special flood hazard area If written notice of the option to declare this Contract null and void is not given to Seller within ten (10) business days after Date of Acceptance, Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.

11. CONDOMINIUM/COMMON INTEREST ASSOCIATIONS: (If applicable) The Parties agree that the terms contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms.

(a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

(b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the Date of Acceptance.

(c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to demand from Seller items as stipulated by the Illinois Condominium Property Act, if applicable, and Seller shall diligently apply for same. This Contract is subject to the condition that Seller be able to procure and provide to Buyer, a release or waiver of any option of first refusal or other pre-emptive rights of purchase created by the Declaration of Condominium/Covenants, Conditions and Restrictions within the time established by the Declaration of Condominium/Covenants, Conditions and Restrictions.

(d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in violation of existing rules, regulations or other restrictions or that the terms and conditions contained within the documents would unreasonably restrict Buyer's use of the premises or would result in financial obligations unacceptable to Buyer in connection with owning the Real Estate, then Buyer may declare this Contract null and void by giving Seller written notice within five (5) Business Days after the receipt of the documents and information required by Paragraph 11 (c), listing those deficiencies which are unacceptable to Buyer. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract shall remain in full force and effect.

12. THE DEED: Seller shall convey or cause to be conveyed to Buyer or Buyer's designated grantee good and merchantable title to

the Real Estate by recordable general Warranty Deed, with release of homestead rights, (or the appropriate deed if title is in trust or in an estate), and with real estate transfer stamps to be paid by Seller (unless otherwise designated by local ordinance). Title when conveyed will be good and merchantable, subject only to: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

13. ZONING: Seller represents to the best of Seller's knowledge, without duty to investigate, that the Real Estate is zoned: M-1.

14. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purchase Price by a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of Acceptance, subject only to items listed in Paragraph 12. The commitment for title insurance furnished by Seller will be conclusive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure against loss or damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title insured over prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

15. BUILDING AND SEWAGE PERMITS CONDITION: This Contract is subject to the condition that Buyer(s) obtain within N/A business days after the date of this contract, at Buyer's expense, a building permit and an acceptable septic percolation test or sewage tap-on permit from the applicable governmental agency having jurisdiction over the subject Property. If Buyer(s) has properly, diligently, and promptly applied for said permits and approvals and has been unable to obtain the permits within the times specified, Buyer(s) may, at Buyer's option, within one (1) business day of the time specified, serve written notice of such failure and inability to obtain the necessary permits upon Seller(s) or Seller's attorney, and in such event this Contract shall become null and void and all earnest money paid by Buyer(s) shall be refunded to Buyer(s). IN THE EVENT BUYER(S) DOES NOT SERVE WRITTEN NOTICE WITHIN THE TIME SPECIFICED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO AND THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EFFECT.

16. SOIL TEST/FLOOD PLAIN CONDITION: This Contract is subject to Buyer obtaining within 45 business days from date of acceptance a soil boring test and/or Flood Plain Determination at a site or sites of Buyer's choice on the Property to obtain the necessary permits from the appropriate governmental authorities for the improvement contemplated by the Buyer. Such determination and tests shall be at Buyer's expense. In the event Flood plain Determination and such tests are unsatisfactory, at the option of Buyer, and upon written notice to Seller within one (1) business day of the time set forth above, this contract shall be null and void and earnest money shall be refunded to Buyer upon mutual written direction of Seller and Buyer or the escrow agent. In the event the Buyer does not serve written notice within the time specified herein, this provision shall be deemed waived by all parties hereto and this contract shall continue in full force and effect.

17. PLAT OF SURVEY: Not less than one (1) business day prior to Closing Seller shall, at Seller's expense, furnish to Buyer or Buyer's attorney a Plat of Survey dated not more than six (6) months prior to the date of Closing, prepared by an Illinois Professional Land Surveyor, showing any encroachments, measurements of all lot lines, all easements of record, building set back lines of record, fences, all buildings and other improvements on the Real Estate and distances therefrom to the nearest two lot lines. In addition, the survey to be provided shall be a boundary survey conforming to the current requirements of the appropriate state regulatory authority. The survey shall show all corners staked, flagged, or otherwise monumented. The survey shall have the following statement prominently appearing near the professional land surveyor seal and signature: "This professional service conforms to the current Illinois minimum standards for a boundary survey." A Mortgage Inspection, as defined, is not a boundary survey, and is not acceptable.

18. ESCROW CLOSING: At the election of either Party, not less than five (5) Business Days prior to the Closing, this sale shall be closed through an escrow with the lending institution or the title company in accordance with the provisions of the usual form of Deed and Money Escrow Agreement, as agreed upon between the Parties, with provisions inserted in the Escrow Agreement as may be required to conform with this Contract. The cost of the escrow shall be paid by the Party requesting the escrow. If this transaction is a cash purchase (no mortgage is secured by Buyer), the Parties shall share the title company escrow closing fee equally.

19. DAMAGE TO REAL ESTATE PRIOR TO CLOSING: If prior delivery of the deed, the Real Estate shall be destroyed or materially damaged by fire or casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of terminating

this Contract and receiving a refund of earnest money or of accepting the Real Estate as damaged or destroyed, together with the proceeds of any insurance payable as a result of the destruction or damage, which proceeds Seller agrees to assign to Buyer. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract, except as modified in this paragraph.

20. SELLER REPRESENTATIONS: Seller represents that Seller has not received written notice from any Governmental body or Homeowner Association regarding (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending rezoning; (c) any pending condemnation or eminent domain proceeding; or (d) a proposed or confirmed special assessment and/or Special Service Area affecting the Real Estate. Seller represents, however, that, in the case of a special assessment and/or Special Service Area, the following applies:

1. There ***[check one]*** ☐ is ☑ is not a proposed or pending unconfirmed special assessment affecting the Real Estate not payable by Seller after date of Closing.
2. The Real Estate ***[check one]*** ☐ is ☑ is not located within a Special Service Area, payments for which will not be the obligation of Seller after date of Closing.

If any of the representations contained herein regarding non-Homeowner Association special assessment or Special Service Area are unacceptable to Buyer, Buyer shall have the option to declare this Contract null and void. If written notice of the option to declare this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 9 (whichever is later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect. Seller further represents that Seller has no knowledge of boundary line disputes, easements or claims of easement not shown by the public records, any hazardous waste on the Real Estate or any improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the Real Estate which are not either included in full in the determination of the most recent real estate tax assessment or which are eligible for home improvement tax exemption.

21. CONDITION OF REAL ESTATE AND INSPECTION: Seller agrees to leave the Real Estate in a clean condition. All refuse and personal property that is not conveyed to Buyer shall be removed from the Real Estate at Seller's expense before closing. Buyer shall have the right to inspect Real Estate within 72 hours prior to closing to verify that the Real Estate is in substantially the same condition as of the Date of Offer of this Contract, normal wear and tear expected.

22. GOVERNMENTAL COMPLIANCE: The Parties agree to comply with the applicable reporting requirements of the Internal Revenue Code and the Real Estate Settlement Procedures Act of 1974, as amended.

23. BUSINESS DAYS/HOURS: Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as 8:00 A.M. to 6:00 P.M. Chicago time.

24. FACSIMILE: Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract.

25. DIRECTION TO ESCROWEE: In every instance where this Contract shall be deemed null and void or if the Contract may be terminated by either Party, the following shall be incorporated by reference: "the Earnest Money shall be refunded to the Buyer upon written notice of the Parties to the Escrowee".

26. NOTICE: All Notices shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of a multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

(a) By personal delivery of such Notice; or
(b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
(c) By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that the Notice transmitted shall be sent on Business Days during Business Hours. In the event fax Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
(d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the Notice transmitted shall be sent during Business Hours, and provided further that the recipient provides written acknowledgment to the sender of receipt of the transmission (by e-mail, facsimile, regular mail or commercial overnight delivery). In the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or
(e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the overnight delivery company.

27. PERFORMANCE: Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to

pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the losing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee has been provided written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall indemnify and hold Escrowee harmless from any and all conflicting claims and demands arising under this paragraph.

28. CHOICE OF LAW/GOOD FAITH: All terms and provisions of this Contract including, but not limited to, the Attorney Review and Professional Inspection paragraphs, shall be governed by the laws of the State of Illinois and are subject to the covenant of good faith and fair dealing implied in all Illinois contracts.

29. OTHER PROVISIONS: This Contract is also subject to those OPTIONAL PROVISIONS selected for use and initialed by the Parties which are contained on the succeeding pages and the following attachments, if any: Destruction of Crops Provision
If while the buyer is performing any soil test or borings and crops are destroyed, the buyer may be subject to a Crop Damage fee of up to $3000.00.

THE FOLLOWING OPTIONAL PROVISIONS APPLY ONLY IF INITIALED BY ALL PARTIES

____ ____ ____ ____ **30. CANCELLATION OF PRIOR REAL ESTATE CONTRACT:** In the event either Party has entered into a prior real estate contract, this Contract shall be subject to written cancellation of the prior contract on or before _____, 20____. **In the event the prior contract is not cancelled within the time specified, this Contract shall be null and void and earnest money refunded to Buyer upon written direction of the Parties to Escrowee. Notice to the purchaser under the prior contract should not be served until after Attorney Review and Professional Inspections provisions of this Contract have expired, been satisfied or waived.**

____ ____ ____ ____**31. INTEREST BEARING ACCOUNT:** Earnest money (with a completed W-9 and other required forms), shall be held in a federally insured interest bearing account at a financial institution designated by Escrowee. All interest earned on the earnest money shall accrue to the benefit of and be paid to Buyer. **The Buyer shall be responsible for any administrative fee (not to exceed $100) charged for setting up the account.** In anticipation of Closing, the Parties direct Escrowee to close the account no sooner than ten (10) Business Days prior to the anticipated Closing date.

DS JP DS TH

____ ____ ____ ____**32. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously consented to Jason Pesola (Designated Agent) acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Designated Agent acting as a Dual Agent with regard to the transaction referred to in this Contract.

____ ____ ____ ____**33. INTERIM FINANCING:** This Contract is contingent upon Buyer obtaining a written commitment for interim financing on or before _____, 20____ in the amount of $_____. **If Buyer is unable to secure the interim financing commitment and gives written notice to Seller within the time specified, this Contract shall be null and void. If written notice is not served within the time specified, this provision shall be deemed waived by the Parties and this Contract shall remain in full force and effect.**

___ ____ ____ ____ **34. SPECIFIED PARTY APPROVAL:** This Contract is contingent upon the approval of the Real Estate by ___ _____. Buyer's specified party, within five (5) Business Days after the Date of Acceptance**. In the event Buyer's specified party does not approve of the Real Estate and written notice is given to Seller within the time specified, this Contract shall be null and void. If written notice is not served within the time specified, this provision shall be deemed waived by the Parties and this Contract shall remain in full force and effect**

____ ____ ____ ____ **35. CREDIT AT CLOSING:** Seller agrees to credit to Buyer at Closing $ _____ to be applied to prepaid expenses, closing costs or both.

DS JP "In addition to Attorney review, this Contract is subject to the approval of the Yorkville City Council" DS TH

THIS DOCUMENT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED TO THE PARTIES OR THEIR AGENTS.

The Parties represent that text of this form has not been altered and is identical to the official Vacant Land Contract of the Mainstreet Organization of REALTORS®.

8/12/2022 20	8/12/2022 20
Date of Offer	**DATE OF ACCEPTANCE**
DocuSigned by: John Purcell 0030C8F3CFB447A...	DocuSigned by: Tahir Hatam 9C6EEA4E118E4EF...
Buyer Signature	Seller Signature
Buyer Signature	Seller Signature
John Purcell / United City of Yorkville	Tahir Hatam
Print Buyer(s) Name(s) ***[Required]***	Print Seller(s) Name(s) ***[Required]***
800 Game Farm Rd	893 Wellington Circle
Address	Address
Yorkville IL 60560	Aurora IL 60506
City State Zip	City State Zip
630-553-4350	630-401-6764 arsenaldispatch@gmail.com
Phone E-mail	Phone E-mail

FOR INFORMATION ONLY

Commercial Affiliated, LLC. 20131	Commercial Affiliated, LLC. 20131
Selling Office MLS #	Listing Office MLS #
Jason Pesola 8918	Jason Pesola 8918
Buyer's Designated Agent MLS #	Seller's Designated Agent MLS #
630-486-7321	630-486-7321
Phone Fax	Phone Fax
jpesolacommercial@gmail.com	jpesolacommercial@gmail.com
E-mail	E-mail
Kathy Orr kfo@kfoassoc.com	Gregg Ingemunson greggingemunson@hotmail.com
Buyer's Attorney E-mail	Seller's Attorney E-mail
	630-553-5622
Phone Fax	Phone Fax
N/A	Yorkville Business Center 630-988-2030
Mortgage Company Phone	Homeowner's/Condo Association (if any) Phone
	Julie Schlichting 630-988-2030
Loan Officer Fax	Management Co./Other Contact Phone

August 17, 2022

Via Email ONLY to greggingemunson@hotmail.com

Attorney Gregg Ingemunson
Ingemunson Law Offices, Ltd.
759 John St. Suite A
Yorkville, Illinois 60560-4725

Re: Gefur Khomatov to United City of Yorkville
Lot 4 Yorkville Business Center, Yorkville, IL 60560 ("Subject Property")

Dear Attorney Ingemunson:

This law firm has been retained by the United City of Yorkville ("Buyer") to represent it in the purchase of the Subject Property from your client, Gefur Khomatov ("Seller"), pursuant to a Mainstreet Organization of Realtors Vacant Land Sale Contract, dated August 12, 2022 ("Contract").

I am sending this letter on behalf of the Buyer pursuant to Section 7 of the Contract, entitled "Attorney Review," to propose modifications to the Contract. The proposed modifications contained herein are made pursuant to subpart (c) of Section 7:

1. This Contract shall be contingent upon approval of the City Council (The next City Council meeting is Tuesday, August 23, 2022);
2. Assuming approval by the City Council, the Contract will be modified to propose that all deadlines called for therein commence on August 23, 2022 and terminate as of the number of days identified in the Contract subsequent thereto);
3. Section 8 of the Contract, entitled "Inspections," shall be modified to indicate that the Inspection Period shall run concurrently with, and terminate upon, the same timeline identified in Section 16 of the Contract, entitled "Soil Test/Flood Plain Condition" (i.e., 45 business days after contract acceptance, as modified by No. 2 above – October 25, 2022);
4. Section 8 shall also include the following language: If, during the course of Buyer's inspections of the Subject Property, it is determined that the Subject Property is not suitable for the construction of a large structure thereon (i.e., the Buyer's intended use of the site is to construction a Public Works building), then the Buyer may declare the Contract null and void;
5. The Contract shall be subject to Sections 11-76.1-3 and 11-76.1-4 of the Illinois Municipal Code ("Code"), which require that:
    a. after the ordinance providing for the purchase of the Subject Property has been passed, it shall be published at least twice within 30 days after its passage in one or more newspapers published in the municipality (Section 11-76.1-3); and
    b. if a petition signed by the electors of any specified municipality equal in number to 10% or more of the total number of registered voters in the municipality, is filed with the municipal clerk of any such municipality which has adopted an ordinance pursuant to the powers granted in Section 11-76.1-1 of the Code,

> and such petition has been filed with the clerk of the municipality within 30 days of the second publication of the notice required in Section 11-76.1-3 of the Code, the corporate authorities shall order the submission of the question to the municipal electors and designate the election at which the question shall be submitted.

Notwithstanding the language of subpart (c) of Section 7, the attorney review period shall remain open until final resolution of all matters raised herein has been reached.

Please discuss the proposed modifications with your client. If the Seller is agreeable, please sign below where indicated. If not, please contact me to discuss.

I look forward to future correspondence as we work toward a smooth closing of this transaction.

Sincerely,

OTTOSEN DiNOLFO HASENBALG & CASTALDO, Ltd.

_____

Joshua B. Rosenzweig

cc: United City of Yorkville
Attorney Kathleen Field Orr

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

Agenda Item Number

Planning & Zoning Commission #1

Tracking Number

PZC 2022-08 & EDC 2022-47

Agenda Item Summary Memo

Title: Graham C Stores & Gas Station (Rezone, Special Use, Sign Variance, Final Plat)

Meeting and Date: City Council – August 23, 2022

Synopsis: Proposed fuel station & convenience store development at the NEC of IL 47 & IL 71.

Council Action Previously Taken:

Date of Action: PZC – 08/10/22 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2022-08 & EDC 2022-47

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memo.

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

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, City Engineer, EEI
Date: August 15, 2022
Subject: **PZC 2022-08 Graham C Stores & Gas Station**
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store
(Rezoning, Special Use, Sign Variance & Final Plat)

SUMMARY:

The petitioner, Thomas Williamson, on behalf of Graham C Stores Company, has filed an application requesting rezoning, special use permit and final plat approval pursuant to Section 10-6-0 of the Yorkville City Code for a gasoline service station with accessory convenience store. The property is located at the northeast corner of IL Route 47 (Bridge Street) and IL Route 71 (Stagecoach Trail).

The petitioner is also seeking sign variance approval to increase the maximum sign area and height for a monument sign in a business district. The proposed sign area would increase from the maximum 64 square feet to 168 square feet and sign height would be 25 feet, exceeding the maximum 18 feet. The property is currently zoned M-1 Limited Manufacturing and requires rezoning to B-3 General Business District to permit a gas station use. The 5.51-acre property will be resubdivided into two (2) lots consisting the of the fuel station/convenience store and onsite detention, as well as a future buildable lot.

Although staff was given direction by the Economic Development Committee to recommend approval of the requested variance for the proposed monument sign with the stipulation that only one (1) sign be permitted for the fuel station parcel, however, the Planning and Zoning Commission unanimously denied the variance request based upon the size being incongruent with prior sign variances for similar uses approved. Additionally, Kendall County Highway Department has expressed concerns about the proposed height of the sign. Therefore, the City Council will need a supermajority vote (6 of 9) in order to approve the sign variance, even with conditions on the approval.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission held a public hearing for the proposed rezoning, special use authorization and sign variance request. The Commission also held a public meeting to consider the request for final plat approval. The following action was taken by the Planning and Zoning Commission on those requests below:

Rezoning from M-1 Limited Manufacturing to B-3 General Business District

In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the property located at 107 E. Stagecoach Trail from M-1 Limited Manufacturing District to B-3 General Business District.

Action:
Olson-aye; Williams-aye; Hyett-aye; Horaz-aye
4 ayes; 0 nay

Special Use for Fuel/Gasoline Service Station

In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in a letter dated July 14, 2022.

Action:
Olson-aye; Williams-aye; Hyett-aye; Horaz-aye
4 ayes; 0 nay

Sign Variance

In consideration of testimony presented during a Public Hearing on July 13, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the sign regulations contained in Section 10-20-9-A of the United City of Yorkville Zoning Ordinance to permit a free standing monument sign in a business district that is 168 square feet in sign area and 25 feet in height, as depicted in a sign plan prepared by Image FX Corp. and dated 5/31/22.

Action:
Olson-nay; Williams-nay; Hyett-nay; Horaz-nay
0 aye; 4 nays

Final Plat

The Planning and Zoning Commission recommends approval to the City Council of a request for Final Plat of Subdivision of the Graham C Subdivision in Yorkville prepared by HR Green and date last revised July 1, 2022.

Action:
Olson-aye; Williams-aye; Hyett-aye; Horaz-aye
4 ayes; 0 nay

ATTACHMENTS:

1. Draft Ordinances
2. Petitioner Applications
3. Review Letter from EEI re: Photometric Plan dated 8-3-22
4. Letter from EEI dated July 14, 2022
5. Letter from HR Green dated July 1, 2022
6. Final Plat prepared by HR Green Development, LLC, revised 07/01/2022
7. Preliminary Site Plan prepared by HR Green, revised 06/28/2022
8. Truck Turning Exhibits prepared by HR Green dated June 28, 2002
9. Landscape & Tree Preservation Plans prepared by HR Green, dated June 28, 2022
10. Email response from Petitioner's Architect, Rob Costello, dated 06/01/2022
11. Photometric Plans prepared by LSI revised 07-08-2022 (Sheet 1 of 1)
12. Building Elevations prepared by Torch Architecture dated May 31, 2022
13. Sign Plans prepared by Image FX, Corp. dated 5/31/22
14. Sign Plans prepared by Blair Companies dated 06.16.20
15. IDOT letter prepared by Michael Short, Program Development Engineer dated March 28, 2022
16. Plan Council Memo dated May 5, 2022
17. Letter from EEI dated May 9, 2022

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2022-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE B-3 GENERAL BUSINESS ZONING DISTRICT OF THE PROPERTY LOCATED AT 107 E. STAGECAOCH TRAIL (Graham C Stores)

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

WHEREAS, Graham C Stores Company (the "*Applicant*") is the contract purchaser of an approximately 5.51-acre parcel located at 107 E. Stagecoach Trail (the "*Subject Property*") within the corporate limits of the City legally described in Section 2 and as shown on Exhibit A attached hereto and made a part hereof, and is seeking rezoning of the Subject Property into the B-3 General Business District; and,

WHEREAS, the Subject Property is currently zoned M-1 Limited Manufacturing District within the City; and,

WHEREAS, the Applicant desires to rezone the Subject Property into the B-3 General Business District; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on August 10, 2022, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-4-10B.4 and made findings of fact and recommendation to the Mayor and City Council (the "*Corporate Authorities*") for approval of the rezoning; and,

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

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

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

Section 2: That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

> THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
>
> COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7

SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

with **Property Index Numbers 05-05-400-050 and 05-04-300-031** into the B-3 General Business District.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

EXHIBIT A

Ordinance No. 2022-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, APPROVING A SPECIAL USE FOR A GASOLINE SERVICE STATION WITH AN ACCESSORY CONVENIENCE STORE AT 107 E. STAGECOACH TRAIL (Graham C Stores)

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

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

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

WHEREAS, Graham C Stores Company is the contract purchaser (the "Owner") of the property located at 107 E. Stagecoach Trail, legally described in Section 2 of this Ordinance (the "Subject Property"); and,

WHEREAS, under the authority of the Zoning Code, the Subject Property is located in a designated B-3 General Business District, and a gasoline service station is allowed in this district with a special use permit; and,

WHEREAS, the Corporate Authorities have received a request from the contract Owner for a special use permit for the Subject Property to allow a gasoline service station with convenience store; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Planning and Zoning Commission on the proposed special use permit was duly published in a newspaper

of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

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

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 10th day of August 2022, on the question of the special use application; and,

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

WHEREAS, upon conclusion of said public hearing, the Planning and Zoning Commission recommended the approval with conditions of the special use for the Subject Property for a gasoline service station use of the Subject Property.

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

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

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

> THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
>
> COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF

ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

for a gasoline service station with an accessory convenience store.

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

A. Preliminary Engineering Plans for Graham C Stores & Gas Station (107 E Stagecoach Trail) dated June 28, 2022, prepared by HR Green, attached hereto as “Exhibit A,”

B. Landscape Plan, dated June 28, 2022, prepared by HR Green attached hereto as “Exhibit B,”

C. Color Schematic Elevations, dated May 31, 2022, prepared by Torch Architecture, attached hereto as “Exhibit C”,

D. Photometric Plan, dated revised July 8, 2022 prepared by LSI, attached hereto as “Exhibit D,”

E. Stormwater Report date revised May 27, 2022 prepared by HR Green, attached hereto as "Exhibit E,"

F. Monument Sign Elevation dated May 31, 2022 prepared by Image FX, attached hereto as "Exhibit F,"

G. Landscape and Tree Preservation Plans prepared by HR Green, dated June 28, 2022, attached hereto as "Exhibit G,"

H. And subject to the review comments enumerated in a letter dated July 14, 2022, prepared by EEI, Inc., attached hereto as "Exhibit H", and

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

Ordinance No. 2022-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, GRANTING A SIGN VARIANCE FOR THE PROPERTY LOCATED AT 107 E. STAGECOACH TRAIL
(Graham C Stores)

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

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Mayor and City Council of the City (the "Corporate Authorities") may provide for and allow variances to provide relief when strict compliance with the requirements of the Yorkville Zoning Ordinance (the "Zoning Ordinance") presents a particular hardship; and,

WHEREAS, Graham C Stores Company (the "Applicants"), requested an increase of the maximum allowable sign area in a business district for a free-standing sign of 64 square feet to 168 square feet and an increase of the maximum sign height from 12 feet to 25 feet pursuant to Section 10-20-09-A of the Zoning Ordinance for the purposes of constructing a monument sign for a gas station and convenience store; and,

WHEREAS, the Planning and Zoning Commission of the City conducted a public hearing on August 10, 2022, pursuant to notice published on July 22, 2022, in accordance with the State statutes and the ordinances of the City; and,

WHEREAS, notice to property owners within 500 feet of the Subject Property identified for the sign variance request was delivered by certified mail; and,

WHEREAS, the Planning and Zoning Commission made written Findings of Fact that the variation meet the standards in Section 10-4-7C and Section 10-20-13 of the Zoning Ordinance and recommended that the variance be denied; and,

WHEREAS, the Corporate Authorities of the City of Yorkville have received and considered the recommendation of the Planning and Zoning Commission.

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

Section 1: That this Ordinance shall apply to the Subject Property legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID

ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

Commonly known as 107 E. Stagecoach Trail, Yorkville, Illinois,

Section 2: That a variation pursuant to Section 10-07-01 and 10-20-13 of the Zoning Ordinance to increase the maximum allowable sign area in a business district for a free-standing sign from 64 square feet to 168 square feet and an increase in height from 12 feet to 25 feet is hereby granted, as illustrated in a Monument Sign Elevation dated May 31, 2022 prepared by Image FX, attached hereto as "*Exhibit A*".

Section 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

EXHIBIT A

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE No. 2022-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE GRAHAM C SUBDIVISION FINAL PLAT

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

WHEREAS, Graham C Stores Company, LLC (the "Petitioner") has filed an application and petition for approval of the Graham C Subdivision Final Plat for the subdivision of property generally located at 107 E. Stagecoach Trail, an approximately 5.51-acre property for a Graham C Store fuel station and accessory convenience store; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on the 10th day of August 2022, to consider the Graham C Subdivision Final Plat and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council ("the Corporate Authorities") for approval of the subdivision and the Graham C Subdivision Final Plat.

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

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

Section 2: That the Corporate Authorities hereby approve the Graham C Subdivision Final Plat for the property legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

Commonly known as 107 E. Stagecoach Trail, Yorkville, Illinois,

and attached hereto and made a part hereof by reference as *Exhibit A*, prepared by HR Green LTD, Aurora, Illinois, date revised July 1, 2022, and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat.

Section 3: That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to file a copy of this ordinance and the Graham C Subdivision Final Plat with the Kendall County Recorder of Deeds within 30 days from the date of the approval of this Ordinance.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

EXHIBIT A

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, City Engineer, EEI
Date: August 3, 2022
Subject: **PZC 2022-08 Graham C Stores & Gas Station**
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store
(Rezoning, Special Use, Sign Variance & Final Plat)

SUMMARY:

The petitioner, Thomas Williamson, on behalf of Graham C Stores Company, has filed an application requesting rezoning, special use permit and final plat approval pursuant to Section 10-6-0 of the Yorkville City Code for a gasoline service station with accessory convenience store. The property is located at the northeast corner of IL Route 47 (Bridge Street) and IL Route 71 (Stagecoach Trail).

The petitioner is also seeking sign variance approval to increase the maximum sign area and height for a monument sign in a business district. The proposed sign area would increase from the maximum 64 square feet to 168 square feet and sign height would be 25 feet, exceeding the maximum 18 feet. The property is currently zoned M-1 Limited Manufacturing and requires rezoning to B-3 General Business District to permit a gas station use. The 5.51-acre property will be resubdivided into two (2) lots consisting the of the fuel station/convenience store and onsite detention, as well as a future buildable lot.

PROPERTY INFORMATION:

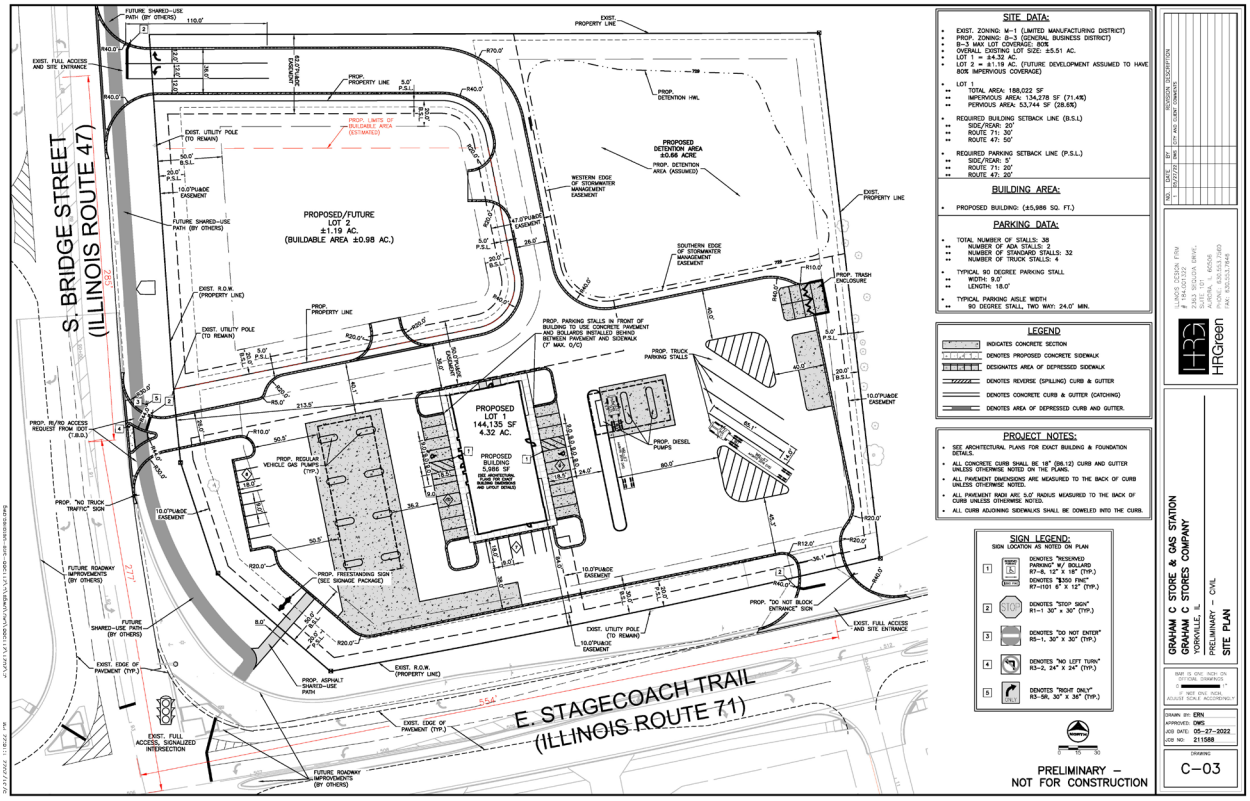
This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services, as illustrated below.

The subject property is currently zoned as M-1 Limited Manufacturing District. The following table depicts the current immediate surrounding properties' zoning and land uses:

	Zoning	Land Use
North	B3- SU (Unincorporated Kendall County)	Kendall County Highway Department
South	B-3 General Business District	Silver Dollar Restaurant All Season Motel Transportation Land Use (IL Route 71)
East	M-1 Limited Manufacturing District	Undeveloped Agricultural Land
West	B-3 Business District	Transportation Land Use (IL Route 47) Fountain Village Commercial Development

PROJECT DESCRIPTION:

Graham C-Stores is a large wholesale gasoline and diesel marketer of various fuel brands operating in Illinois and Indiana. The BP brand is proposed for the 107 E. Stagecoach Trail property offering fuel for automobiles and commercial/industrial trucks. The fuel station and a 4,500 square foot convenience food store will be located on a 4.32-acre parcel (Lot 1), along with a proposed .66-acre detention area. A 1.19-acre parcel (Lot 2) is also proposed as a future commercial outlot.



SITE PLAN:

The proposed 5.51-acre site plan was reviewed by various City departments and outside agencies to ensure compliance with applicable ordinances, regulations and standards with regard to building setbacks, parking/parking setbacks, circulation/access roads, stormwater management/utilities and signage. Below are the summaries of those reviews.

Bulk Regulations
The petitioner has depicted the following property's building setback locations:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20 feet	+/- 30' (C Store)
Front Yard (West/IL 47)	50 feet	+/- 216.5' (C Store) +/- 50.5' (Gas Pump Canopy)
Corner Side Yard (South/IL 71)	30 feet	+/- 91.1' (C Store) +/- 30' (Gas Pump Canopy)
Rear Yard (East)	20 feet	+/- 40' (Parking Endcap)

The maximum building height in the B-3 District is 80 feet. The overall height of the convenience store is approximately 24'-8" at its peak and the gas pump canopies have a maximum height of about 18 feet. The maximum lot coverage for the B-3 General Business District including all impervious surfaces is 80 percent. As stated on the site data table, the proposed impervious lot coverage for the gas station site is 71.4% (134,278 sq. ft.). Therefore, the petitioner meets all bulk regulations according to the submitted materials. Upon future development of the outlot (Lot 2), verification will be made that it meets the maximum lot coverage, as well.

Parking and Loading

The submitted plans show a total of 34 vehicle parking spaces, including two (2) handicap accessible spaces, and four (4) semi-truck parking stalls. The total minimum required parking spaces needed per the Yorkville Zoning Ordinance is 14 vehicle spaces (Section 10-16-3) which is exceeded by the on-site spaces provided. Additionally, the typical stall and drive aisle dimensions meet the minimum zoning standards.

Due to the overall gross floor area of the C-Store, the petitioner is not required to locate a loading berth as designated in Section 10-16-9. The petitioner has indicated most convenience store deliveries will occur via box trucks which can be easily accommodated onsite without interfering with onsite traffic and parking.

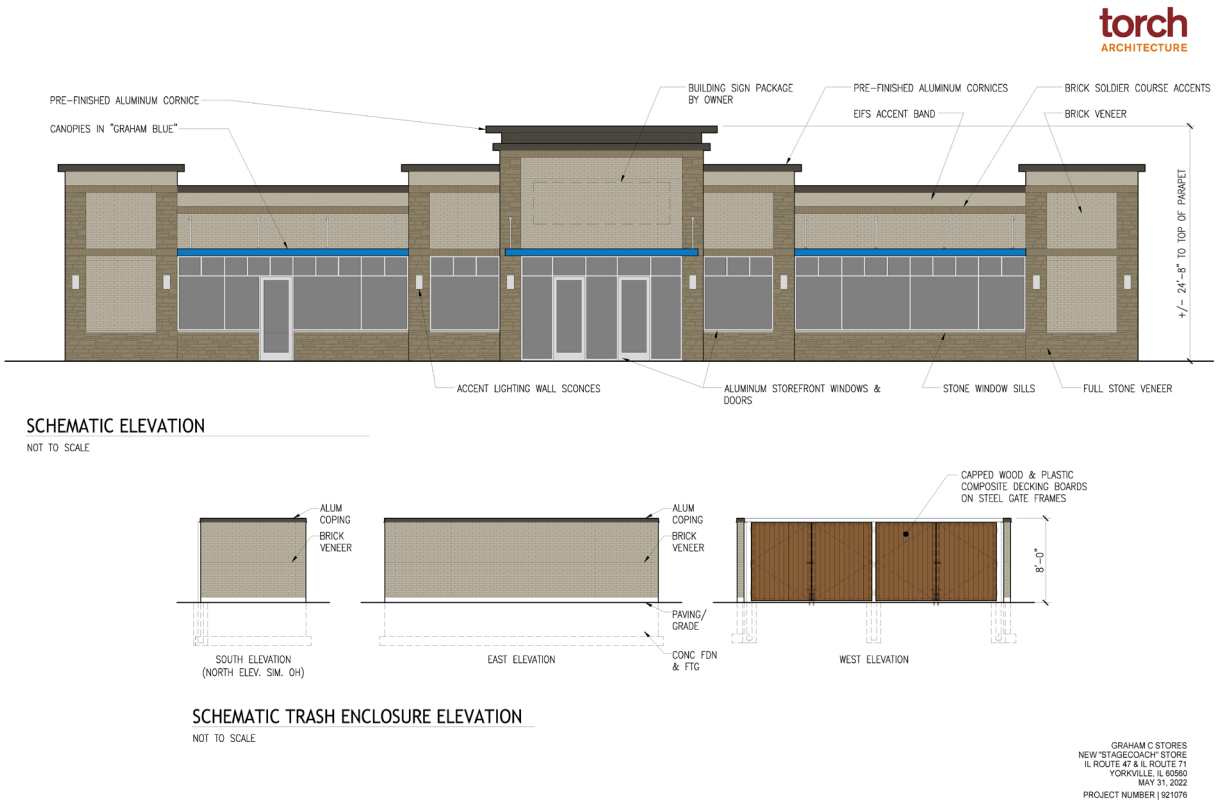
The petitioner meets the required parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71), per Section 10-7-1 of the Zoning Ordinance, as indicated below:

PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20'	+/- 20'
IL Rte. 71- South (Arterial)	20'	+/- 68'

Appearance Code
The petitioner has submitted elevations and renderings which illustrate that the project will comply with the City's Appearance Code (Section 8-15-5):

> Criteria for Appearance of the City Code, new non-residential structures shall have at least fifty percent (50%) of the total building constructed of masonry products or precast concrete incorporated as follows:

i. Front Façade: At least 50% shall incorporate masonry products or precast concrete.
ii. Any other facade that abuts a street shall incorporate masonry products or precast concrete.



Signage
The petitioner has submitted a sign package for the entire project and is requesting a sign variance for the size of the monument sign. Per Section 10-20-9-A of the Yorkville Zoning Ordinance, free standing monument signs on lots three (3) acres or larger with more than one street frontage, one freestanding sign sixty-four (64) square feet or less in area and twelve feet (12') or less in height per street frontage with an entrance/exit is allowed.

The petitioner is requesting a single monument sign on Lot 1 at the intersection of IL Rte. 47 and IL Rte. 71 which is approximately twenty-five (25) feet in height and about 168 square feet in area. The sign height exceeds the City's standards by 13 feet (or nearly 200%) and the sign area is 104 sq. feet larger than permitted by City Code. Therefore, the petitioner is requesting a sign variance to increase the maximum allowable sign area and overall height. Below is a comparison chart of recently approved gas station signs with the proposed request:

	Location	**Sign Height/Area**	**Approval Type**
Graham C Store	*NEC IL Rte. 47/IL Rte. 71*	*25 feet/168 sq. ft.*	*Proposed Variance (Sign Height & Area)*
Gas N Wash (2019)	NEC IL Rte. 47/Waterpark Way	12 feet/107 sq. ft.	Variance (Sign Area)
Casey's (2017)	SWC IL Rte. 34/McHugh Road	10 feet/47 sq. ft.	Variance (Sign Area)
Shell/Circle K (1990)	SWC IL Rte. 47/IL Rte. 71	20.6 feet/129 sq. ft.	Permitted by Ordinance

The Casey's Gas Station on US 34 and McHugh was granted a sign variance for a monument sign of approximately 47 square feet, which exceeded the maximum sign area for parcel less than 3 acres by 15 square feet or 32%. Also, the recently approved Gas N Wash on IL Rte. 47 and Waterpark Way was granted a sign variance for a monument sign of approximately 107 square feet (40% larger than permitted by code) and an overall height of 12 feet.

Staff supports the sign variance for increased sign height and area, as it is consistent with previously approved gasoline station sign immediately southwest of the subject property. The previously submitted sign had an overall height of 30 feet, which staff recommended be reduced to 20 feet by either removing a panel insert (e.g. BP Gasoline Invigorate) or removing a tenant panel or digital display. The petitioner revised the plan to remove two (2) tenant panels and the "Invigorate" branding insert, thereby lowering the sign by five (5) feet. Due to the speed and volume of vehicular and truck traffic along both IL Rte. 47 and IL Rte. 71, and the fact the petitioner is requesting only one (1) monument sign, staff is supportive of the request.

Driveways

Per Section 10-16-3-D of the Yorkville Zoning Ordinance, nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line. The proposed driveways/access points meet this standard. However, staff has recommended and the petitioner has provided a "Do Not Block Entrance" sign at the southern driveway entrance (IL Rte. 71) to avoid potential conflicts with vehicles in turning lanes exiting the gas station site, as this appears to be the

prime ingress/egress access point for semi-trucks. IDOT has also provided comments regarding driveways in a letter dated March 28, 2022 which the petitioner will need to address in order to obtain the necessary permits for commercial access on IL Rte. 47 and IL Rte. 71.

Lighting
A revised photometric plan dated July 8, 2022 has been provided of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way. Section 10-16-3-D-7 of the Zoning Code requires the average foot candle to be between 2.0 and 2.5. Proposed average for "all calculation points" is 1.51, which is slightly below the code requirement. This does however, that into consideration the proposed future out lot parcel which will not be lit until it is developed. Therefore, **staff is supportive of this deviation per the City Engineer's review comments dated 8-3-22 recommending approval of the photometric plan.**

Truck Turning Template
A truck turning template demonstrating the maneuverability of standard sized semitrucks within the site layout has been provided. It appears that there are a few spots where a truck may breach the curbs. Specifically, the full access point off IL Rte. 47 shows interference on both northbound ingress and egress. The petitioner will need to address this issue by enlarging the lanes or by making the island mountable to avoid damage to the curbs.

Sidewalks/Share Paths
Currently, no sidewalks are located along IL Rte. 47 and IL Rte. 71. All future sidewalks along IL Rte. 71 will occur as part of future IDOT roadway improvements. Additionally, a future shared path is proposed along IL Rte. 47 as part of IDOT roadway improvements. The petitioner will provide an asphalt path connection to the gas station development (Lot 1).

Stormwater Detention Area
A backup/dormant Special Service Area will be required per the Stormwater Ordinance to ensure future maintenance of the detention facility.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this for Destination Commercial (DC). This land use is designated for small to medium scale auto-oriented commercial uses, such as retail centers and restaurants located near residential areas. Additionally, this land use should have landscaping treatments between front parking lots and rights-of-way as well as containing high quality signage which is scaled appropriately. Therefore, the proposed use is consistent with the designated future land use plan.

FINAL PLAT LANDSCAPE PLAN REVIEW:

The City Engineer has reviewed the plans and continues to work with the petitioner in updating the plans as comments are given. All requests made will be required as a condition of the special use request.

ECONOMIC DEVELOPMENT COMMITTTEE COMMENTS:

The Economic Development Committee reviewed the petitioner's request at the July 5, 2022 meeting. There were concerns related to the overall area and height for the monument sign in comparison to previously approved similar fuel station signs. **Therefore, it was recommended as a condition of the special use that the fuel station/convenience store parcel has a maximum of one (1) monument sign**.

STANDARDS FOR GRANTING A SPECIAL USE:

Section 10-4-9-F of the City's Zoning Ordinance establishes standards for special use requests. These standards shall apply to both the request for Special Use authorization of a fuel/gasoline service station

and Planned Unit Development (PUD) modification. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

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

The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the July 13, 2022 Planning and Zoning Commission meeting.

STANDARDS FOR GRANTING A VARIANCE:

The Planning and Zoning Commission must base its decision to vary, or recommend varying, the Petitioner's request for relief of the Zoning Ordinance regulation upon the following standards (Section 10-4-7-C):

1. Because of the particular physical 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 the regulations was carried out.

2. The conditions upon which the petition 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.

3. 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.

4. 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.

5. 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.

6. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the city.

In addition to the procedures and standards listed above regarding variations from the requirements, the Planning and Zoning Commission shall also consider the following factors in hearing testimony and making decisions regarding sign variance requests:

1. If the sign was erected legally with a sign permit.

2. If there are any unique physical characteristics of the property.

3. If there are limited available locations for signage on the property.

4. The cost to the applicant of complying with the requirements of this chapter.

5. If the sign is on or faces a street with a forty (40) mile per hour or higher speed limit.

6. If the sign is on a street with twenty thousand (20,000) or higher vehicle trips per day.

7. If the sign would be blocked by existing or required landscaping.

8. If it is a wall sign facing a public right of way without a public entrance.

The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the July 13, 2022 Planning and Zoning Commission meeting.

FINDINGS OF FACT FOR REZONING:

Section 10-4-10-B of the City's Zoning Ordinance establishes criteria for findings of fact related to rezoning (map amendment) requests. When the purpose and affect is to change the zoning of a property and amend the City's Zoning Map, the Planning and Zoning Commission shall consider each of the following facts before rendering a decision on the request:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

The petitioner has provided written responses to these findings as part of their application (see attached) and requests inclusion of those responses into the public record at the July 13, 2022 Planning and Zoning Commission meeting.

STAFF COMMENTS:

Staff is supportive of each requested action from Graham's C Stores Company related to the rezoning, special use authorization, sign variance, and final plat approval. The petitioner has provided staff with all the required documents and is completing additional requests by staff. Therefore, staff recommends that the following conditions be attached to the special use request:

1. **Comply with all review comments provided by EEI in a memorandum dated July 14, 2022.**
2. **Maximum of one (1) monument sign for the fuel station/convenience store parcel.**

PROPOSED MOTIONS:

1. Rezoning from M-1 Limited Manufacturing to B-3 General Business District
   In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for a map amendment to rezone the property located at 107 E. Stagecoach Trail from M-1 Limited Manufacturing District to B-3 General Business District and subject to {insert any additional conditions of the Planning and Zoning Commission}…

2. Special Use for Fuel/Gasoline Service Station
   In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in a letter dated July 14, 2022 and a maximum of one (1) monument sign for the fuel statin/convenience store parcel, and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

3. Sign Variance
   In consideration of testimony presented during a Public Hearing on August 10, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the sign regulations contained in Section 10-20-9-A of the United City of Yorkville Zoning Ordinance to permit a free standing monument sign in a business district that is 168 square feet in sign area and 25 feet in height, as depicted in a sign plan prepared by Image FX Corp. and dated 5/31/22 and subject to {insert any additional conditions of the Planning and Zoning Commission}…

4. Final Plat
   The Planning and Zoning Commission recommends approval to the City Council of a request for Final Plat of Subdivision of the Graham C Subdivision in Yorkville prepared by HR Green and date last revised July 1, 2022 and subject to {insert any additional conditions of the Planning and Zoning Commission}…

ATTACHMENTS:

1. Petitioner Applications
2. Review Letter from EEI re: Photometric Plan dated 8-3-22
3. Letter from EEI dated July 14, 2022
4. Letter from HR Green dated July 1, 2022
5. Final Plat prepared by HR Green Development, LLC, revised 07/01/2022
6. Preliminary Site Plan prepared by HR Green, revised 06/28/2022
7. Truck Turning Exhibits prepared by HR Green dated June 28, 2002
8. Landscape & Tree Preservation Plans prepared by HR Green, dated June 28, 2022
9. Email response from Petitioner's Architect, Rob Costello, dated 06/01/2022
10. Photometric Plans prepared by LSI revised 07-08-2022 (Sheet 1 of 1)
11. Building Elevations prepared by Torch Architecture dated May 31, 2022
12. Sign Plans prepared by Image FX, Corp. dated 5/31/22
13. Sign Plans prepared by Blair Companies dated 06.16.20
14. IDOT letter prepared by Michael Short, Program Development Engineer dated March 28, 2022
15. Plan Council Memo dated May 5, 2022
16. Letter from EEI dated May 9, 2022

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APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 7: Amendments" 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 the 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

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.

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APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan 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. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

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

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. 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.

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

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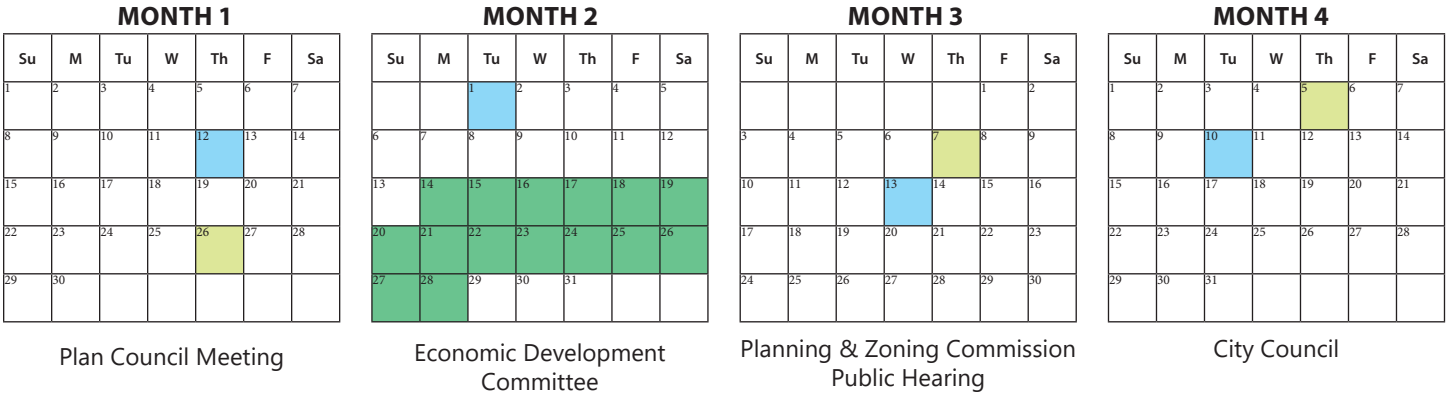
APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE



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.

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)

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APPLICATION FOR REZONING

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

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APPLICATION FOR REZONING

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ BUSINESS ○ HOME (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1	REQUESTED ZONING CLASSIFICATION: B-3
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Destination Commercial	TOTAL ACREAGE: +/- 5.51 (239,935 SQ.FT.)

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH:	Kendall County Zoning (Kendall County Highway Department)
EAST:	M-1 LIMITED MANUFACTURING DISTRICT
SOUTH:	Roadway (Highway IL-71)
WEST:	Roadway (Highway IL-47)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-400-050	05-04-300-031		

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

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

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

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Existing site is zoned M-1 (Limited Manufacturing District) and is used for industrial/farming storage and uses. Existing conditions at that time was Farming Services and various agricultural services that also included trucking related services and storage.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

According to Google Earth historical imagery, the property has had the same buildings and use since 1998 with no discernible changes to the property since then. It is not known to the developer when the property was first assigned its current zoning classification and may have been under Kendall County jurisdiction prior to the City.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

The property value is expected to increase due to the increase in commercial revenue generated by the proposed development. The existing use appears to be vacated and the proposed development will result in a convenience store with gas station and an adjacent commercial out-lot available for commercial development at the intersection of two major roads.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

The proposed development is not expected to diminish property values or harm the community as a whole by meeting both the City and State standards for said development based on similar uses.
Enhancements to the property's aesthetics will include meeting both landscaping and building appearance code requirements set forth by the City.
The vacant manufacturing use will be replaced by B-3 commercial uses that will provide additional services for the community.
The development will also include an out lot to bring another B-3 use for development and serve the community

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

It is not known how long the property has been vacant at the time of this submittal and only assumed the last couple of years.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

Highways 47 and 71 are due or have been recently updated with plans to finish off the existing intersection in the near future. The proposed development will replace the existing aggregate driveway connections to the highways with paved access with curb and gutter. The development will improve the value of the site, align the driveways with the future roadways, provide a commercial service for the community, and facilitate internal traffic through the immediate site.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

It is expected that the proposed development will increase vehicle traffic on the site and to the area as a whole in order to fuel their vehicles in addition to generate trips of the community by being a destination location of the proposed future commercial use that can be used by the proposed out-lot.

The Illinois Department of Transportation (IDOT) has previously improved (Rte. 47 & Rte. 47) or currently in the works to make additional improvements to account for the additional growth and increase in traffic for this location. The immediate site location would compliment and be appropriate for this type of use and site selection would be yield an ideal location for this development.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

The motoring public will gain a location to fuel their vehicles at a major intersection that will provide funds to the City to make additional roadway enhancements and the local community will have another place to shop and pickup convenience supplies.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The property is very suitable for the proposed commercial zoning because the majority of the nearby properties are also currently a commercial use and nearby residential areas that can be serviced by this type of development.

AGREEMENT

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores Company
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

**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:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

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
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 107 E Stagecoach Trail	PARCEL NUMBER: TBD
SUBDIVISION: Kendall Township	LOT/UNIT: Proposed Lots 1 and 2

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

SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

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.

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.

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.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

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APPLICATION FOR FINAL PLAT/REPLAT

INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" 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 the exhibits and proposed drawings. 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 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.

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

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APPLICATION FOR FINAL PLAT/REPLAT

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat 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 plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

STEP 5

CITY COUNCIL

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

The petitioner will attend the City Council meeting where the recommendation of the plat will be considered. City Council will make the final approval of the plat. 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.

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

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

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.

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APPLICATION FOR FINAL PLAT/REPLAT

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)

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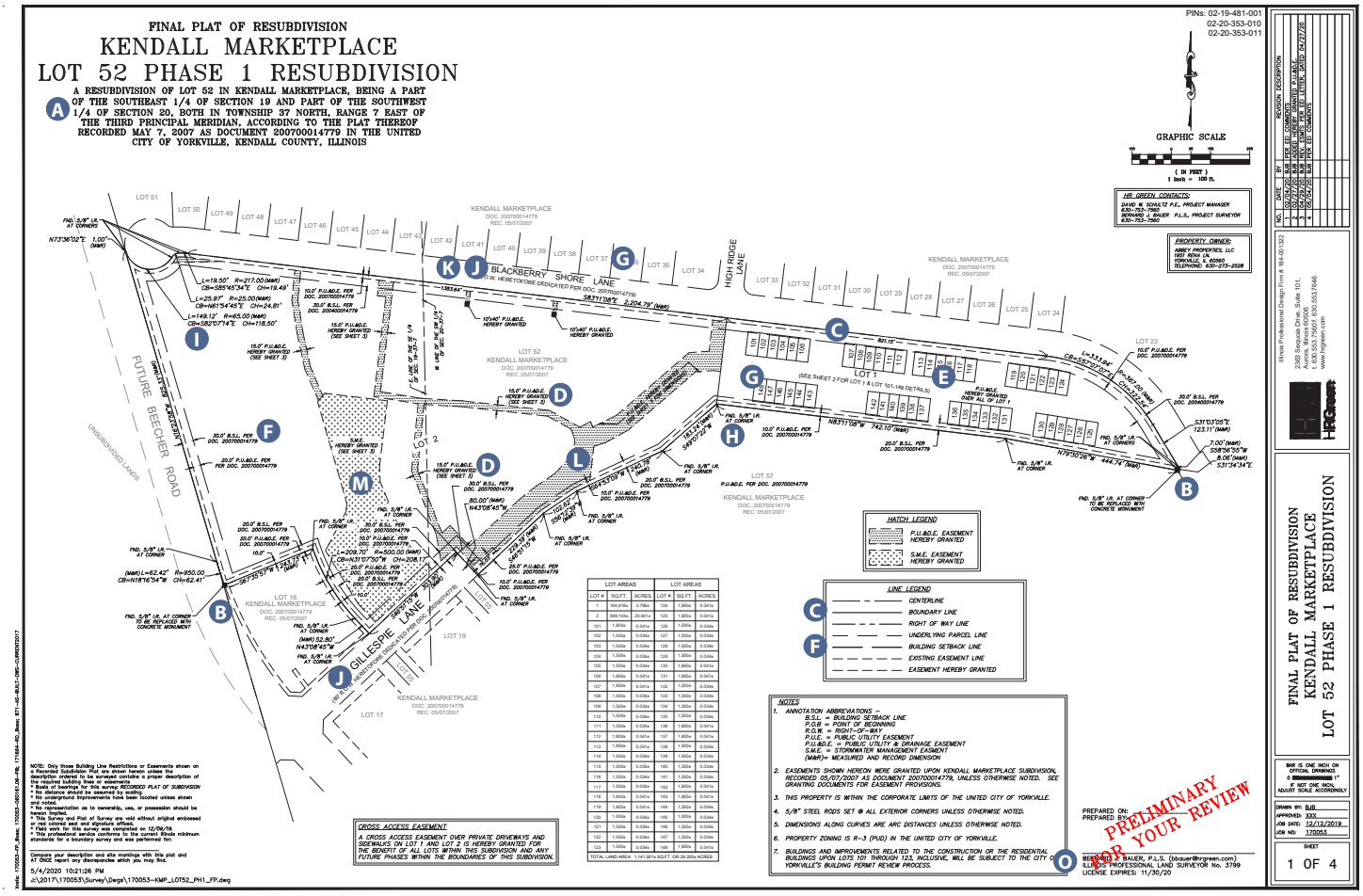
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- A Legal Description
- B Monuments
- C Exterior Boundary Lines
- D Widths
- E Lot Lines
- F Setback Lines
- G Consecutive Numbering & Lettering
- H Lot Angles
- I Circular Curves
- J Street Names
- K Abutment
- L Dedicated Lands
- M Watercourses and Drainage
- N Access to Lake or Streams (not shown)
- O Survey
- P Certificates of Approval (not shown)

FINAL PLAT OF RESUBDIVISION EXAMPLE



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APPLICATION FOR FINAL PLAT/REPLAT

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

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APPLICATION FOR FINAL PLAT/REPLAT

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ HOME ○ BUSINESS (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1

TOTAL LOT ACREAGE: +/- 5.51 (239,935 SQ.FT.)	TOTAL NUMBER OF LOTS TO BE CREATED: 2

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
See attached Plat		

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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

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

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

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

OWNER SIGNATURE

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME: GRAHAM C STORE & GAS STATION	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

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ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores Company
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

**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:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

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APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

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

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process, outlines required submittal materials, and contains the application for special use.

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

APPLICATION PROCEDURE

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 the 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

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.

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APPLICATION FOR SPECIAL USE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan 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. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The 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

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. 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.

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

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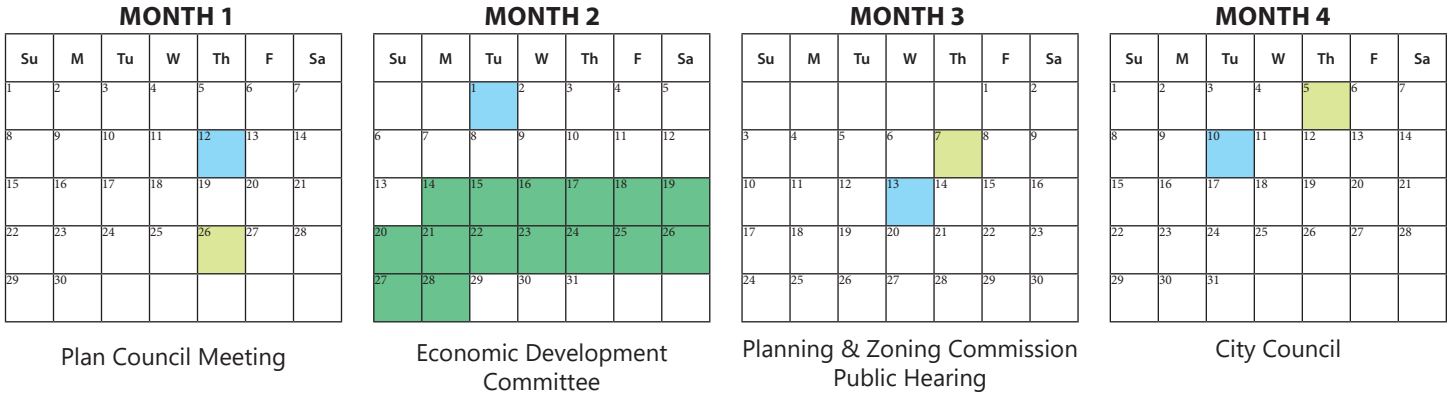
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE



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.

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)

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APPLICATION FOR SPECIAL USE

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

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APPLICATION FOR SPECIAL USE

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ BUSINESS ○ HOME (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: +/- 5.51 (239,935 S

REQUESTED SPECIAL USE:

Rezone proposed lots from M-1 to B-3 to be used as a combination store and gas station on the first lot and a second commercial lot to be developed in the future.

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH:	Kendall County Zoning (Kendall County Highway Department)
EAST:	M-1 LIMITED MANUFACTURING DISTRICT
SOUTH:	Roadway (Highway IL-71)
WEST:	Roadway (Highway IL-47)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-400-050	05-04-300-031		

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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

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

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

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

Existing site is zoned M-1 (Limited Manufacturing District) and is used for industrial/farming storage and uses. Existing conditions at that time was Farming Services and various agricultural services that also included trucking related services and storage.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

According to Google Earth historical imagery, the property has had the same buildings and use since 1998 with no discernible changes to the property since then. It is not known to the developer when the property was first assigned its current zoning classification and may have been under Kendall County jurisdiction prior to the City.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The property value is expected to increase due to the increase in commercial revenue generated by the proposed development. The existing use appears to be vacated and the proposed development will result in a convenience store with gas station and an adjacent commercial out-lot available for commercial development at the intersection of two major roads.

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

The proposed development is not expected to diminish property values or harm the community as a whole by meeting both the City and State standards for said development based on similar uses.
Enhancements to the property's aesthetics will include meeting both landscaping and building appearance code requirements set forth by the City.
The vacant manufacturing use will be replaced by B-3 commercial uses that will provide additional services for the community.
The development will also include an out lot to bring another B-3 use for development and serve the community

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

The motoring public will gain a location to fuel their vehicles at a major intersection that will provide funds to the City to make additional roadway enhancements and the local community will have another place to shop and pickup convenience supplies.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The property is very suitable for the proposed commercial zoning because the majority of the nearby properties are also currently a commercial use and nearby residential areas that can be serviced by this type of development.

AGREEMENT

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores Company
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

**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:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

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

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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 107 E Stagecoach Trail	PARCEL NUMBER: TBD
SUBDIVISION: Kendall Township	LOT/UNIT: Proposed Lots 1 and 2

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

SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

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.

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.

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.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

United City of Yorkville
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APPLICATION FOR SIGN 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 Sign 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.

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APPLICATION FOR SIGN 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.

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.

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CITY COUNCIL

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SUMMARY OF RESPONSIBILITIES

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PETITIONER

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CITY STAFF

- ☐ Detailed Schedule After Complete Submission
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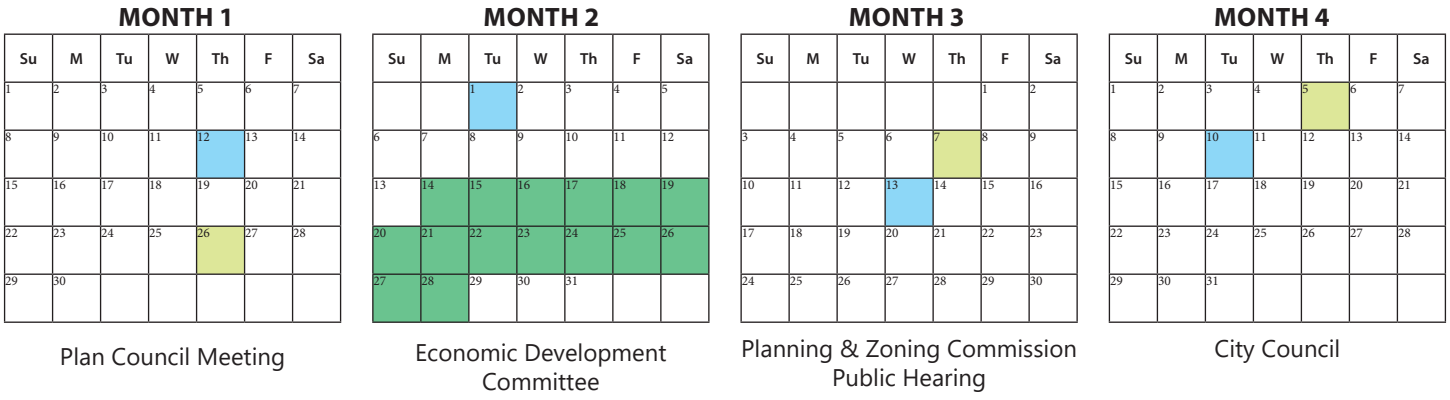
APPLICATION FOR SIGN VARIANCE

SAMPLE MEETING SCHEDULE



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.

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- 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 SIGN VARIANCE

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

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APPLICATION FOR SIGN VARIANCE

DATE: 03/10/2022	PZC NUMBER:	DEVELOPMENT NAME: GRAHAM C STORE

PETITIONER INFORMATION

NAME: Thomas Williamson	COMPANY: Graham C Stores Company
MAILING ADDRESS: 39109 N US Highway 41	
CITY, STATE, ZIP: Wadsworth, IL 60083	TELEPHONE: ◉ BUSINESS ○ HOME (847) 826-0660
EMAIL: thomas@grahamcstores.com	FAX: (847) 223-3719

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Graham C-Stores Company

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 107 E Stagecoach Trail

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Existing manufacturing use at the northeast corner of the intersection of IL Rte. 47 and IL-71.

CURRENT ZONING CLASSIFICATION: M-1

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kendall County Zoning (Kendall County Highway Department)

EAST: M-1 LIMITED MANUFACTURING DISTRICT

SOUTH: Roadway (Highway IL-71)

WEST: Roadway (Highway IL-47)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-400-050	05-04-300-031		

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APPLICATION FOR SIGN VARIANCE

ATTORNEY INFORMATION	
NAME: Tom Carroll	COMPANY: TRAA Law
MAILING ADDRESS: 20 N. Wacker Drive Suite 556	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-750-1166
EMAIL: tcarroll@traalaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR GREEN DEVELOPMENT, LLC
MAILING ADDRESS: 2363 Sequoia Drive | Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:

ATTACHMENTS

PETITIONER MUST ATTACH A LEGAL DESCRIPTION OF THE PROPERTY TO THIS APPLICATION AND TITLE IT AS "EXHIBIT A".

PETITIONER MUST LIST THE NAMES AND ADDRESSES OF ANY ADJOINING OR CONTIGUOUS LANDOWNERS WITHIN FIVE HUNDRED (500) FEET OF THE PROPERTY THAT ARE ENTITLED NOTICE OF APPLICATION UNDER ANY APPLICABLE CITY ORDINANCE OR STATE STATUTE. ATTACH A SEPARATE LIST TO THIS APPLICATION AND TITLE IT AS "EXHIBIT B".

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800 Game Farm Road
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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS		
WAS THE SIGN ERECTED LEGALLY WITH A SIGN PERMIT?	☐ YES	☐ NO
ARE THERE LIMITED AVAILABLE LOCATIONS FOR SIGNAGE ON THE PROPERTY?	☑ YES	☐ NO
DOES THE SIGN FACE A STREET WITH A FORTY (40) MILE PER HOUR OR HIGHER SPEED LIMIT?	☑ YES	☐ NO
IS THE SIGN ON A STREET WITH TWENTY THOUSAND (20,000) OR HIGHER VEHICLE TRIPS PER DAY?	☑ YES	☐ NO
IS THE SIGN ON A WALL FACING A PUBLIC RIGHT-OF-WAY WITHOUT A PUBLIC ENTRANCE?	☐ YES	☑ NO
WOULD THE SIGN BE BLOCKED BY EXISTING OR REQUIRED LANDSCAPING?	☑ YES	☐ NO

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

Existing site is zoned M-1 (Limited Manufacturing District) and is used for industrial/farming storage and uses. Existing conditions at that time was Farming Services and various agricultural services that also included trucking related services and storage.

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:

According to Google Earth historical imagery, the property has had the same buildings and use since 1998 with no discernible changes to the property since then. It is not known to the developer when the property was first assigned its current zoning classification and may have been under Kendall County jurisdiction prior to the City.

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

The property value is expected to increase due to the increase in commercial revenue generated by the proposed development. The existing use appears to be vacated and the proposed development will result in a convenience store with gas station and an adjacent commercial out-lot available for commercial development at the intersection of two major roads.

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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE DESCRIBE THE COST TO THE PETITIONER OF COMPLYING WITH THE SIGN ORDINANCE REQUIREMENTS:

The proposed development is not expected to diminish property values or harm the community as a whole by meeting both the City and State standards for said development based on similar uses.
Enhancements to the property's aesthetics will include meeting both landscaping and building appearance code requirements set forth by the City.
The vacant manufacturing use will be replaced by B-3 commercial uses that will provide additional services for the community.
The development will also include an out lot to bring another B-3 use for development and serve the community

IF THERE ARE ANY UNIQUE PHYSICAL CHARACTERISTICS OF THE PROPERTY, PLEASE DESCRIBE THEM BELOW:

Additional property setback restrictions for both Rte-47 and Rte-71 corridor and then also IDOT's Right-of-Way will set the sign location back farther than a typical or standard site on a City Street.

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:

Granting the variance request would enhance the public identification being sized appropriate, visible for the motoring public, and neighboring properties by being the applicable size and not being to small where it become ineffective and when additional time is required to identify.

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:

Property hardship would result in not being able to display the appropriate information for the motoring public and customers ability to process the information needed.

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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

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:

The motoring public will gain a location to fuel their vehicles at a major intersection that will provide funds to the City to make additional roadway enhancements and the local community will have another place to shop and pickup convenience supplies.

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 property is very suitable for the proposed commercial zoning because the majority of the nearby properties are also currently a commercial use and nearby residential areas that can be serviced by this type of development.

AGREEMENT

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME: GRAHAM C STORE	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 107 E Stagecoach Trail

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY: Graham C Stores Company
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

**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:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

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: 107 E Stagecoach Trail	PARCEL NUMBER: TBD
SUBDIVISION: Kendall Township	LOT/UNIT: Proposed Lots 1 and 2

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

SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

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.

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.

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.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

August 3, 2022

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

Re: Graham C Stores and Gas Station
107 East Stagecoach Road
Preliminary Engineering Plan Review – 4th Submittal
United City of Yorkville

Krysti:

We have reviewed the following items for the above referenced project:

- Photometric Plan dated July 8, 2022, prepared by LSi

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. The revised photometric/lighting plans have been reviewed and are found to be acceptable.

2. The utility plan in the engineering plan set should be updated to reflect the revised light pole locations based on the photometric plan.

The necessary documents should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/TNP/pgw2

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, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. David Schultz, HR Green (via email)
TNP, PGW2, EEI (Via e-mail)

July 14, 2022

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

Re: Graham C Stores and Gas Station
107 East Stagecoach Road
Preliminary Engineering Plan Review – 3rd Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Site Plan dated June 28, 2022, prepared by HR Green
- Truck Turning Exhibits dated June 28, 2022, prepared by HR Green
- Final Plat, Revision 2 dated July 1, 2022, prepared by HR Green
- Landscape & Tree Preservation Plans dated June 28, 2022, prepared by HR Green

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The engineer or developer should continue to provide all correspondence with IDOT as it relates to the proposed road connections.

2. The truck turning exhibits for the WB-67 and fire truck are acceptable.

3. A note should be added to the plans that a shared use path connection will be required with the development of lot 2. Otherwise, the Preliminary Engineering Plans have been reviewed and are found to be in general conformance with City Standards. Final Engineering Plans should be submitted for review and approval when available.

4. Landscape plan review comments from the City's review consultant are attached.

5. The revised photometric/lighting plans shall be submitted.

Final Plat

6. The Final Plat is in general conformance with City Standards, and we recommend approval.

The necessary documents should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/TNP/pgw2

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, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. David Schultz, HR Green (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Milwaukee, Wisconsin *Volo, Illinois*

July 8, 2022

Brad Sanderson, PE
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 H

Re: Landscape Plan Review
Graham C Store & Gas Station
Northeast corner of IL Route 47 (S. Bridge Street) and IL Route 71 (E. Stagecoach Trail)
City of Yorkville, IL

Dear Brad:

We have completed our second landscape plan review of the proposed Graham C Store & Gas Station located northeast of the intersection of IL Route 47 and IL Route 71 in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

PREVIOUS COMMENTS ADDRESSED.

Perimeter Landscaping

This project does not directly abut residential development; therefore, these requirements are not applicable.

Parking Lot Landscaping

PREVIOUS COMMENTS PARTIALLY ADDRESSED. Perimeter parking lot landscaping consisting of one (1) shade tree, one (1) evergreen tree, and thirty-three (33) shrubs per one hundred (100) linear feet of parking lot adjacent to a public right-of-way are required along the southwest and south sides of the parking lot. This equates to six (6) shade trees, six (6) evergreen trees, and one hundred ninety-seven (197) shrubs. The required quantity of shrubs is not provided.

Lot Landscaping

PREVIOUS COMMENTS ADDRESSED.

Stormwater Storage Basin Landscaping

PREVIOUS COMMENTS ADDRESSED.

Tree Preservation

PREVIOUS COMMENTS NOT ADDRESSED. Tree preservation standards apply to all development parcels greater than five (5) acres in area, which this site is. The tree survey does not meet ordinance requirements because it lacks required details including botanic name, common name, caliper size, and general condition or health of all existing trees. Also, it appears the petitioner may be double counting proposed trees – i.e., same tree used to meet tree replacement requirements and required plantings – which is not permitted.

General Standards

PREVIOUS COMMENTS PARTIALLY ADDRESSED.

Proposed light poles, transformers, and other utilities must be shown on the landscape plan.

Black-eyed Susan (*Rudbeckia hirta*) is an annual or biennial, not a perennial plant. A perennial species should be specified.

Shrub/tree Planting note #4 on sheet L-03 references Colorado standards. Revise to local standards.

Hatches in the Groundcover Legend do not match those used on the plan.

Provide species lists and rates for Native Seeding and Detention Seeding.

Erosion control blanket or hydromulch should be specified for all areas to be seeded.

Provide monitoring and management specifications, including performance criteria, for Native Seeding and Detention Seeding to control weeds and ensure desirable vegetation becomes established.

SUMMARY

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Tree Preservation and Landscape Plans, four (4) sheets numbered L-01, L-02, L-03, and L-04 prepared by HR Green, most recently dated 06/28/2022.

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

HRGreen®

2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044

HRGREEN.COM

May 31, 2022

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

RE: Graham C-Stores Company – 107 East Stagecoach Road
Engineering Plan Review Comments
HR Green Project No.: 211588

Dear Ms. Barksdale-Noble:

Please see below our responses to review comment letter dated May 9, 2022. Responses to each comment are shown in **bold** following the comment.

General Comments:

1. The following items will need to be provide with the final engineering plans:

    a. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

    b. IEPA permits as well as YBSD sign-off.

    c. Landscape Plan.

    RESPONSE: Noted and to be provided at final engineering submittal.

2. A truck turning movement diagram shall be submitted to confirm appropriate movements for service, delivery, and emergency vehicles.
RESPONSE: Truck movement exhibit included with this letter.

<u>Preliminary Engineering Plans</u>

3. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.
RESPONSE: Attached please find the initial IDOT correspondence as requested. Nothing further has been resubmitted or returned.

4. The parking counts do not match what is shown. Truck parking should be included.
RESPONSE: The parking count on Sheet C-03 has been updated to include the truck parking.

5. Plans show that wheel stops will be placed in front of stalls along store fronts. This will require longer parking stalls than that shown as the wheel stops reduce the length of the stall.
RESPONSE: Plans have been revised to use bollards instead per Owner request.

6. The water main should be extended to the eastern property line for future extension.
RESPONSE: Water main extended to the eastern property line.

Preliminary Storm Water Management Report

7. A high-level review was performed and it was noted that the rainfall intensity appears to be incorrect.
RESPONSE: The rainfall intensities have been updated to reflect Illinois Bulletin 75.

Final Plat

8. Lot numbers need to be added to the plat.
RESPONSE: Lot numbers and areas have been corrected to display correctly.

9. The second paragraph in the ownership certificate should be replaced with the following:

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

10. Cross access easement provisions should be added.
RESPONSE: Noted: Cross access provision to be coordinated with the Owner/Developer.

11. The monument sign is in the 10’ PU&E and needs to be moved.
RESPONSE: Location of monument sign revised within Engineering Site Plan

12. An IDOT certificate is needs to be added.
RESPONSE: IDOT certificate added as requested.

13. A landscape setback line is noted on the engineering plans and should be addressed
RESPONSE: It is the surveyor’s opinion that current zoning regulations should dictate the landscape setback/buffer requirements and they should not be shown on the face of the recorded Final Plat.

Sincerely,

HR GREEN INC.

David Schultz, P.E., LEED AP
Project Manager

DS/dmw

J:\2021\211588\Corr\ltr-052722-CommentResponseEngineeringReview-ds.docx

PRELIMINARY ENGINEERING PLANS FOR:

GRAHAM C STORES & GAS STATION

107 E STAGECOACH TRAIL

CITY OF YORKVILLE, ILLINOIS

KENDALL COUNTY, ILLINOIS

CLIENT CONTACT: MR. THOMAS WILLIAMSON

NOTE:

- HR GREEN DEVELOPMENT, LLC IS TO BE NOTIFIED 3 DAYS PRIOR TO CONSTRUCTION START.
- HR GREEN DEVELOPMENT, LLC SHALL BE INCLUDED IN ALL PRE-CONSTRUCTION MEETINGS.
- ANY KNOWN DISCREPANCIES ON THIS PLAN SET MUST BE BROUGHT TO THE ATTENTION OF HR GREEN DEVELOPMENT, LLC PRIOR TO THE START OF CONSTRUCTION.

Dial 811 or 1-800-892-0123 JULIE DESIGN TICKET NUMBER:# A2080376-00A

811 Know what's below. Call before you dig.

WITH THE FOLLOWING:
COUNTY KENDALL COUNTY
CITY-TOWNSHIP YORKVILLE
SEC. & 1/4 SEC. NO.# S5-T36N-R7E

(2) Working Days before you dig (Excluding Sat., Sun. & Holidays)

PROJECT LOCATION
PROP. ZONING: B-3

LOCATION MAP

NORTH

CIVIL/SITEWORK SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	EXISTING CONDITIONS PLAN
C-03	SITE PLAN
C-04	GRADING & EROSION CONTROL PLAN
C-05	UTILITY PLAN
SUPPLEMENTAL SHEET	
SHEET 1	PHOTOMETRIC PLAN

CLIENT:

THOMAS WILLIAMSON
GRAHAM C STORES COMPANY
39109 N US HIGHWAY 41
WADSWORTH, IL 60083
(847) 826-0660

CIVIL ENGINEER:

HR GREEN
2363 SEQUOIA DRIVE, SUITE 101
AURORA, ILLINOIS 60506
TEL: (630) 553-7560
FAX: (630) 553-7646

DAVID W. SCHULTZ, P.E. - PROJECT MANAGER
TEL: (630) 708-5002

SURVEYOR:

HR GREEN
2363 SEQUOIA DRIVE, SUITE 101
AURORA, ILLINOIS 60506
TEL: (630) 553-7560
(630) 553-7646

BERNIE BAUER, P.L.S. - PROJECT SURVEYOR
(630) 708-5033

SITE BENCHMARKS

- SOURCE BENCHMARK: CITY OF YORKVILLE BENCHMARK #11:
  DISK UNDER "UNITED CITY OF YORKVILLE" ACCESS LID, LOCATED NORTHWEST OD THE INTERSECTION OF WALSH DRIVE AND WALSH CIRCLE, APPROXIMATELY 7.2' SOUTHWESTERLY OF THE BACK OF CURB OF WALSH DRIVE, 20.2 FEET EASTERLY OF "SUNFLOWER PARK" SIGN AND 19.2 FEET NORTHWESTERLY OF A FIRE HYDRANT.
  ELEVATION: 689.58 FEET (NAVD88)
- SITE BENCHMARK #1:
  "X" ON EAST SIDE OF THE METAL BASE PLATE OF THE MAST/ARM TRAFFIC SIGNAL AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF IL ROUTE 47 AND IL ROUTE 71, APPROXIMATELY 45.5 FEET EAST OF THE CENTERLINE OF IL ROUTE 47 AND 95.7 FEET NORTHERLY OF THE CENTERLINE OF IL ROUTE 71.
  ELEVATION: 729.66 FEET (NAVD88)
- SITE BENCHMARK #2:
  "X" ON TOP OF CURB APPROXIMATELY 34.2 FEET EAST OF THE CENTERLINE OF IL ROUTE 47, 143.1 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF THE SOUTHERLY MOST BUILDING OF THE KENDALL COUNTY DEPARTMENT OF TRANSPORTATION, AND 37.3 FEET SOUTHERLY OF A CURB STORM INLET.
  ELEVATION: 716.13 (NAVD88)

CERTIFICATION

PROFESSIONAL ENGINEER'S SIGN & SEAL

05/27/2022
EXP: 11/30/2023

DAVID W. SCHULTZ
062-057616
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXP: 11/30/2023

NOTE: THIS SIGNATURE & SEAL ONLY APPLIES TO DESIGN INFORMATION PREPARED BY HR GREEN DEVELOPMENT, LLC (SHEETS C-01-C-05)

INFORMATION INCLUDED IN THIS PLAN SET WHICH HAS BEEN COMPLETED BY OTHER CONSULTANTS IS NOT CERTIFIED BY THIS SIGNATURE & SEAL.

SEE INDEX OF SHEETS FOR INFORMATION INCLUDED BY OTHERS

HRGreen

2363 SEQUOIA DRIVE, SUITE 101 | AURORA, IL 60506
Phone: 630.553.7560 | Toll Free: 800.728.7805 | Fax: 630.553.7646 | HRGreen.com

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY - CIVIL
COVER SHEET

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

DRAWING
C-01

Xrefs: xg1-1-dv01; xC-Tabulations
5/27/2022 11:21:17 AM J:\2021\211588\CAD\Dwgs\C\211588-Cover.dwg

Xrefs: xgt-1-dv01; 211588-xV-Survey; 211588-xC-Survey
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PRELIMINARY - NOT FOR CONSTRUCTION

C-02
DRAWING

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

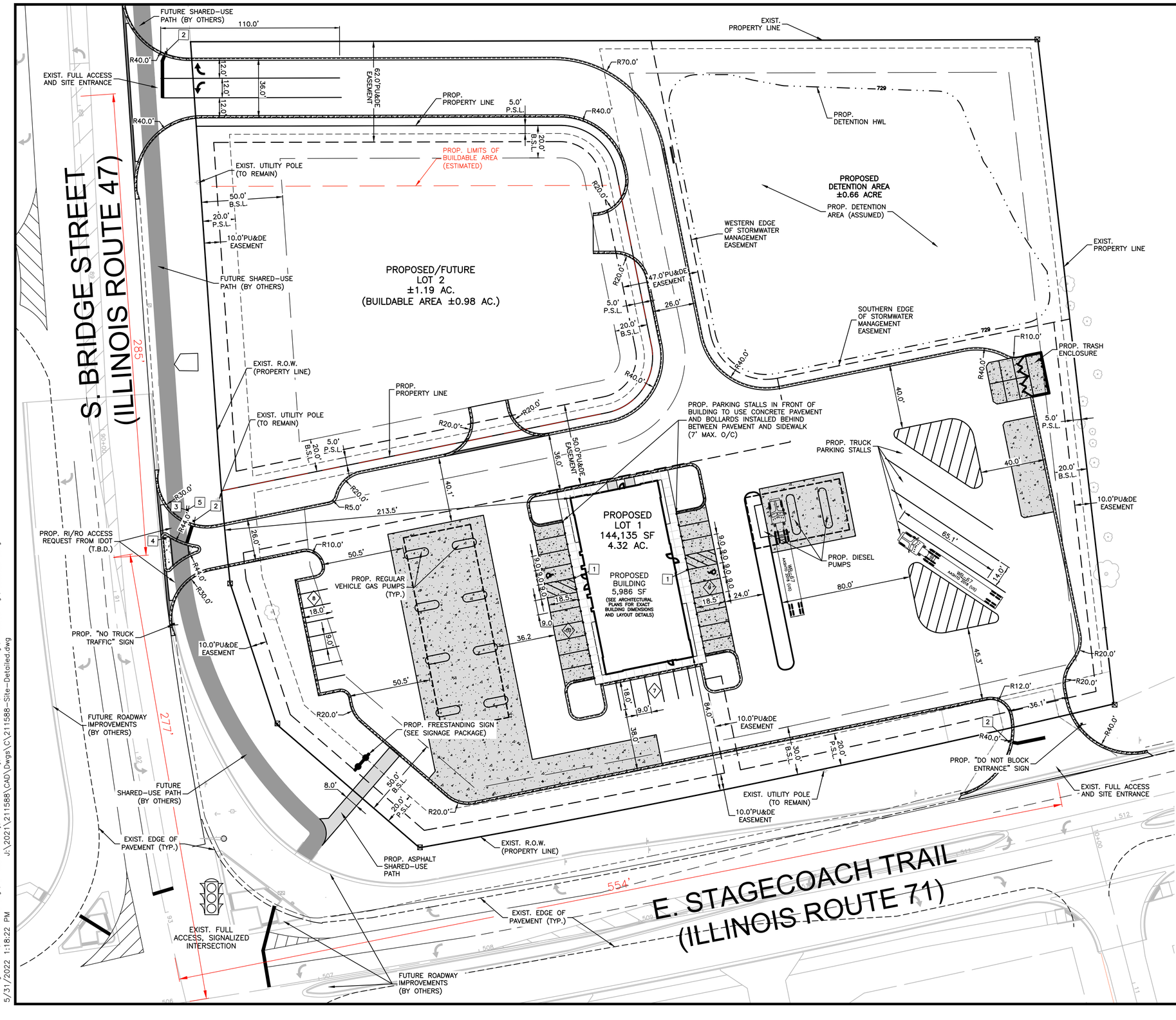
GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

EXISTING CONDITIONS PLAN

HRGreen
ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS



SITE DATA:

- EXIST. ZONING: M-1 (LIMITED MANUFACTURING DISTRICT)
- PROP. ZONING: B-3 (GENERAL BUSINESS DISTRICT)
- B-3 MAX LOT COVERAGE: 80%
- OVERALL EXISTING LOT SIZE: ±5.51 AC.
- LOT 1 = ±4.32 AC.
- LOT 2 = ±1.19 AC. (FUTURE DEVELOPMENT ASSUMED TO HAVE 80% IMPERVIOUS COVERAGE)
- LOT 1
  - TOTAL AREA: 188,022 SF
  - IMPERVIOUS AREA: 134,278 SF (71.4%)
  - PERVIOUS AREA: 53,744 SF (28.6%)
- REQUIRED BUILDING SETBACK LINE (B.S.L)
  - SIDE/REAR: 20'
  - ROUTE 71: 30'
  - ROUTE 47: 50'
- REQUIRED PARKING SETBACK LINE (P.S.L.)
  - SIDE/REAR: 5'
  - ROUTE 71: 20'
  - ROUTE 47: 20'

BUILDING AREA:

- PROPOSED BUILDING: (±5,986 SQ. FT.)

PARKING DATA:

- TOTAL NUMBER OF STALLS: 38
  - NUMBER OF ADA STALLS: 2
  - NUMBER OF STANDARD STALLS: 32
  - NUMBER OF TRUCK STALLS: 4
- TYPICAL 90 DEGREE PARKING STALL
  - WIDTH: 9.0'
  - LENGTH: 18.0'
- TYPICAL PARKING AISLE WIDTH
  - 90 DEGREE STALL, TWO WAY: 24.0' MIN.

LEGEND

- INDICATES CONCRETE SECTION
- DENOTES PROPOSED CONCRETE SIDEWALK
- DESIGNATES AREA OF DEPRESSED SIDEWALK
- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED CURB AND GUTTER.

PROJECT NOTES:

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL CONCRETE CURB SHALL BE 18" (B6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

SIGN LEGEND:

SIGN LOCATION AS NOTED ON PLAN

1. DENOTES "RESERVED PARKING" W/ BOLLARD R7-8, 12" X 18" (TYP.)
   DENOTES "$350 FINE" R7-1101 6" X 12" (TYP.)
2. DENOTES "STOP SIGN" R1-1 30" x 30" (TYP.)
3. DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
4. DENOTES "NO LEFT TURN" R3-2, 24" X 24" (TYP.)
5. DENOTES "RIGHT ONLY" R3-5R, 30" X 36" (TYP.)

NORTH
0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

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ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646
HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

SITE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

DRAWING
C-03

Xrefs: xgl-1-dv01; 211588-xC-Dsgn; 211588-xV-Survey; 211588-xC-Survey; 211588-xC-Tanks; D366025-Design; D366025-Align; D366825-Design
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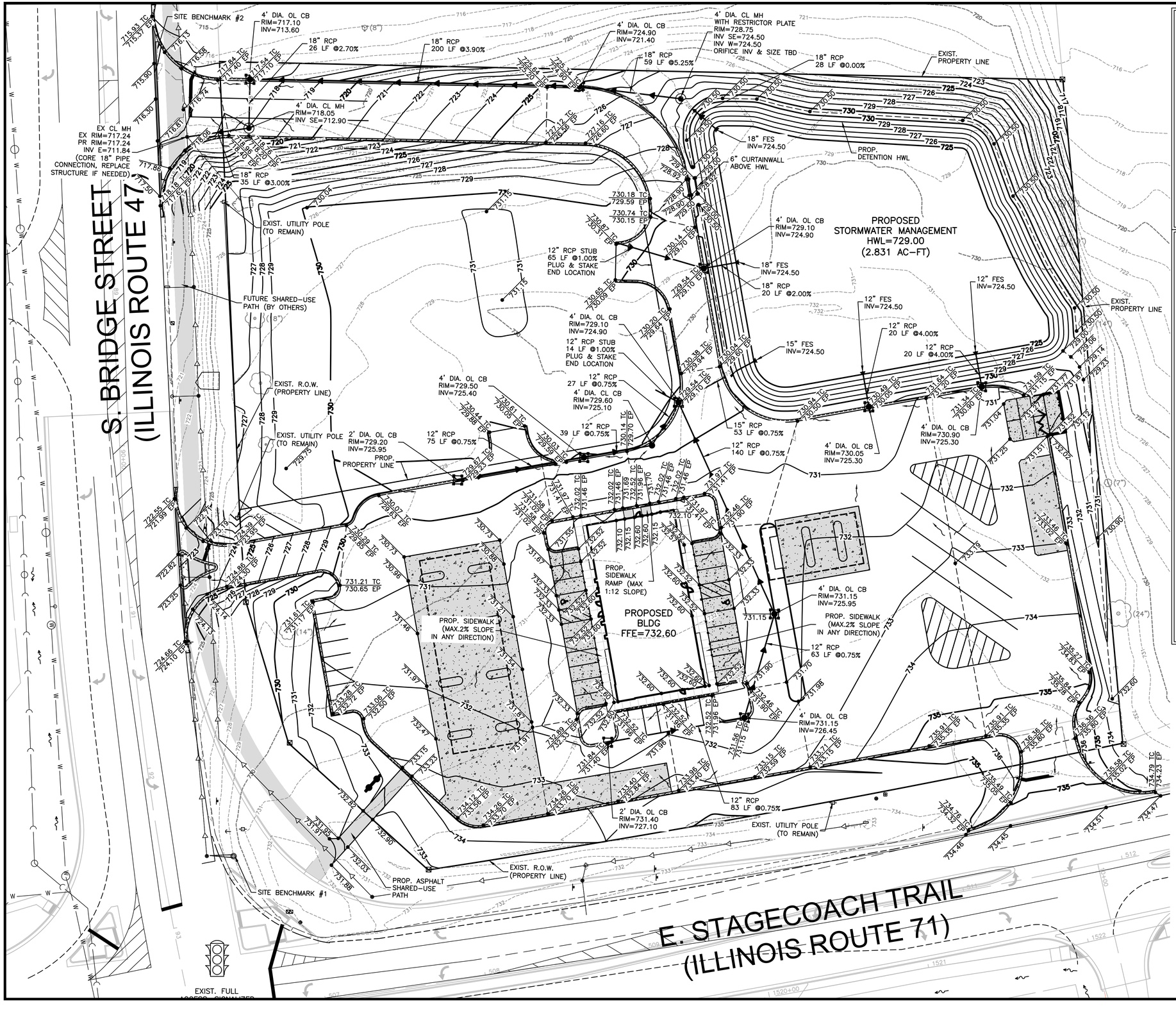


LEGEND:

XXX.XX	DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
	DENOTES RIDGE LINES
	DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
	DENOTES OVERLAND OVERFLOW ROUTE
	INDICATES EROSION CONTROL MEASURES (LIMITS OF GRADING) (SEE SHEET C-08 – C-10 FOR EROSION CONTROL LEGEND / DETAILS)
	INDICATES AREA TO BE SEEDED.
BF	INDICATES EROSION CONTROL MEASURE (SEE SHEET C-08–C-10 FOR EROSION CONTROL LEGEND AND DETAILS)
#	DENOTES STORM SEWER TAG
	INDICATES CONSTRUCTION ACCESS (2"–3" SIZE STONE TYP.)
	INDICATES SAWCUT (FULL DEPTH) (INCIDENTAL)

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.50% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
2. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE THE FILL SLOPE
3. ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
4. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
5. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
6. LOCATION OF DRY UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
7. SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
8. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
9. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
10. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
11. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%. CROSS SLOPE
12. DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 2%
13. BACKFILL TO THE TOP OF CURBS.
14. ALL FINISHED AREAS SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL AND SEEDED. (SEE LANDSCAPING PLANS FOR DETAILS)
15. SEE TYPICAL TRENCH CROSS SECTION DETAIL ON SHEET C-11 FOR BACKFILLING AND COMPACTION REQUIREMENTS.
16. CONTRACTOR SHALL TELEVISE STORM SEWER PRIOR TO PROJECT CLOSEOUT AND FORWARD INFORMATION TO THE CITY AND ENGINEER.
17. CONTRACTOR TO INSTALL CONCRETE SPLASH BLOCKS AT THE OUTLET OF DOWNSPOUTS AT GRADE.

STORM SEWER TAGS

*STORM SEWER SIZING TO BE FINALIZED DURING FINAL ENGINEERING DESIGN AND APPROXIMATE SIZES SHOWN.

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

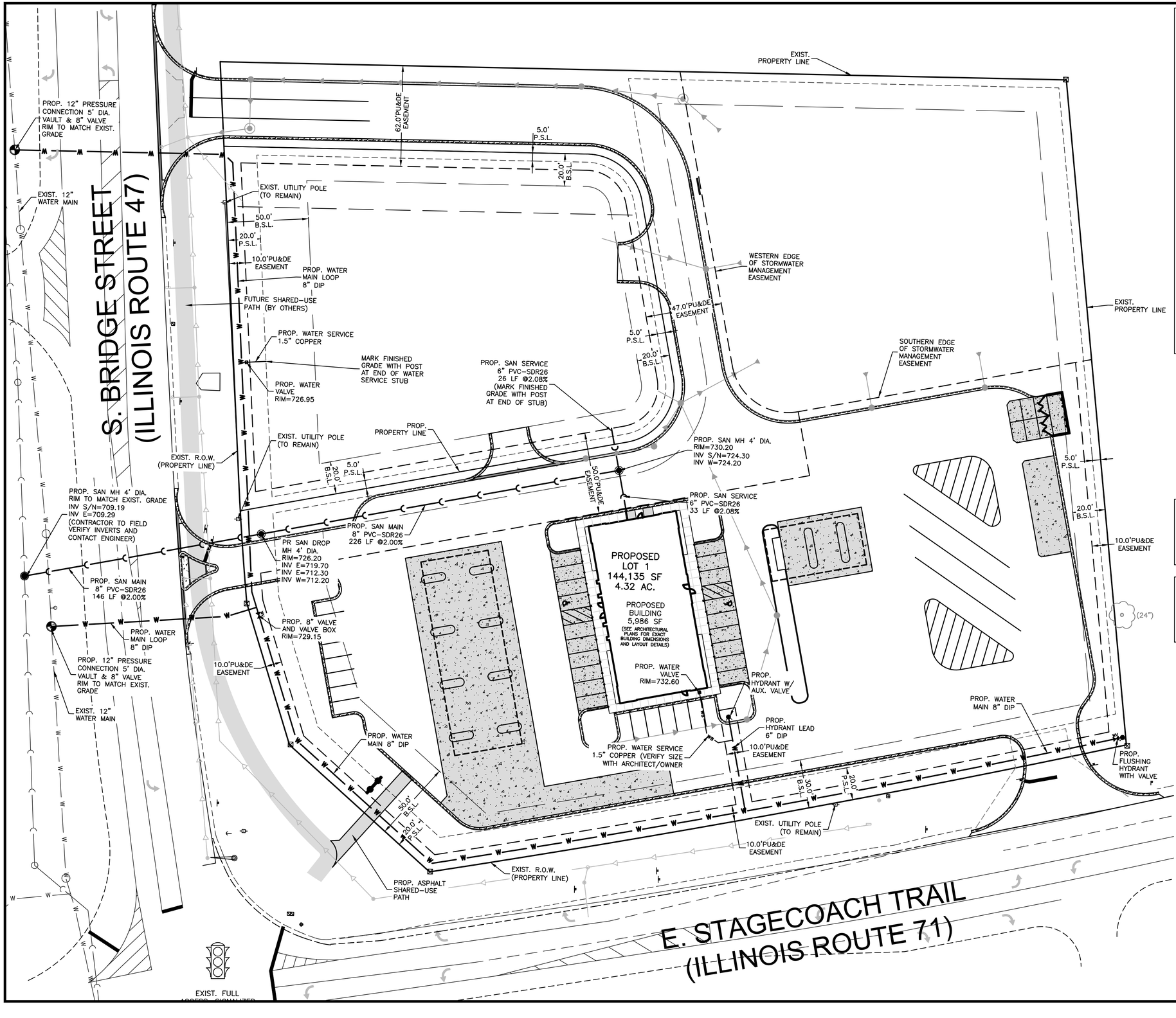
GRADING & EROSION CONTROL PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING

C–04



SITE UTILITY NOTES:

1. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER (PER I.E.P.A. STANDARDS)
3. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER (PER I.E.P.A. STANDARDS)
4. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
5. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM UTILITY EASEMENT TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
6. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
8. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION" (LATEST REVISION).
9. SEE CONFLICT UTILITY TAGS ON THIS SHEET FOR UTILITY CROSSING INFORMATION.
10. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS IN THE PLANS.
11. ALL EXISTING STRUCTURES & DEBRIS NOTED TO BE REMOVED, SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
12. SEE ONSITE GRADING PLANS FOR DRAINAGE AND PROPOSED STORM SEWER LAYOUT.
13. SEE PHOTOMETRICS PLANS FOR LIGHT POLE LOCATIONS AND ADDITIONAL ELECTRICAL DETAILS.
14. ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.

LEGEND

- DENOTES SANITARY SEWER TAG
- DENOTES WATER MAIN TAG
- DENOTES STORM SEWER TAG (SEE GRADING SHEET FOR INFO.)
- DENOTES UTILITY CONFLICT TAG
- DENOTES TRENCH BACKFILL

SANITARY SEWER TAGS

*OMITTED FOR PRELIMINARY ENGINEERING SUBMITTAL AND TO BE COMPLETED AT FINAL ENGINEERING

WATERMAIN TAGS

*OMITTED FOR PRELIMINARY ENGINEERING SUBMITTAL AND TO BE COMPLETED AT FINAL ENGINEERING

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646
HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL
UTILITY PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING
C-05

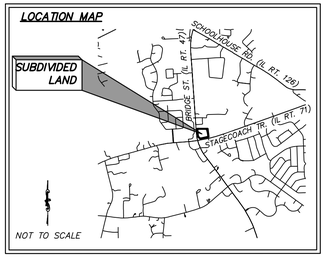
FINAL PLAT OF SUBDIVISION

GRAHAM C SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, BOTH IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PINs: 05-04-300-031
05-05-400-050

LOCATION MAP



HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
TROUTMAN & DAMS, LLC
2211 N. ELSTON AVENUE, SUITE 304
CHICAGO, IL 60614

LINE LEGEND

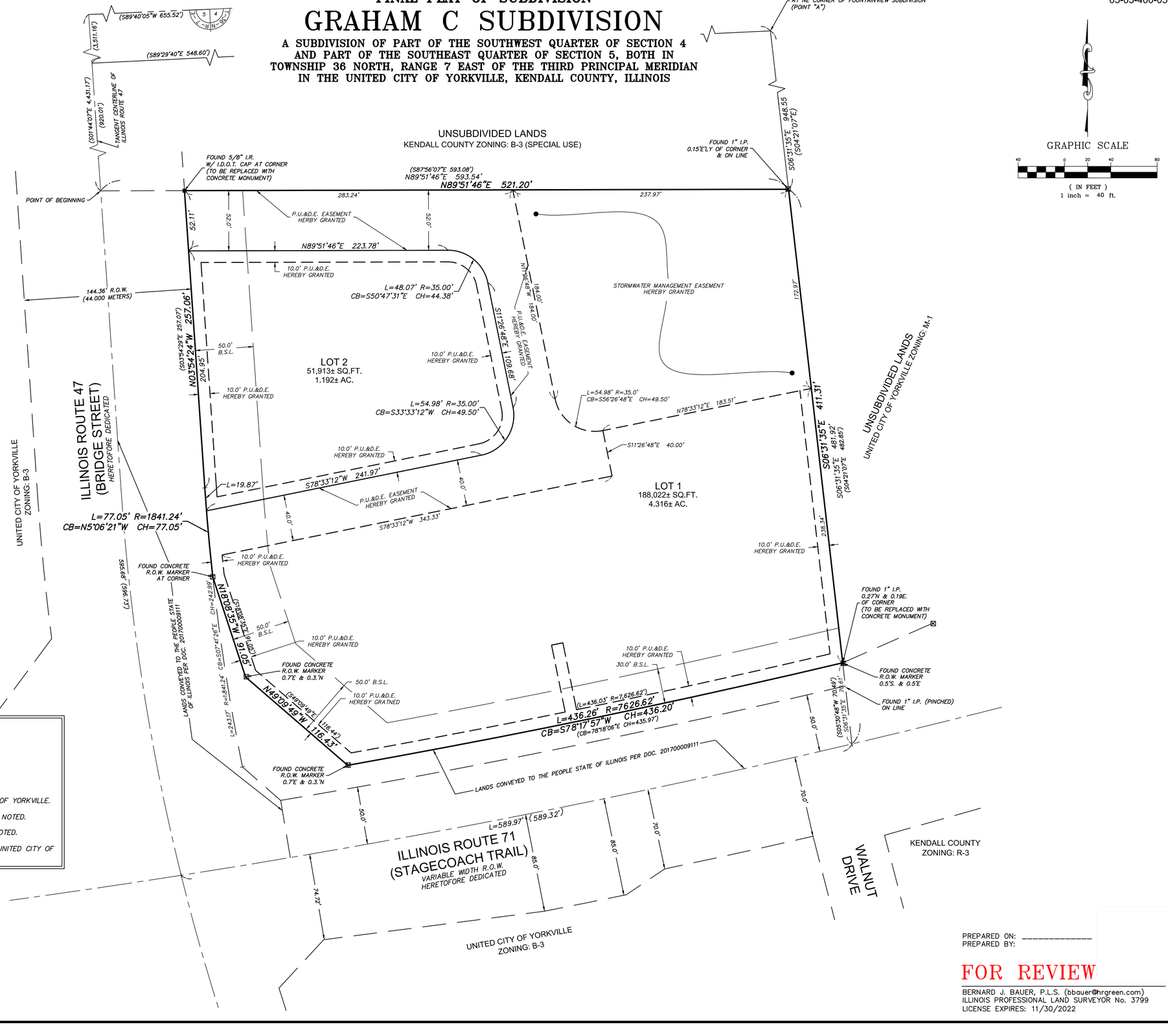
- CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- UNDERLYING PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT HEREBY GRANTED

CROSS ACCESS EASEMENT

A CROSS ACCESS EASEMENT OVER PRIVATE DRIVEWAYS ON LOT 1 IS HEREBY GRANTED FOR THE BENEFIT OF LOT 2.

LAND AREAS

LOT 1: 51,913± SQ.FT. OR 1.192± ACRES
LOT 2: 188,022± SQ.FT. OR 4.136± ACRES
TOTAL: 239,935± SQ.FT. OR 4.508± ACRES



NOTES

1. ANNOTATION ABBREVIATIONS –
   B.S.L. = BUILDING SETBACK LINE
   P.O.B = POINT OF BEGINNING
   R.O.W. = RIGHT-OF-WAY
   P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
   S.M.E. = STORMWATER MANAGEMENT EASEMENT
   (XXX.XX) = RECORD DIMENSION
2. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
3. 5/8" STEEL RODS TO BE SET @ ALL LOT CORNERS UNLESS OTHERWISE NOTED.
4. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
5. PROPERTY ZONING IS M-1 (LIMITED MANUFACTURING DISTRICT) IN THE UNITED CITY OF YORKVILLE.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
* Basis of bearings for this survey: *IL SPC EAST ZONE (NAD83-2011)*
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* Field work for this survey was completed on *12/09/21*.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

GRAHAM C STORES

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

5/31/2022 12:09:18 PM

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GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NO.	DATE	BY	REVISION DESCRIPTION
1	05/31/22	BJB	PER EE COMMENTS DATED 5/9/22

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
GRAHAM C SUBDIVISION
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 03/11/2022
JOB NO: 211588

SHEET
1 OF 2

PREPARED ON: _____
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2022

Xrefs: 211588-xC-Dsgn; 211588-Bndy_base

PINs: 05-04-300-031
05-05-400-050

FINAL PLAT OF SUBDIVISION
GRAHAM C SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, BOTH IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

OWNERSHIP CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT _____, _____, THIS _____ DAY OF _____, 20___.

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT SECRETARY

_____ _____
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____, 20___.

_____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

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

I, _____ COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

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

ILLINOIS, THIS _____DAY OF _____ 20____.

_____
COUNTY CLERK

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2, AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ DAY OF _____, A.D. 20____.

_____
MASOOD AHMAD, P.E., REGION 2 ENGINEER

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
* Basis of bearings for this survey: IL SPC EAST ZONE (NAD83–2011)
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* Field work for this survey was completed on 12/09/21.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

GRAHAM C STORES

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

5/31/2022 12:09:18 PM

J:\2021\211588\Survey\Dwg\211588-FP.dwg

Xrefs: 211588-xC-Dsgn; 211588-Bndy_base

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

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

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

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

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20____.

_____
CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

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

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

_____
CITY CLERK

CITY COUNCIL CERTIFICATE

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

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

_____
MAYOR

CITY ENGINEER'S CERTIFICATE

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

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

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____.

_____
CITY ENGINEER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____, OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____,20___.

_____ _____
OWNER (OR DULY AUTHORIZED ATTORNEY) REGISTERED PROFESSIONAL ENGINEER

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

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

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

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

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

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

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR – A–1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

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

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. ON THIS _____ DAY OF _____, 20____, AT _____O'CLOCK ____M.

_____
KENDALL COUNTY RECORDER

STORM WATER MANAGEMENT EASEMENT PROVISIONS

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

CROSS ACCESS EASEMENT PROVISIONS

[THIS SPACE IS RESERVED FOR CROSS ACCESS EASEMENT PROVISIONS]

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035–003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREES 40 MINUTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE; 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGREES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 201100004835.

ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

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

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0125G, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2009. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

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

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2022.

FOR REVIEW

_____
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035–003799
LICENSE EXPIRATION DATE: 11/30/2022

NO.	DATE	BY	REVISION DESCRIPTION
1	05/31/22	BJB	PER EEI COMMENTS DATED 5/9/22

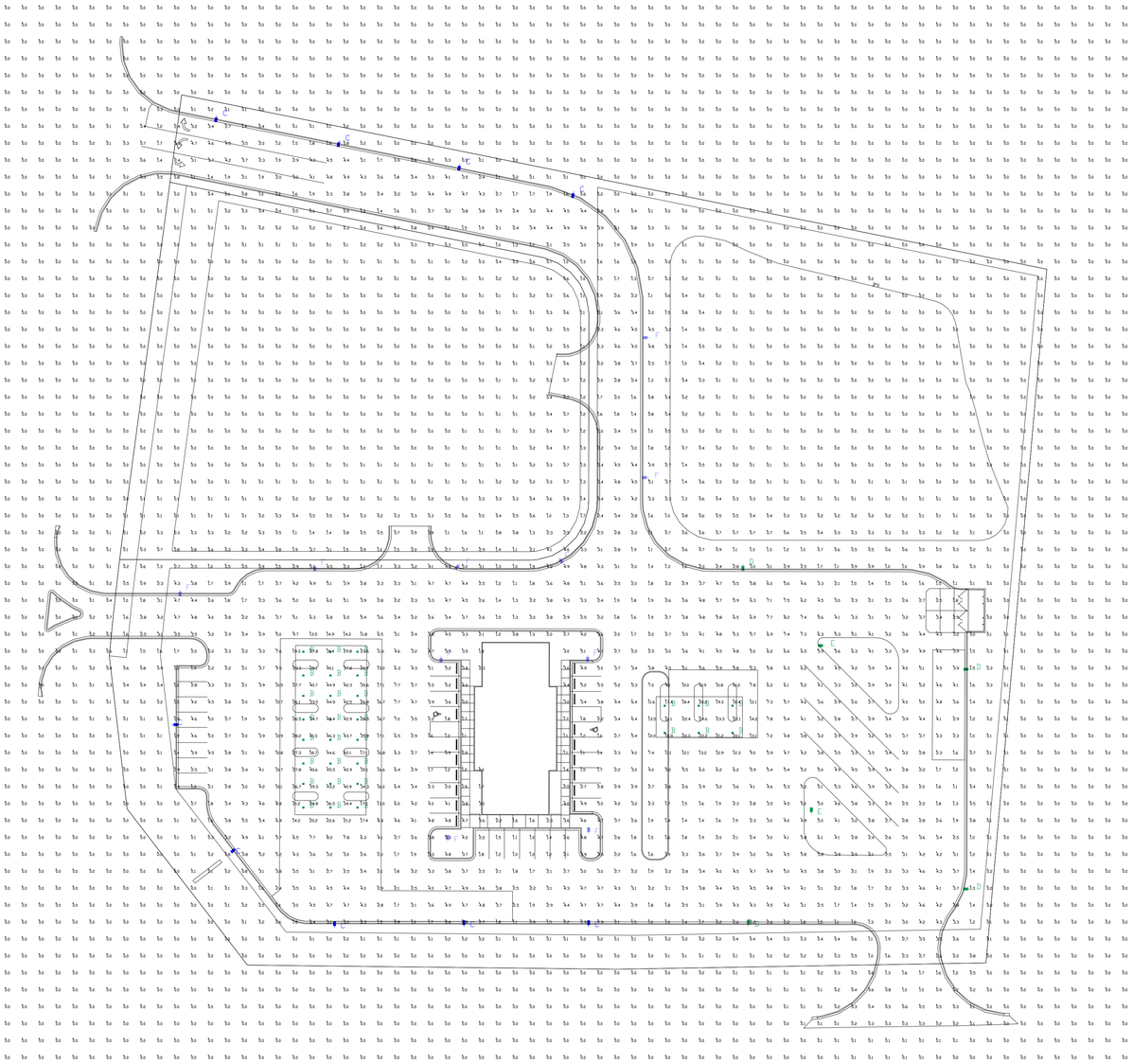
Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF SUBDIVISION
GRAHAM C SUBDIVISION
UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 03/11/2022
JOB NO: 211588

SHEET
2 OF 2



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	30	B	SINGLE	SCV-LED-10L-SC-50 MTD @ 15'GAS, 18'DIESEL	1.000	1.000	1.000	10317	67
	9	C	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI-IL-SINGLE-16'POLE+2'BASE	1.000	1.000	1.000	8193	85
	4	D	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-28'POLE+2'BASE	1.000	1.000	1.000	20027	232
	2	E	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE-28'POLE+2'BASE	1.000	1.000	1.000	31922	232
	10	F	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI	1.000	1.000	1.000	12861	85

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.51	46.3	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	20.66	24.6	17.4	1.19	1.41
GAS CANOPY	Illuminance	Fc	33.60	46.3	17.1	1.96	2.71
INSIDE CURB	Illuminance	Fc	3.75	17.1	0.9	4.17	19.00

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 5017

1000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4222

LIGHTING PROPOSAL LO-155466-3

GRAHAM C-STORE
IL RTE 47 & IL RTE 71
YORKVILLE,IL

BY:MWE	DATE:3-10-22	REV:07-08-22	SHEET 1 OF 1

SCALE: 1"=40' 0 40

From: Rob Costello
To: Krysti Barksdale-Noble
Subject: Graham C Store Development - Monument Sigh and Photometrics
Date: Wednesday, June 1, 2022 2:02:45 PM
Attachments: image001.png
2022-0531 Monument Sign Revised.pdf

Krysti,

I wanted to follow up on the monument sign and photometrics. Please let me know if you have any questions on our resubmittal.

Monument Sign

The Grahams would like to request a variance for the attached monument sign. This is sign is 25' tall and matches height to their other Yorkville BP station. The sign was revised to eliminate the (2) tenant panels and the "Invigorate" branding.

Photometrics

We provided a revised photometric plan. The revised plan has the fixture shown with circle around them to make it easier to read. We have eliminated two fixture and reduced the lumens provided in the other lights to address your review comments..

1. Review comment – Lighting fixtures should be full cutoff and the use of wall packs on buildings should be minimized.
    a. Response: A light fixture south of the detention was eliminated to allow for full cut off at the east property line

2. Review comment – Zoning code requires the average foot candle to be between 2.0 and 2.5. proposed average is 1.82
    a. Response: The Calculation summary includes and "All Calc Points" label and a "Inside Curb" label. The inside curb label was included by the light designer to provide a more realistic calculation by omitting the other areas on the property like the detention area and undeveloped lot. The previous submittal had an inside the curb average of 4.49. The revised average is 2.59 inside curb. The lighting removed one fixture in the island west of the diesel and one south of the detention. The canopy fixtures were reduced in lumen output to lower the average.

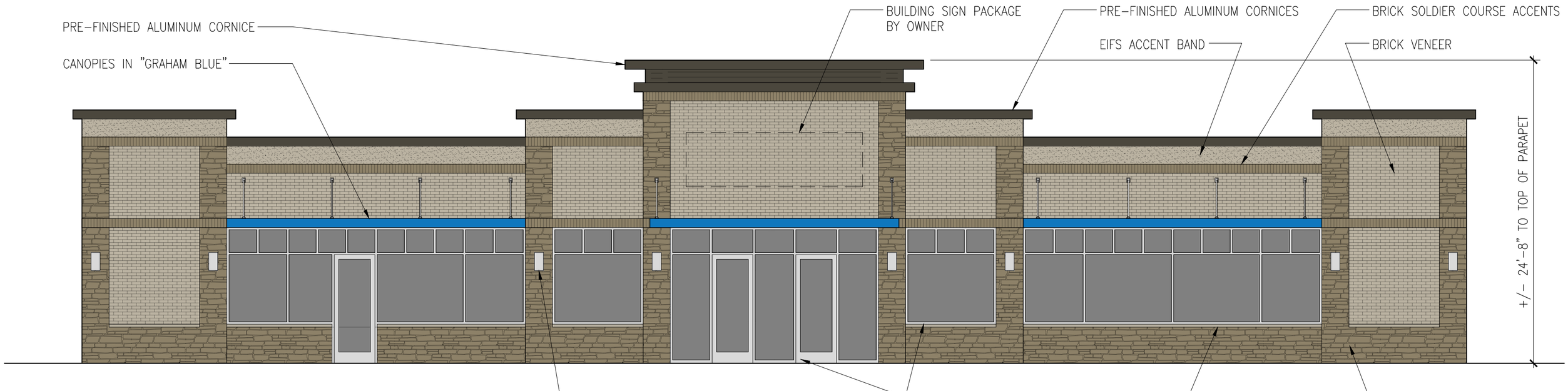
3. Review Comment – The maximum to minimum light intensity ratio should be no more than 20:1. Please confirm the minimum to maximum light intensity ratio is in conformance.
    a. Response – The lighting designer was not able to reduce the max to min intensity ratio. In the revised plan the value increased slightly. The designer has indicated it would be difficult to have this value meet the ratio required with the shape of the site and the large truck area. We have an alternate plan that includes the (2) removed light fixtures. This allows us to reduce the max to min ratio to 105 but the average is increased significantly. We would be happy to share this alternate plan and get your feedback. Please contact me if you would like to review.

Rob Costello
Principal

torch
ARCHITECTURE

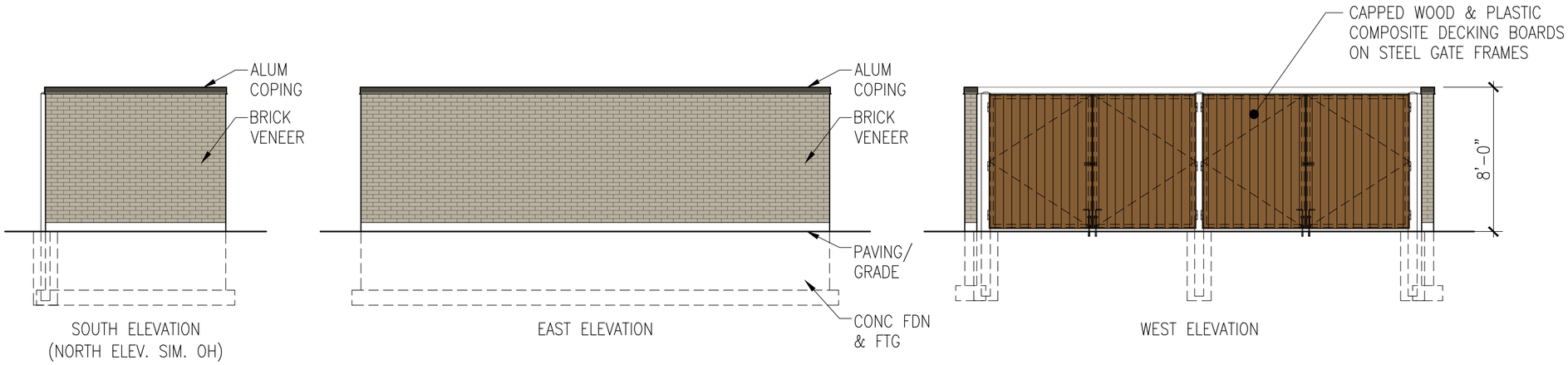
27 W Jefferson Avenue | Suite 200
Naperville, Illinois 60540
P 630.420.1900 **M** 847.508.7477
torcharchitecture.com | facebook.com | linkedin.com

torch
ARCHITECTURE



SCHEMATIC ELEVATION

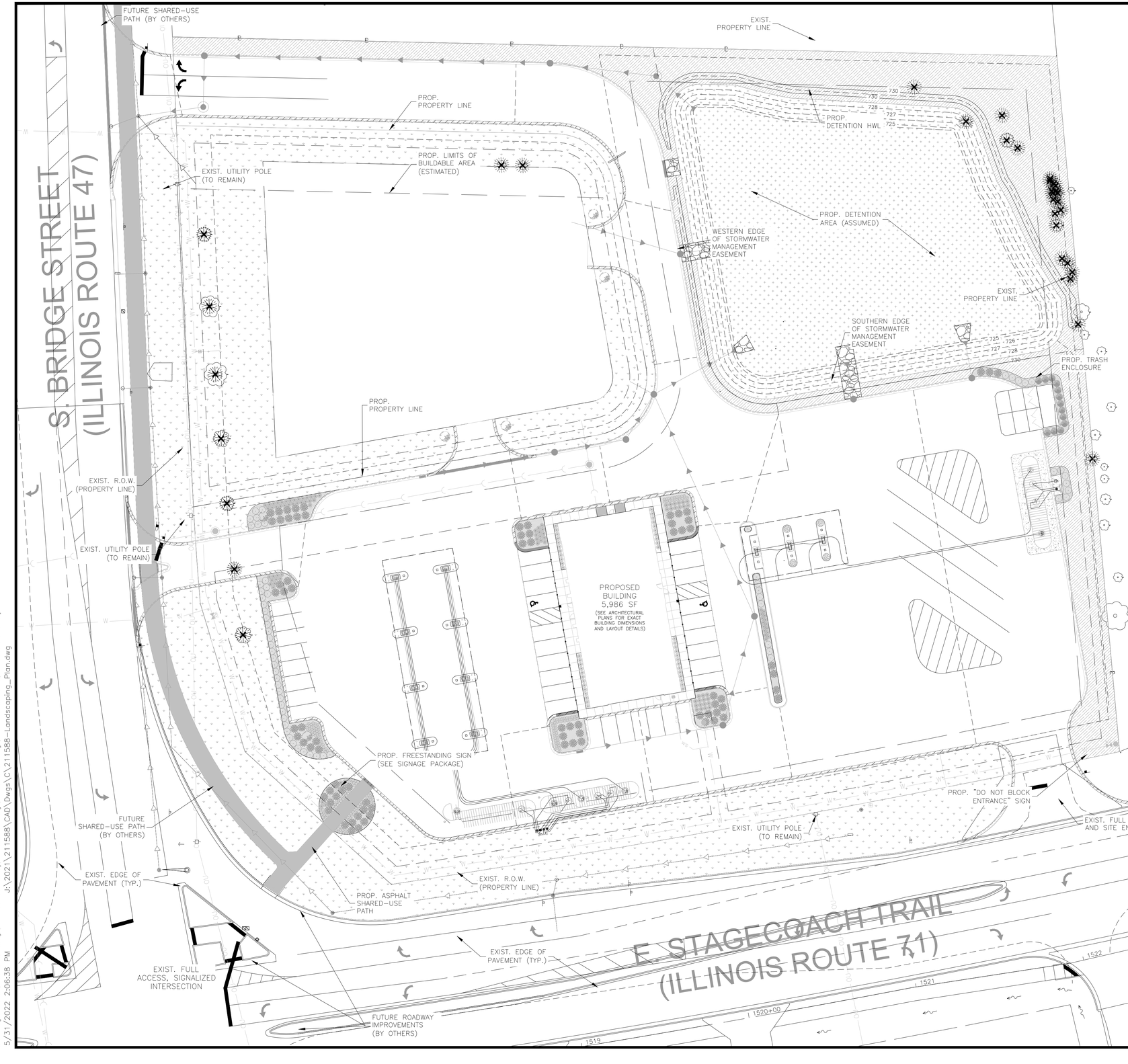
NOT TO SCALE



SCHEMATIC TRASH ENCLOSURE ELEVATION

NOT TO SCALE

GRAHAM C STORES
NEW "STAGECOACH" STORE
IL ROUTE 47 & IL ROUTE 71
YORKVILLE, IL 60560
MAY 31, 2022
PROJECT NUMBER | 921076



TREE PROTECTION KEY

EXIST. TREE TO BE PRESERVED

EXIST. TREE TO BE REMOVED

TRUNK PROTECTIVE FENCING

CRITICAL ROOT ZONE

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

EXIST. TREES TO BE PRESERVED	0
EXIST. TREES TO BE REMOVED	32
TOTAL EXISTING TREES TAGGED	32

REPLACEMENT TREES

(REMOVED)CALIPER/COUNT	REP. MULTIPLIER/REP. REQ'D	PROVIDED
13–29" / 4	x5 / 20	
8–12" / 17	x4 / 68	
4–7" / 11	x2 / 22	
TOTAL 32	110	99

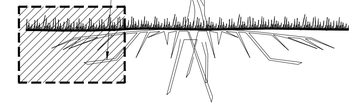
GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE HAUL–OFF OF ALL TREES TO BE REMOVED.

NOTES:

- 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.
- 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) IS REQUIRED FOR IT.
- 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 CHARGES TO THE OWNER OF OTHER PERSON OR ENTITY CAUSING THE REMOVAL OF THE TREES.

CUT ROOTS CLEANLY AT 80°. IF TEARING OCCURS, CUT JUST BEYOND BEGINNING OF TEAR. BACKFILL ALL CUT ROOTS IMMEDIATELY.



TYP. ROOT PRUNING DETAIL

SCALE: NTS

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

LANDSCAPE
TREE PRESERVATION PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING
L–01

Xrefs: xg1-1-dv01; D160825-Design; 211588-xV-Survey; 211588-xL-Dsgn; 211588-xC-Dsgn; 211588-xC-Tanks; 211588-xC-Survey
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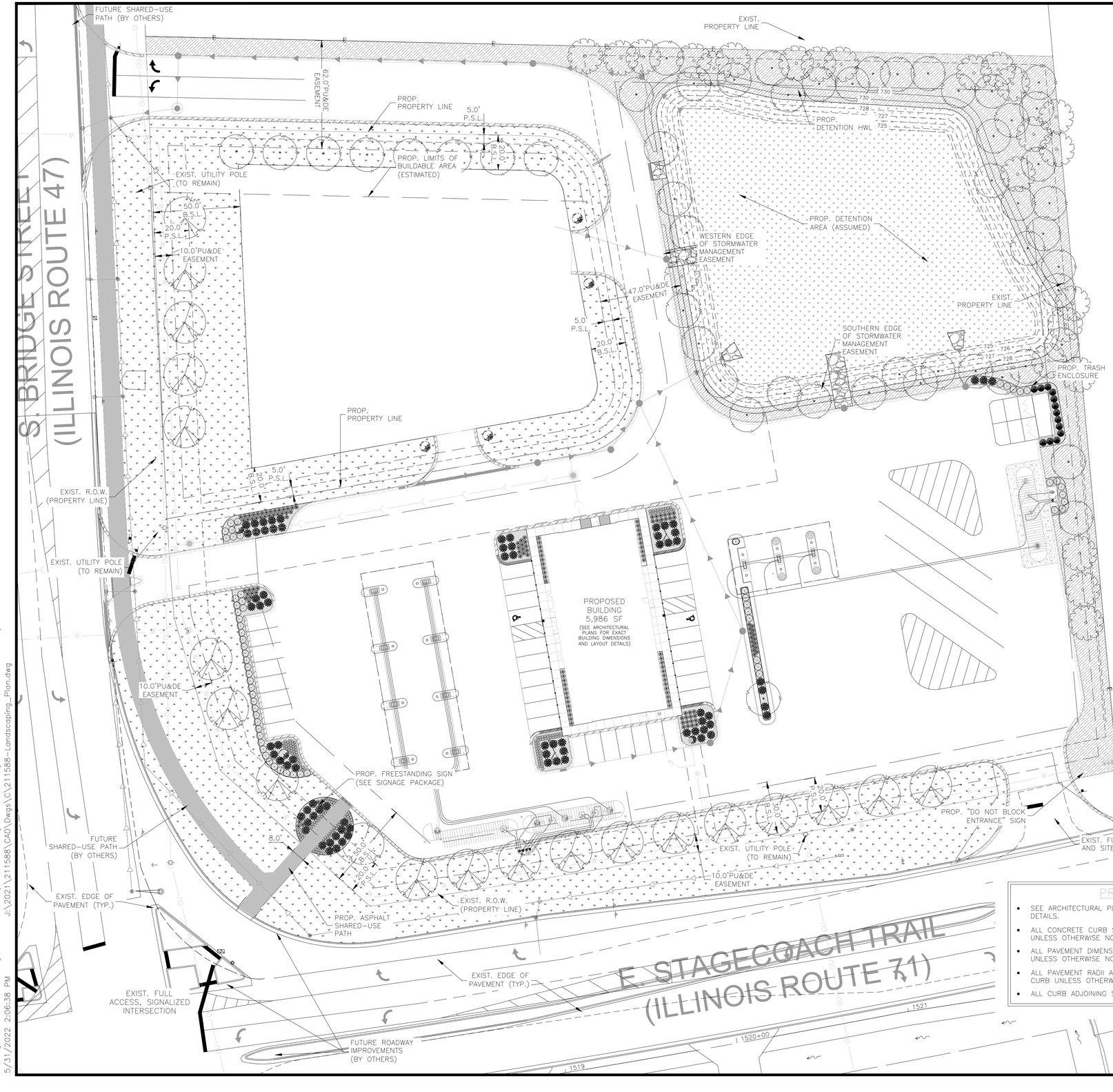

SITE CALCULATIONS

EXIST. ZONING:	M-1 (LIMITED MANUFACTURING DISTRICT)
PROP. ZONING:	B-3 (GENERAL BUSINESS DISTRICT)
OVERALL EXISTING LOT SIZE:	~5.51 AC. 239,934 SF
LOT 1	~4.32 AC.
LOT 2	~1.19 AC.
TOTAL STANDARD PARKING STALLS:	32
TOTAL ADA STALLS	2
TOTAL NUMBER OF STALLS	34

ORDINANCE LANDSCAPE REQUIREMENTS

PARKWAY LANDSCAPING

FOR ALL DEVELOPMENT OTHER THAN SINGLE-FAMILY DETACHED AND DUPLEX RESIDENTIAL DEVELOPMENT, THE MINIMUM REQUIRED NUMBER OF PARKWAY TREES IS ONE TREE PER FIFTY (50) LINEAR FEET OF FRONTAGE.

869 LF / 50 = 17.38 PARKWAY TREE REQUIRED

MATERIAL	REQUIRED	PROVIDED
PARKWAY TREES	18	20

PARKING LOT

INTERIOR LANDSCAPING: ONE TREE SHALL BE PROVIDED FOR EVERY TWENTY (20) PARKING SPACES AND SHALL BE PLANTED WITHIN THE INTERIOR OF THE PARKING LOT.
34 PARKING SPACES / 20 = 1.7 ≈ 2 PARKING LOT TREES REQUIRED

MATERIAL	REQUIRED	PROVIDED
PARKING LOT TREES	2	3

LOT LANDSCAPING

NONRESIDENTIAL: TWO (2) SHADE TREES AND FIFTEEN (15) SHRUBS SHALL BE PROVIDED FOR EVERY TWENTY THOUSAND (20,000) SQUARE FEET OF LOT AREA.

239,934 SF / 20,000 = 12.00 * 2 = 24 SHADE TREES REQUIRED
239,934 SF / 20,000 = 12.00 * 15 = 160 SHRUBS REQUIRED

MATERIAL	REQUIRED	PROVIDED
SHADE TREES	24	75
SHRUBS	160	160

STORMWATER STORAGE BASIN LANDSCAPING

A THIRTY FOOT (30' WIDE BUFFER YARD SHALL BE PROVIDED AROUND ANY STORMWATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT. THE BUFFER YARD SHALL BE PLANTED WITH ONE TREE PER THIRTY (30) LINEAR FEET OF BUFFER YARD LENGTH. THE BUFFER YARD SHALL BE MEASURED FROM THE PROPERTY LINE TO THE AVERALE ELEVATION BETWEEN THE LOWEST BASIN ELEVATION AND THE HIGH WATER LINE FOR DETENTION BASINS.

320 LF OF BUFFER YARD / 30 = 10.7 TREE REQUIRED

MATERIAL	REQUIRED	PROVIDED
TREES	11	26

CONCEPT PLANT SCHEDULE

DECIDUOUS TREE	-	20
ORNAMENTAL TREE	-	2
REPLACEMENT TREE (2.5 CAL.)	-	53
REPLACEMENT TREE	-	24
LARGE SHRUB	-	6
SMALL SHRUB	-	62
GRASS	-	145
EVERGREEN SHRUB	-	79
SCREENING SHRUB	-	13
PERENNIAL	-	178

PROJECT NOTES:

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL CONCRETE CURB SHALL BE 18" (B6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

NORTH
0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646
HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

LANDSCAPE
LANDSCAPE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

DRAWING
L-02

Xrefs: xgt-l-dv01; D456825-Design; 211588-xV-Survey; 211588-xL-Dsgn; 211588-xC-Dsgn; 211588-xC-Tanks; 211588-xC-Survey
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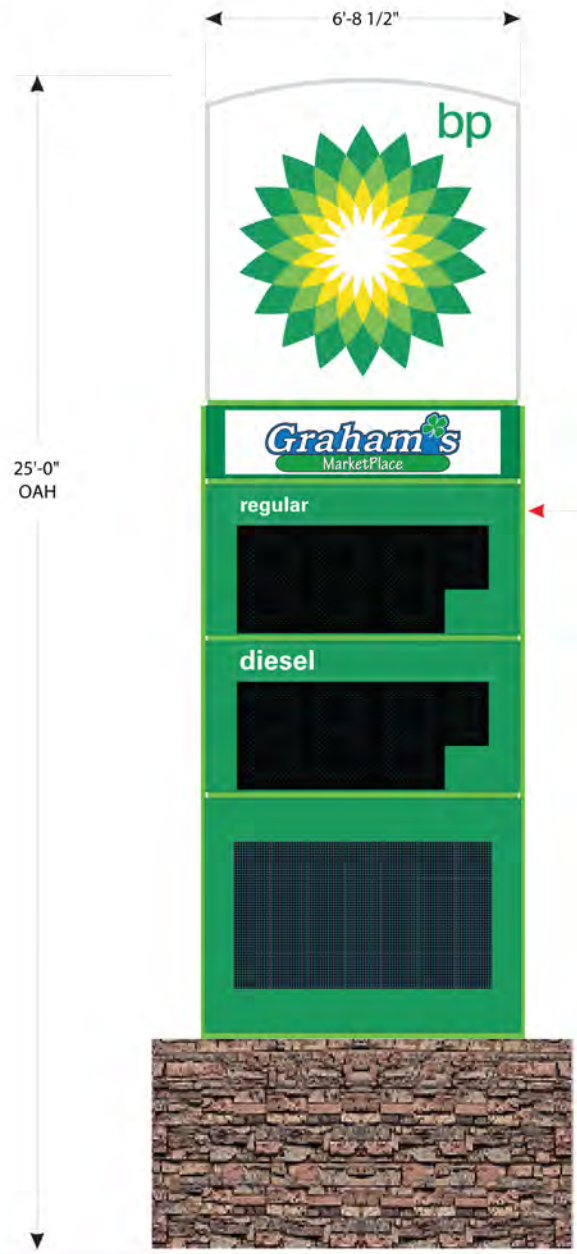
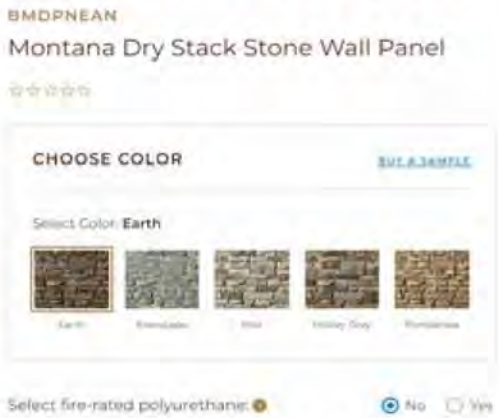
5/31/2022 2:06:38 PM



Please see provided example of Wadsworth Crossing sign for list of color and materails for the sign. This is the same height and will have the same foundation, just slightly different panel layout

The base will be concrete wrapped with brick



IMAGEFX
creative branding
16W 109 83rd Street
Burr Ridge, IL 60527
Phone: 630.655.2850 Fax: 630.655.2857
www.imagefxcorp.com

Start Date:
Last Revision:

Job#: Drawing#:
Page:

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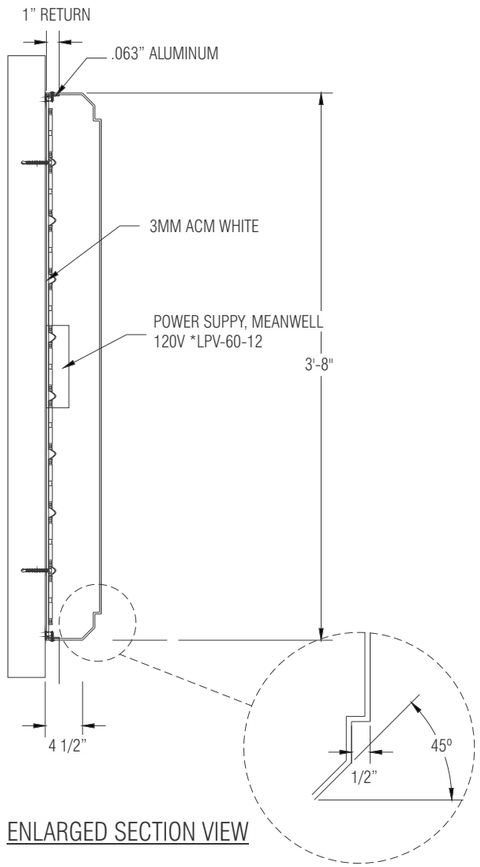
107 E Stagecoach Trail, Yorkville, IL 60560

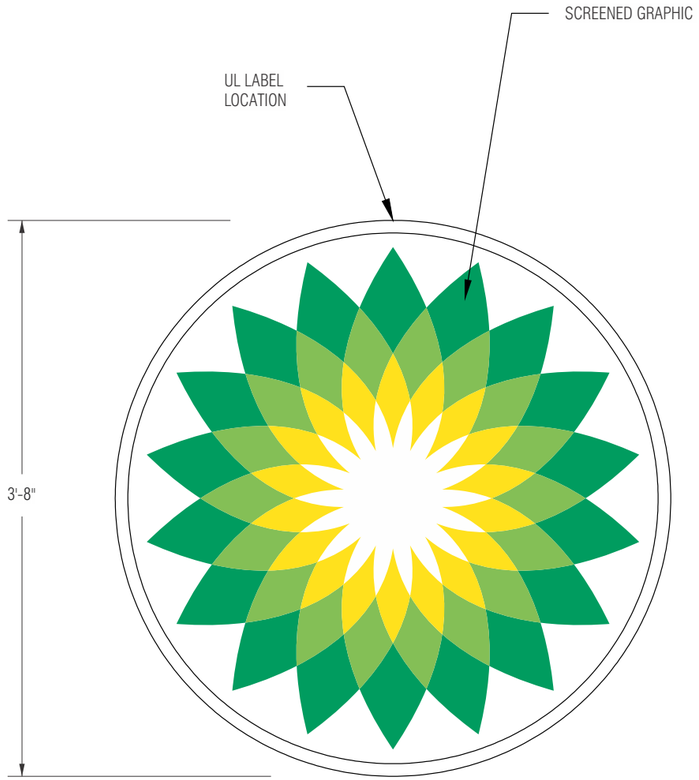
Location: Sales Rep: Designer:

Date: 5/31/22

NIGHT TIME VIEW



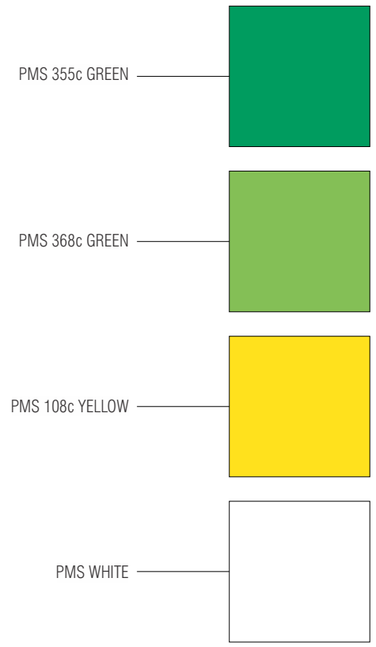
ENLARGED SECTION VIEW



FACE VIEW

SCALE: 1"=1'-0"

NOTE: SEE LED DETAILS ON THE NEXT PAGE



SPECIFICATION:

1. Silk Screen- BP Dk. Green PMS 355C
2. Silk Screen- BP Lt. Green PMS 368C
3. Silk Screen- BP Yellow PMS 109C

COLOR SCHEDULE:

A. SILK SCREEN

BP BRIGHT GREEN BEACON, 3'-8" HELIOS BUTTON

BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: **BP**
address: Altoona, PA

store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

a. 06.28.16 (RD); Add Led Details
b.
c.
d.
e.

sign code:

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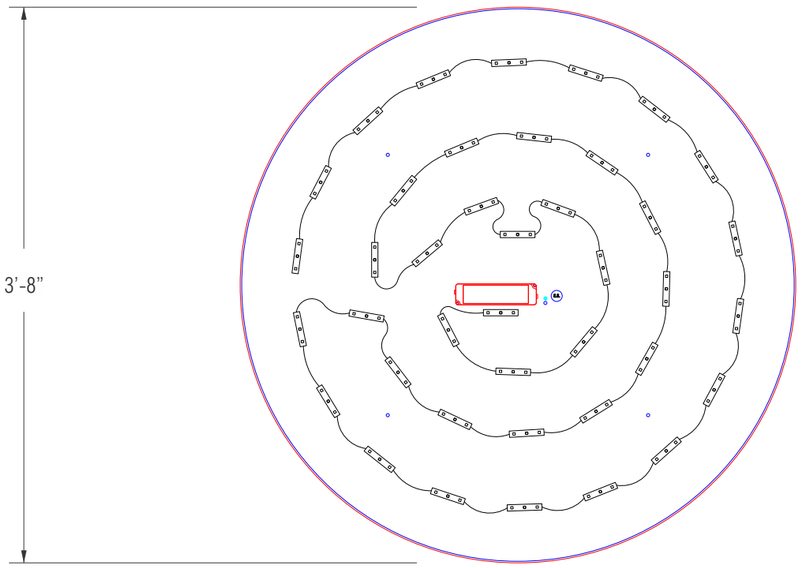

LED DETAILS

SCALE: 1"=1'-0"

MEANWELL POWER SUPPLY BREAK DOWN & RISHANG LED QUANTITIES									
POWER SUPPLY				LED MODULES			QUANTITY LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUITS
WATTS	PART #	POWER SUPPLY #	LETTERS	QUANTITY	COLOR	PART #			
60	25-60-18 (LPV-60-12)		HELIOS	70	WHITE		70	1.2	(1) 120 VAC 20 AMP SERVICE

BP BRIGHT GREEN BEACON, 3'-8" LED DETAILS

BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: **BP**
address: Altoona, PA

store #:
m number: 54213
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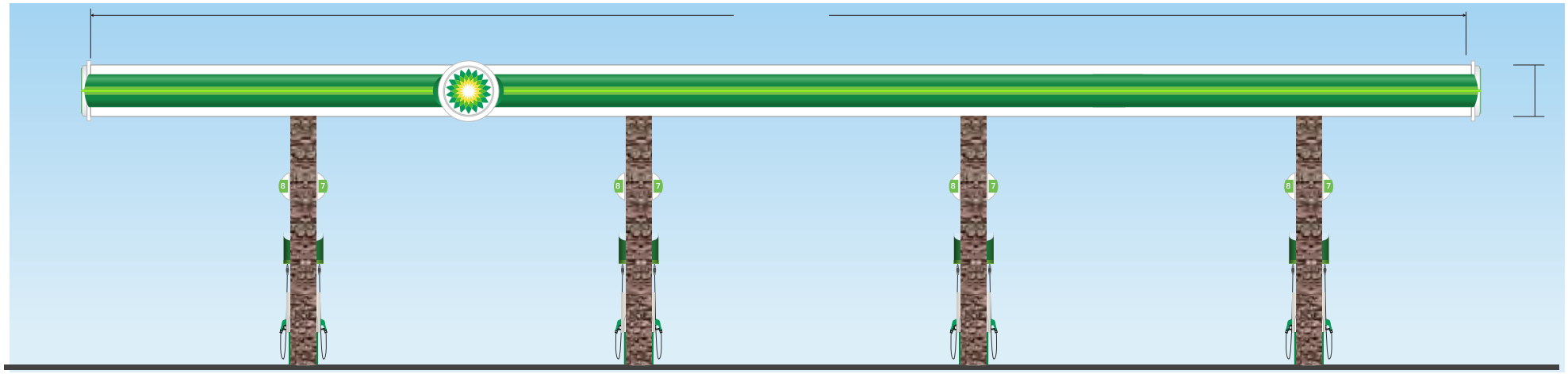

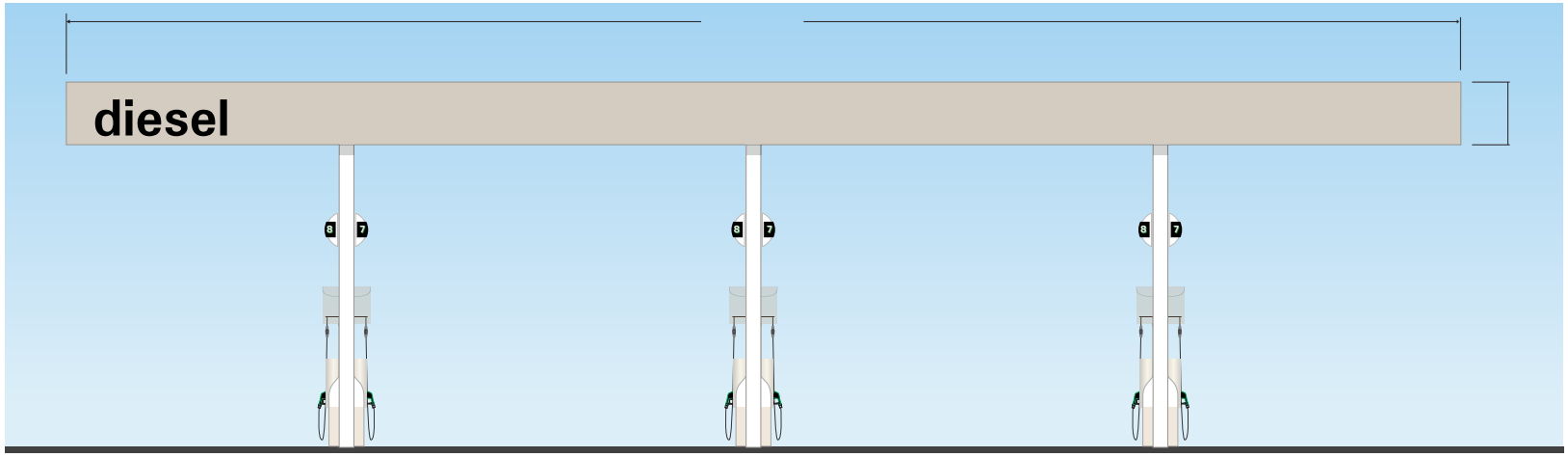

Please see provided canopy material and installation instructions for material, color, electrical and installation information.

IMAGEFX
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Burr Ridge, IL 60527
Phone: 630.655.2850 Fax: 630.655.2857
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Start Date:
Last Revision:

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107 E Stagecoach Trail, Yorkville, IL 60560

Location: Sales Rep: Designer:

APPROVAL

☐ Approved ☐ Approved as Noted ☐ Not Approved
Resubmit with Changes

Print Name _____ Title _____

Signature _____ Date _____

blair
IMAGE ELEMENTS™

REV #: 90171-17149-D

EXAMPLE

BP
39105 N HWY 41,
WADSWORTH, IL 60083

Date: 06.16.20 | Blair # : 90171
BPL 9129339_20 | Order #: 17149

bp

SCOPE OF WORK - INCLUDED	
BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.
MID 1	1. NEW 81" BP GOAL POST MID ON NEW FOUNDATION @ 30' OAH 2. 3.
MID 2	1. 2. 3. 4.
ADDITIONAL SCOPE	1. 2. 3. 4.

SCOPE OF WORK - NOT INCLUDED	
BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.
MID 1	1. 2. 3. 4.
MID 2	1. 2. 3. 4.
ADDITIONAL SCOPE	1. 2. 3. 4.

BP COLOR SPECIFICATIONS		
	VINYL MATCH	PAINT MATCH
	PMS 348 C BP RETAIL GREEN (PRICER)	PMS 348 GREEN SATIN FINISH
	PMS 355 C BP RETAIL GREEN (HELIOS)	NA
	PMS 368 C BP LIGHT GREEN (HELIOS)	NA
	PMS 109 C BP YELLOW (HELIOS)	NA
	BP WHITE	WHITE SATIN FINISH

BP COLOR SPECIFICATIONS		
	VINYL MATCH	PAINT MATCH
	PMS 661 C INVIGORATE BLUE	NA
	PMS PROCESS BLUE INVIGORATE LIGHT BLUE	NA
C M Y B	DIGITALLY PRINTED CUSTOM GRAPHICS	NA
bp	SILK SCREENED GRAPHIC	NA

BRAND STANDARD REVISION DATE:

2/22/19

[X] ***All provided image elements and/or services meet the current brand revision.***

[ ] ***The following image elements and/or services do not meet the current brand standard due to municipal code and/or specific site conditions.*** _____

_____

CUSTOMER INITIALS

_____

Initials

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blair IMAGE ELEMENTS

5107 Kissell Ave.
Altoona, PA 16601

P: 814.949.8287

F: 814.949.8293

www.blairimage.com

PROJECT INFORMATION

CLIENT: BP

ADDRESS:
39105 N HWY 41,
WADSWORTH, IL 60083

M NUMBER:
90171

DATE:
06.16.20

RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

CATEGORY:

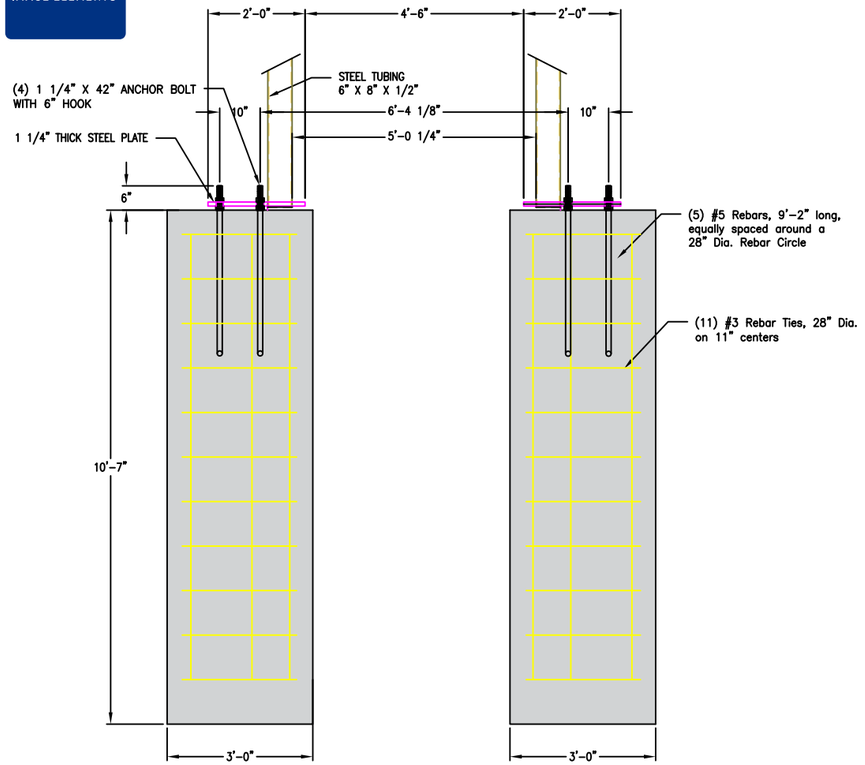
REVISION

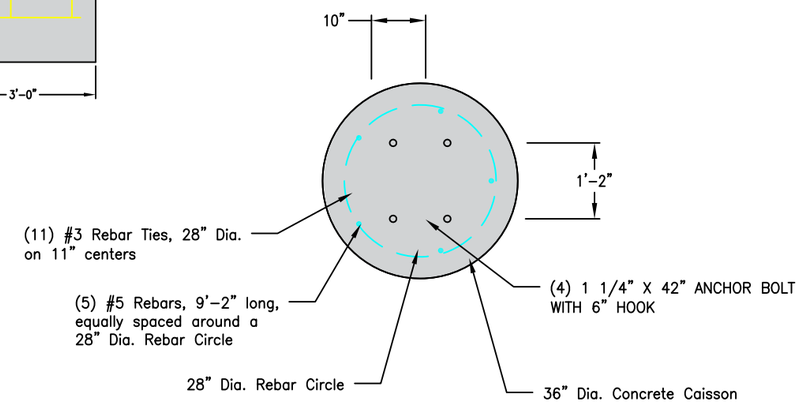
d. 07.10.20;FD: Revised to 4 line EMC

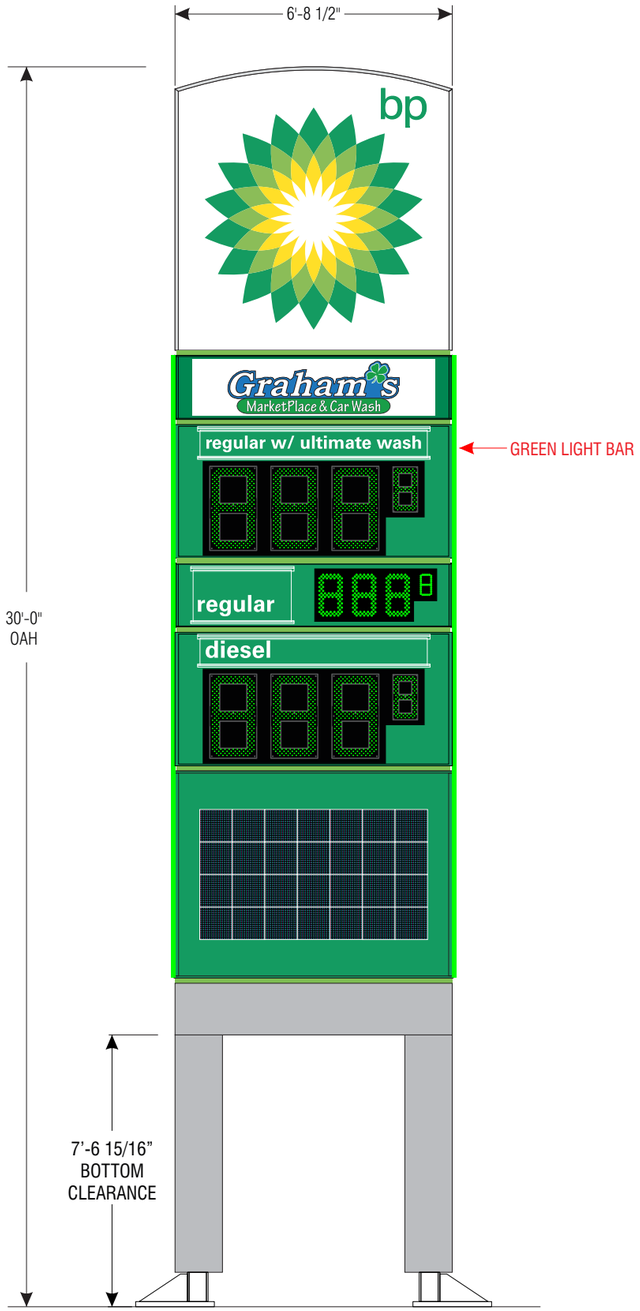
d. 07.30.20;FD: Revised diesel pricer to DH

Drawing will expire 90 days after date on cover. If production request is sent in after 90 days, 24 hours is required to review approval.

PROPOSED - BP MID 81" GOAL POST ON NEW FOUNDATION - 30' OAH







PROPOSED

SCALE : 1:44

ACTION ITEMS REQUIRED PRIOR TO PRODUCTION

1. CUSTOM MOLD WILL BE REQUIRED FOR CUSTOM 3 PANEL TALL EMC FACE

ADDITIONAL NOTES

CUSTOMER INITIALS

Initials

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PROJECT INFORMATION

CLIENT: BP

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06.16.20

RENDERED:
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FILE NAME:
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REVISION

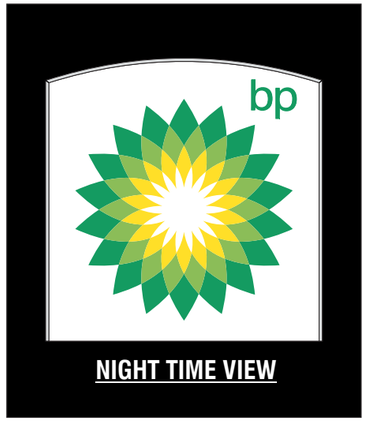
d.07.10.20;FD: Revised to 4 line EMC

d.07.30.20;FD: Revised diesel pricer to DH

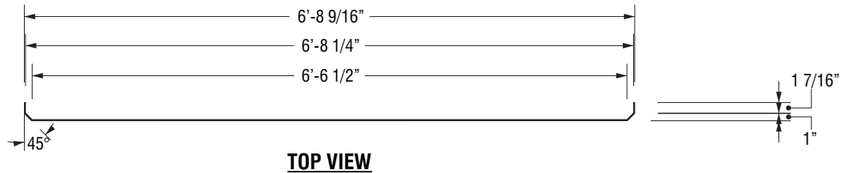
Drawing will expire 90 days after date on cover. If production request is sent in after 90 days, 24 hours is required to review approval.

S-1

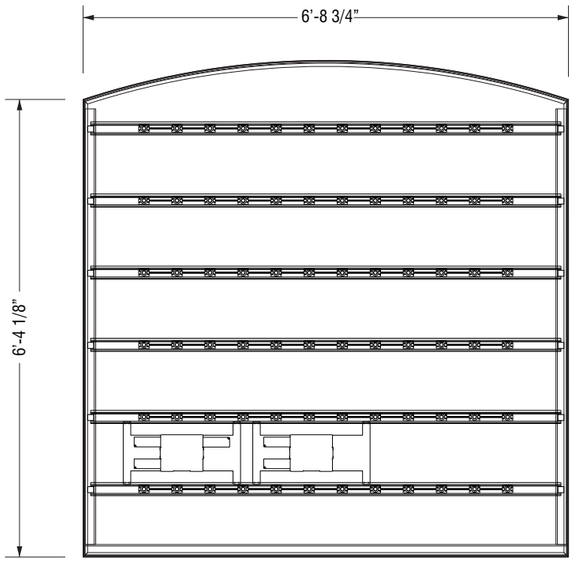
DETAIL - BP HELIOS FACE



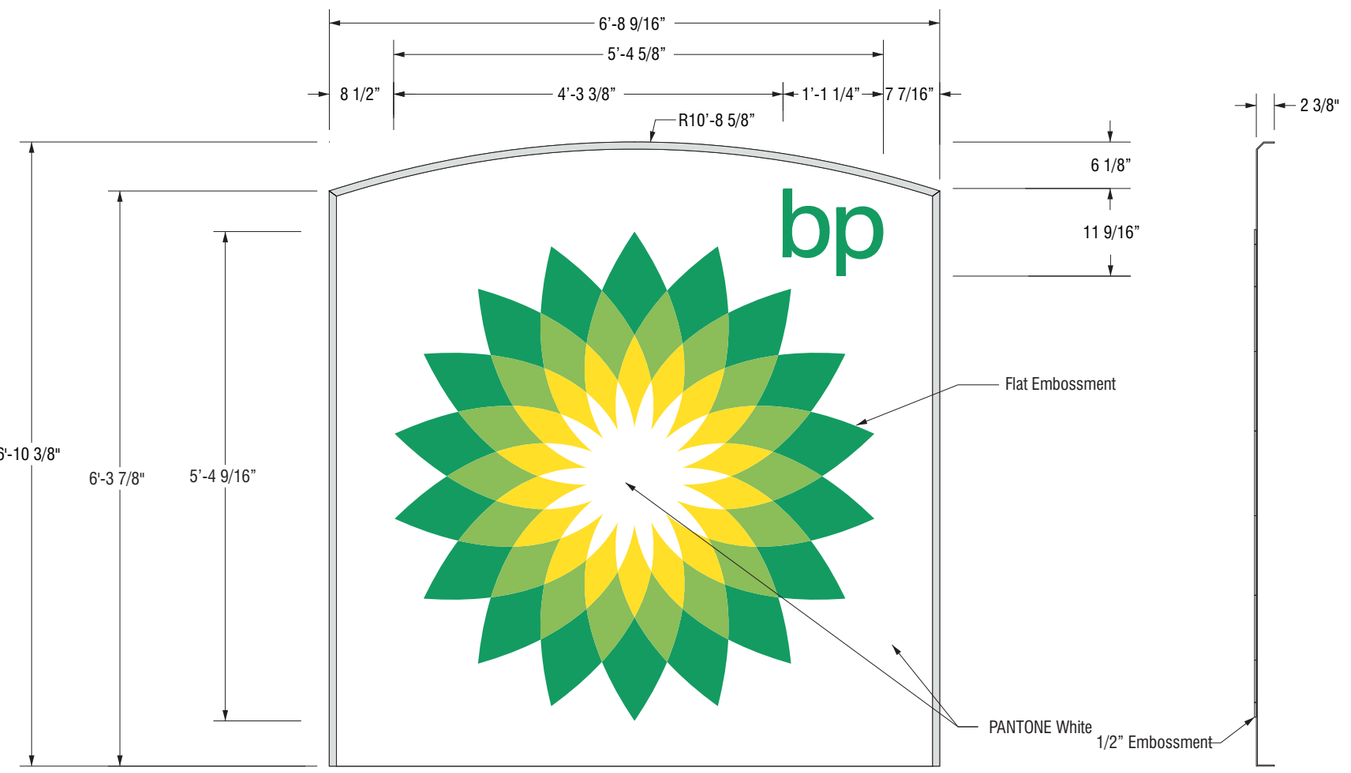
NIGHT TIME VIEW



TOP VIEW



INTERNAL ILLUMINATION



FRONT VIEW

SCALE: 1:20

SIDE VIEW

CUSTOMER INITIALS

Initials

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Altoona, PA 16601

P: 814.949.8287

F: 814.949.8293

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PROJECT INFORMATION

CLIENT: BP

ADDRESS:
39105 N HWY 41,
WADSWORTH, IL 60083

M NUMBER:
90171

DATE:
06.16.20

RENDERED:
FD

FILE NAME:
BPL 9129339-17149_20

CATEGORY:

REVISION

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d. 07.30.20;FD: Revised diesel pricer to DH

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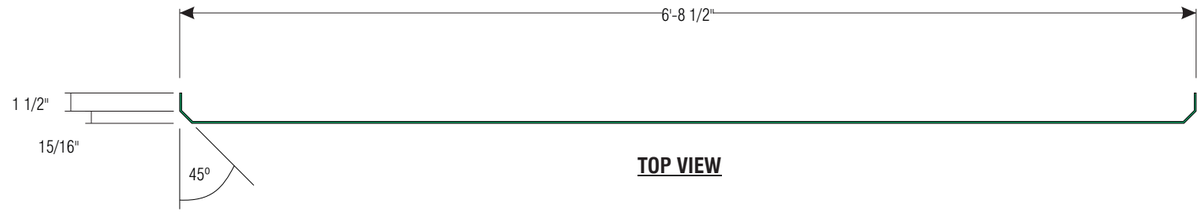
S-2

DETAIL - GRAHAM'S PANEL

ILLUMINATION VIEW



TOP VIEW

FRONT VIEW

SCALE: 1"=1'-0"

SIDE VIEW

blair
IMAGE ELEMENTS™

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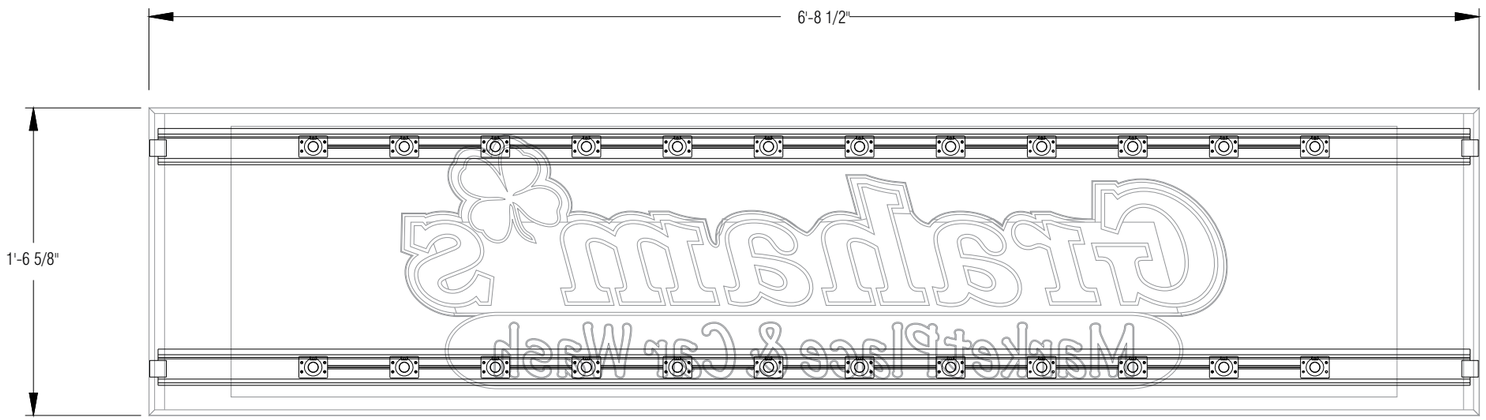
S-2

DETAIL - INTERNAL ILLUMINATION



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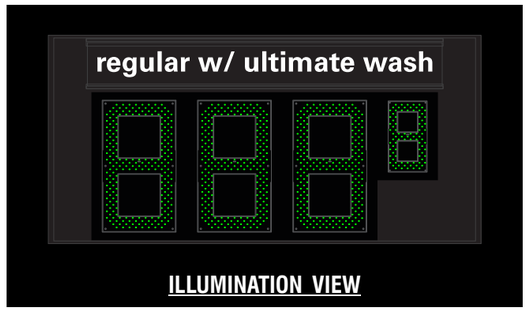
S-3

DETAIL - REGULAR W/ ULTIMATE WASH PRICER



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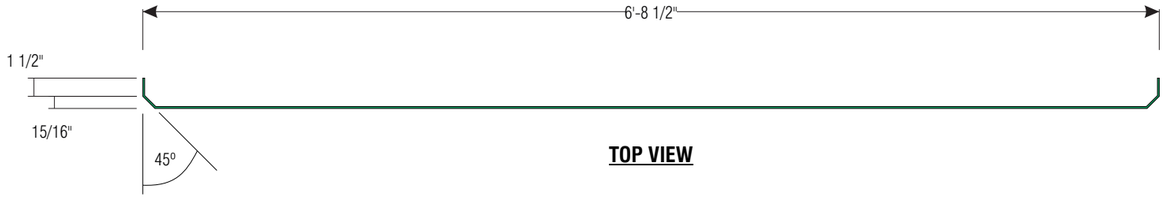
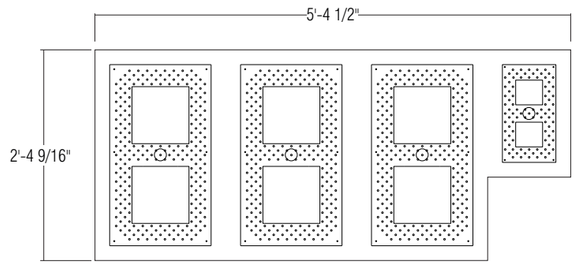


TOP VIEW

WORDPLATE



24" EPCU 3.0 DIGITS

FRONT VIEW
SCALE: 1"=1'-0"

SIDE VIEW

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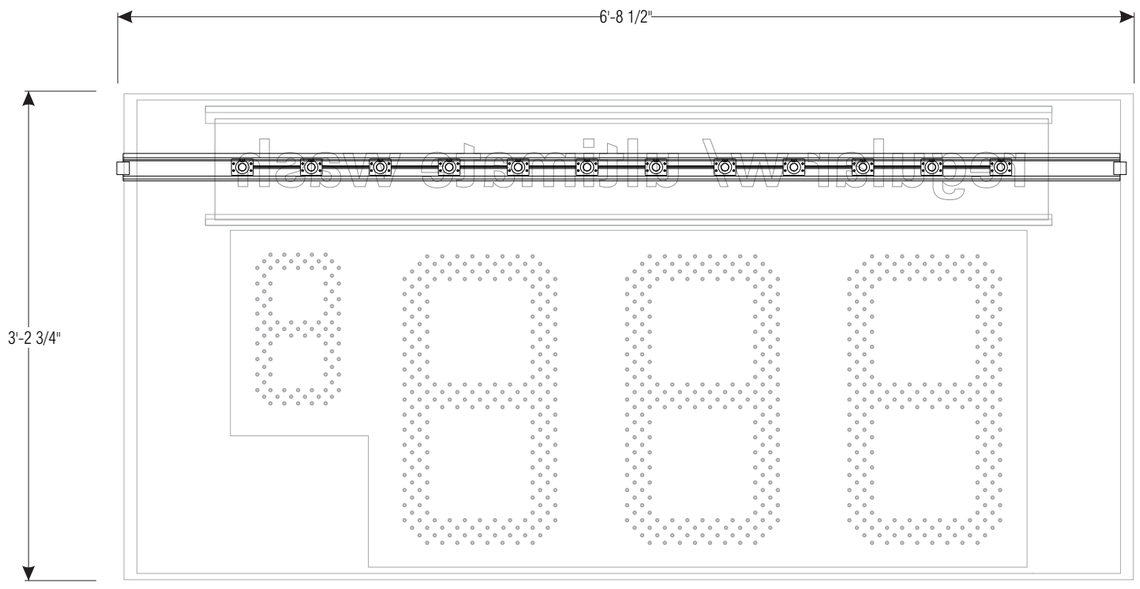

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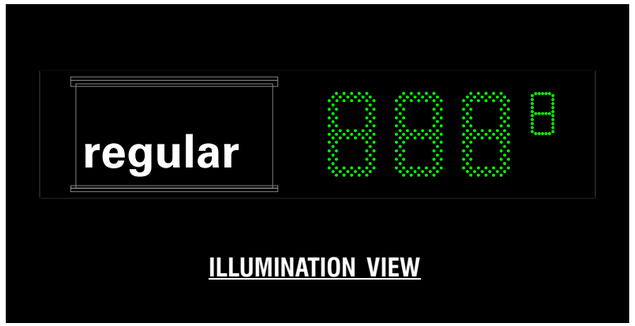
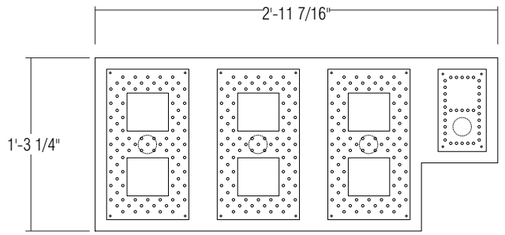
S-4

DETAIL - BP REGULAR PRICER

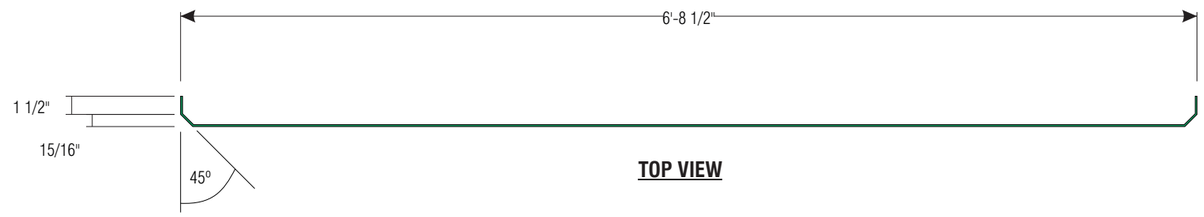


ILLUMINATION VIEW

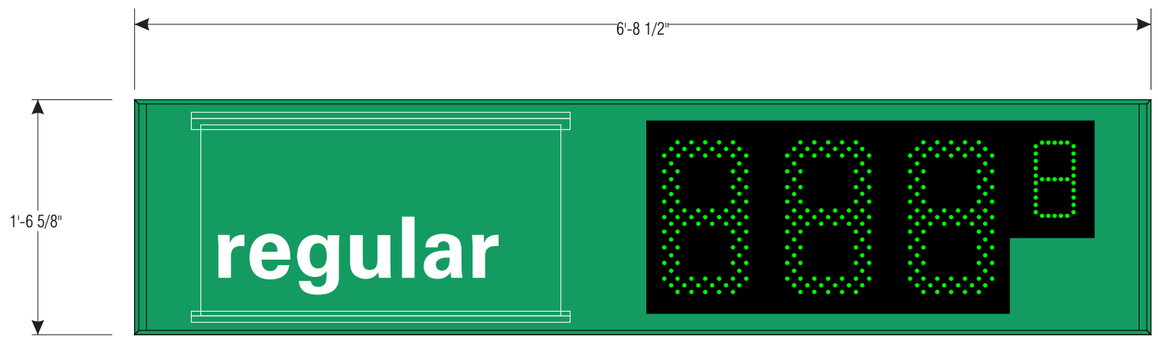
WORDPLATE (Changeable Grade)



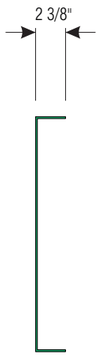
12" EPCU 3.0 DIGITS



TOP VIEW



FRONT VIEW
SCALE: 1"=1'-0"



SIDE VIEW

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S-4

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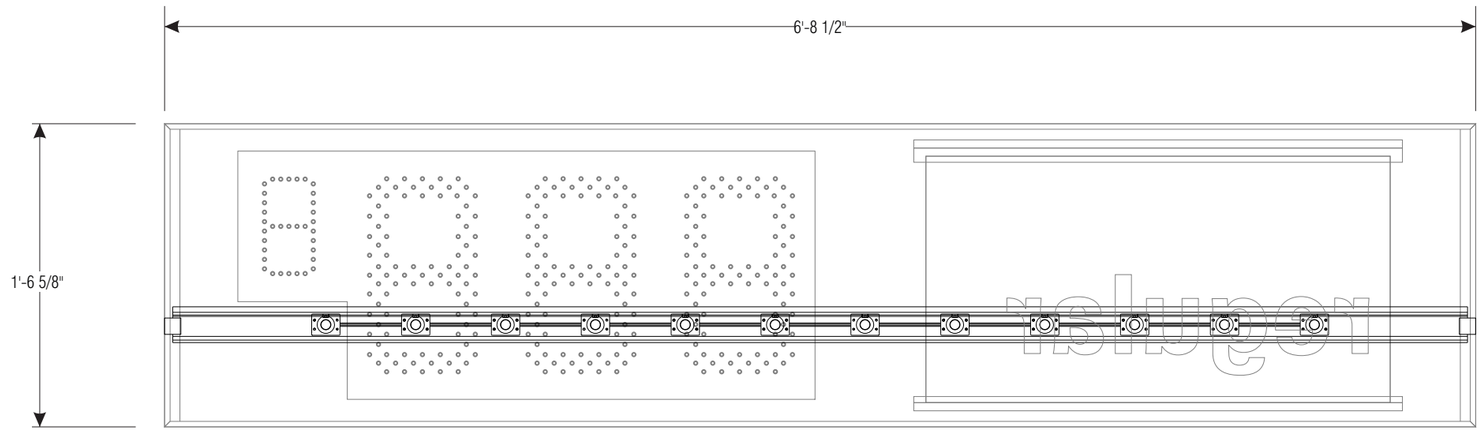

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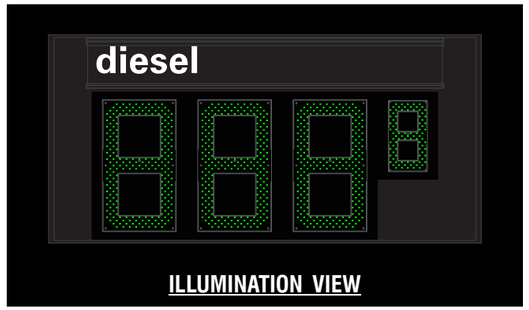
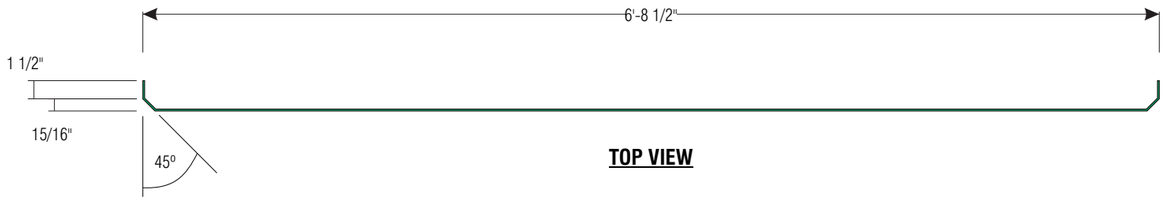
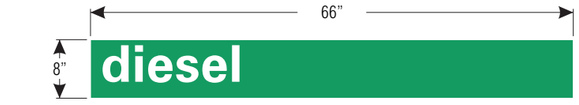
DETAIL - DIESEL PRICER



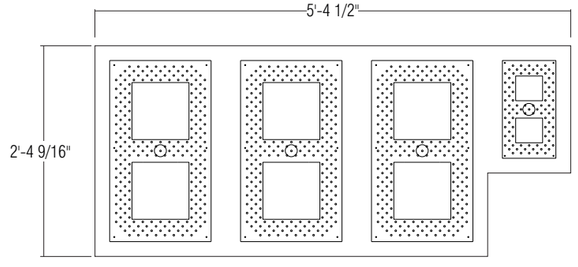
ILLUMINATION VIEW



TOP VIEW



WORDPLATE



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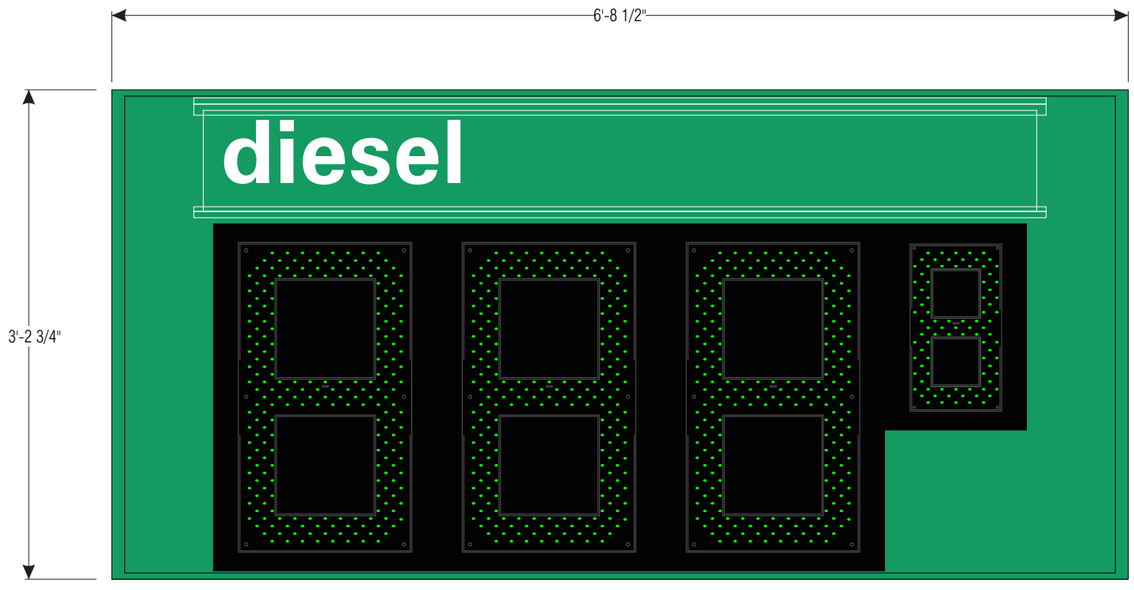

FRONT VIEW

SCALE: 1"=1'-0"

SIDE VIEW

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IMAGE ELEMENTS™

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S-5

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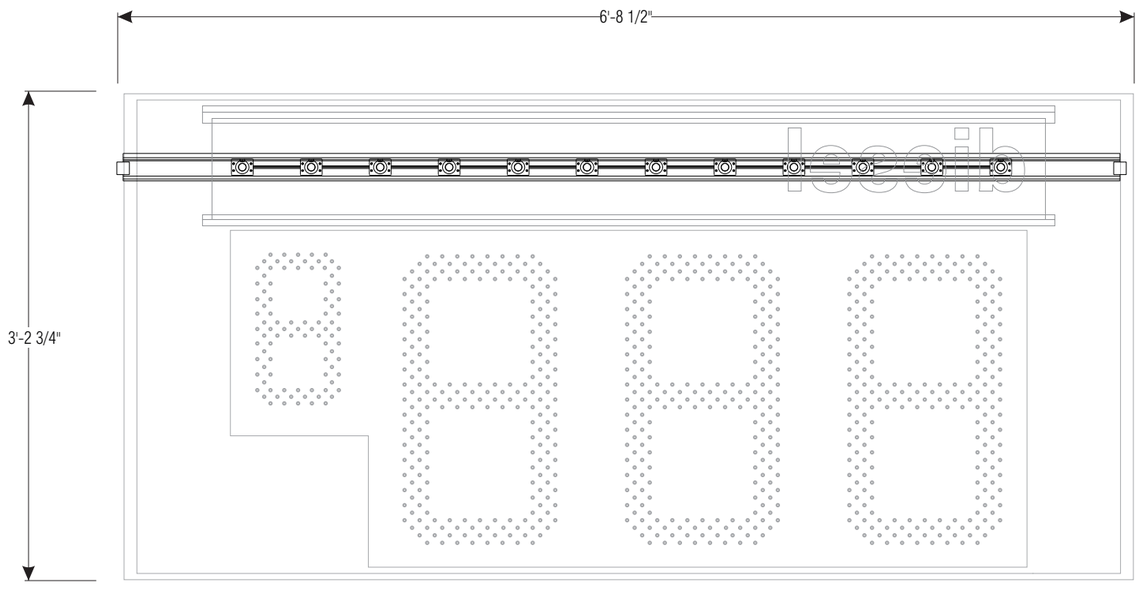

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Preliminary
Storm Water Management

Date: March 11, 2022
Revised: May 27, 2022

GRAHAM C STORES & GAS STATION
107 E STAGECOACH TRAIL
YORKVILLE, ILLINOIS

Prepared for:
Graham C Stores Company
Thomas Williamson
39109 N US Highway 41
Wadsworth, IL 60083
Ph: (847) 826-0660

HRG Job: 211588

Prepared by:
Erik Negri
Staff Engineer
David W. Schultz, P.E., LEED AP
Project Manager

INDEX

PROJECT DESIGN NOTES AND MAPS **TAB 1**

- Project Location Map
- Existing Conditions
- Proposed Conditions

DRAINAGE CALCULATIONS AND RESULTS **TAB 2**

Storm Water Management Sizing:

- Bulletin 75 - ISWS Rainfall Intensities (Yorkville)
- 100 YR Detention Pond Volume – Basin Required – 100 YR
- Proposed SWM Pond – Proposed Project Basin (Dry/Wetland Bottom)

TAB 1

PROJECT DESIGN NOTES

PROJECT LOCATION

PROP. ZONING: B-3

LOCATION MAP

NORTH

Xrefs: xgt-1-dv01; 211588-xV-Survey; 211588-xC-Survey
3/9/2022 6:16:01 PM J:\2021\211588\CAD\Dwgs\C\211588-Exist-Condition.dwg

PRELIMINARY - NOT FOR CONSTRUCTION

C-02
DRAWING

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

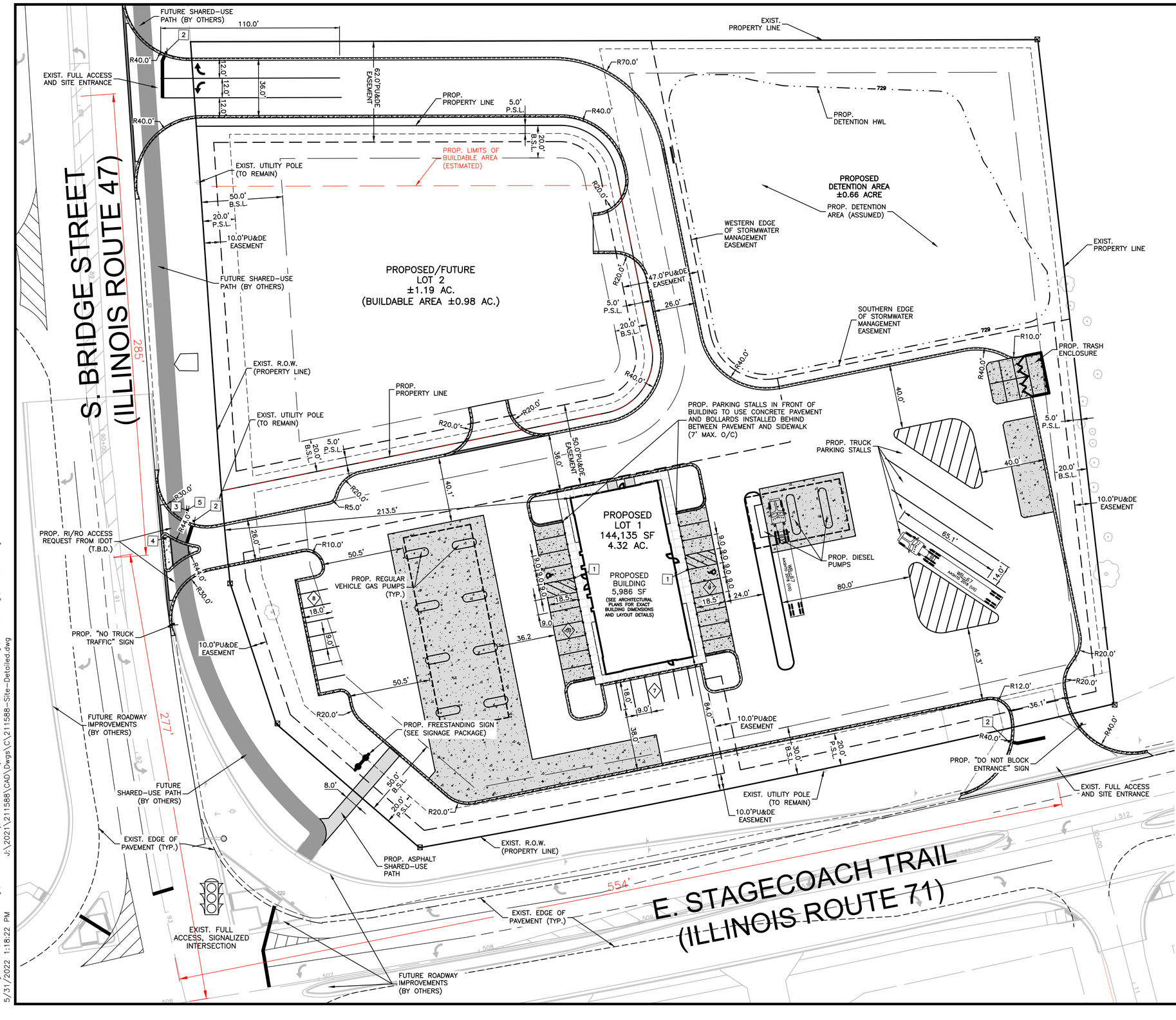
GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

EXISTING CONDITIONS PLAN

HRGreen
ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS



SITE DATA:

- EXIST. ZONING: M-1 (LIMITED MANUFACTURING DISTRICT)
- PROP. ZONING: B-3 (GENERAL BUSINESS DISTRICT)
- B-3 MAX LOT COVERAGE: 80%
- OVERALL EXISTING LOT SIZE: ±5.51 AC.
- LOT 1 = ±4.32 AC.
- LOT 2 = ±1.19 AC. (FUTURE DEVELOPMENT ASSUMED TO HAVE 80% IMPERVIOUS COVERAGE)
- LOT 1
  - TOTAL AREA: 188,022 SF
  - IMPERVIOUS AREA: 134,278 SF (71.4%)
  - PERVIOUS AREA: 53,744 SF (28.6%)
- REQUIRED BUILDING SETBACK LINE (B.S.L)
  - SIDE/REAR: 20'
  - ROUTE 71: 30'
  - ROUTE 47: 50'
- REQUIRED PARKING SETBACK LINE (P.S.L.)
  - SIDE/REAR: 5'
  - ROUTE 71: 20'
  - ROUTE 47: 20'

BUILDING AREA:

- PROPOSED BUILDING: (±5,986 SQ. FT.)

PARKING DATA:

- TOTAL NUMBER OF STALLS: 38
  - NUMBER OF ADA STALLS: 2
  - NUMBER OF STANDARD STALLS: 32
  - NUMBER OF TRUCK STALLS: 4
- TYPICAL 90 DEGREE PARKING STALL
  - WIDTH: 9.0'
  - LENGTH: 18.0'
- TYPICAL PARKING AISLE WIDTH
  - 90 DEGREE STALL, TWO WAY: 24.0' MIN.

LEGEND

- INDICATES CONCRETE SECTION
- DENOTES PROPOSED CONCRETE SIDEWALK
- DESIGNATES AREA OF DEPRESSED SIDEWALK
- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED CURB AND GUTTER.

PROJECT NOTES:

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL CONCRETE CURB SHALL BE 18" (B6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

SIGN LEGEND:

SIGN LOCATION AS NOTED ON PLAN

1. DENOTES "RESERVED PARKING" W/ BOLLARD R7-8, 12" X 18" (TYP.)
   DENOTES "$350 FINE" R7-1101 6" X 12" (TYP.)
2. DENOTES "STOP SIGN" R1-1 30" x 30" (TYP.)
3. DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
4. DENOTES "NO LEFT TURN" R3-2, 24" X 24" (TYP.)
5. DENOTES "RIGHT ONLY" R3-5R, 30" X 36" (TYP.)

NORTH

0 15 30

PRELIMINARY – NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE, SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

PRELIMINARY – CIVIL

SITE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: ERN
APPROVED: DWS
JOB DATE: 05-27-2022
JOB NO: 211588

DRAWING
C-03

Xrefs: xgl-1-dv01; 211588-xC-Dsgn; 211588-xV-Survey; 211588-xC-Survey; 211588-xC-Tanks; D366025-Design; D366025-Align; D366825-Design
5/31/2022 1:18:22 PM J:\2021\211588\CAD\Dwgs\C\211588-Site-Detailed.dwg

DESIGN NOTES

EXISTING CONDITIONS:

- The subject property, consisting of 5.508 acres is located at the northeast corner of intersection of IL Route 71 (Stagecoach Trail) and IL Route 47 (S. Bridge Street). The property in question has been previously zoned for Manufacturing use and is currently occupied by several warehouses. The property is currently Zoned M-1 (Limited Manufacturing District) and is proposed to be rezoned to B-3 (General Business District).
- The vegetation on site is grass and mowed with various scrub trees that have grown on the site along the property line and in various locations.
- Two existing property parcels
    - PIN# 05-05-400-050 & 05-04-300-031

PROPOSED CONDITIONS:

- The proposed improvement plan includes two lots with paved surface areas for access and delivery, parking stalls, private and public utilities, a planned storm water management area (Dry/Wetland Bottom Detention), various landscaping areas, and vegetated restoration of disturbed areas. The first lot, Lot 1, will be fully developed with a gas station, fueling pumps, and all required utilities. The second lot, Lot 2, is planned to be developed in the future and is proposed to be constructed as an unpaved grassed area with driveway and utility stubs to the lot. The Strom water management area is sized to account for the increased impervious area in the proposed condition and also includes the ultimate build out of the entire Lot for this development. Note that the storm water management system has been designed with the assumption that the future Lot 2 development will result in 80% impervious area coverage on the lot.

- Since the project is located in the United City of Yorkville, the proposed improvements are subject to meeting the requirements of the Kendall County Stormwater Ordinance along with various City of Yorkville Ordinances including Subdivision Control Ordinance and Park Development Standards. The following design criteria were utilized for the proposed storm water management and drainage system within the design:

- Storm Water Management Notes:
    - The storm water management and storage system has been designed utilizing a Modified Rational Method
    - Rainfall – Based on data found in the Illinois State Water Survey's Bulletin 75 – Rainfall Depths Averaged for Northeastern Illinois – as amended for the City of Yorkville Area.
    - Storage Release Rate – Per the City ordinance a stormwater basin serving a given property is allowed the following maximum release rates:

- 2 Year Storm: 0.04 cfs/acre
- 100 Year Storm: 0.15 cfs/acre
- Overflow curtain wall is set at six inches above the calculated 100-YR elevation
- Summary of tables below show the required and calculated volumes for 100-YR storm events based on allowable release rates for the project site. See Table 1.

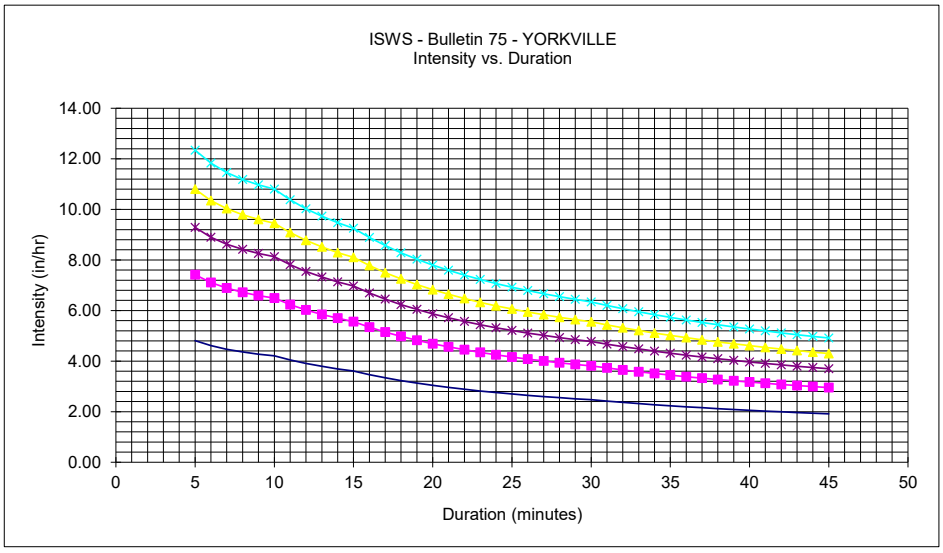
BASIN VOLUME SUMMARY – Table 1			
	Required Volume (Ac.Ft)	**Actual Volume (Ac.Ft)**	**Calc. Elev. (HWL)**
100 YR	2.271	2.831	729.00
100 YR @ Curtain Wall	-	3.204	729.50

TAB 2

DRAINAGE CALCULATIONS AND RESULTS

Bulletin 75 - ISWS Rainfall Intensities (Yorkville)

Duration	2 yr		10 yr		25 yr		50 yr		100 yr	
(min)	Rainfall	Avg. I	Rainfall	Avg. I	Rainfall	Avg. I	Rainfall	Avg. I	Rainfall	Avg. I
5	0.40	4.81	0.62	7.42	0.77	9.29	0.90	10.80	1.03	12.34
6	0.46	4.61	0.71	7.11	0.89	8.90	1.04	10.35	1.18	11.83
7	0.52	4.47	0.80	6.89	1.01	8.62	1.17	10.03	1.34	11.46
8	0.58	4.36	0.90	6.72	1.12	8.42	1.31	9.79	1.49	11.18
9	0.64	4.28	0.99	6.59	1.24	8.26	1.44	9.60	1.65	10.97
10	0.70	4.21	1.08	6.49	1.35	8.13	1.58	9.45	1.80	10.80
11	0.74	4.04	1.14	6.24	1.43	7.81	1.67	9.08	1.90	10.38
12	0.78	3.91	1.21	6.03	1.51	7.55	1.76	8.78	2.01	10.03
13	0.82	3.79	1.27	5.85	1.59	7.32	1.85	8.52	2.11	9.73
14	0.86	3.69	1.33	5.69	1.66	7.13	1.94	8.29	2.21	9.48
15	0.90	3.61	1.39	5.56	1.74	6.97	2.03	8.10	2.31	9.26
16	0.92	3.47	1.42	5.34	1.78	6.69	2.08	7.78	2.37	8.89
17	0.95	3.34	1.46	5.15	1.83	6.45	2.13	7.50	2.43	8.57
18	0.97	3.23	1.49	4.98	1.87	6.24	2.18	7.25	2.49	8.28
19	0.99	3.13	1.53	4.82	1.91	6.04	2.23	7.03	2.54	8.03
20	1.01	3.04	1.56	4.69	1.96	5.87	2.28	6.83	2.60	7.80
21	1.04	2.96	1.60	4.56	2.00	5.71	2.33	6.64	2.66	7.59
22	1.06	2.88	1.63	4.45	2.04	5.57	2.38	6.48	2.71	7.40
23	1.08	2.82	1.67	4.34	2.09	5.44	2.43	6.33	2.77	7.23
24	1.10	2.76	1.70	4.25	2.13	5.32	2.48	6.19	2.83	7.07
25	1.12	2.70	1.73	4.16	2.17	5.21	2.53	6.06	2.89	6.92
26	1.15	2.65	1.77	4.08	2.21	5.11	2.58	5.94	2.94	6.79
27	1.17	2.60	1.80	4.01	2.26	5.02	2.63	5.83	3.00	6.67
28	1.19	2.55	1.84	3.94	2.30	4.93	2.68	5.73	3.06	6.55
29	1.21	2.51	1.87	3.87	2.34	4.85	2.73	5.64	3.11	6.44
30	1.24	2.47	1.91	3.81	2.39	4.77	2.78	5.55	3.17	6.34
31	1.25	2.42	1.93	3.73	2.41	4.67	2.81	5.43	3.21	6.20
32	1.26	2.37	1.95	3.65	2.44	4.57	2.84	5.32	3.24	6.07
33	1.28	2.32	1.97	3.58	2.46	4.48	2.87	5.21	3.27	5.95
34	1.29	2.28	1.99	3.51	2.49	4.39	2.90	5.11	3.31	5.84
35	1.30	2.23	2.01	3.44	2.52	4.31	2.93	5.01	3.34	5.73
36	1.32	2.19	2.03	3.38	2.54	4.24	2.96	4.93	3.38	5.63
37	1.33	2.16	2.05	3.32	2.57	4.16	2.99	4.84	3.41	5.53
38	1.34	2.12	2.07	3.27	2.59	4.09	3.02	4.76	3.45	5.44
39	1.36	2.09	2.09	3.22	2.62	4.03	3.05	4.68	3.48	5.35
40	1.37	2.05	2.11	3.17	2.64	3.97	3.08	4.61	3.51	5.27
41	1.38	2.02	2.13	3.12	2.67	3.91	3.11	4.54	3.55	5.19
42	1.40	1.99	2.15	3.08	2.70	3.85	3.14	4.48	3.58	5.12
43	1.41	1.97	2.17	3.03	2.72	3.80	3.17	4.42	3.62	5.05
44	1.42	1.94	2.19	2.99	2.75	3.75	3.20	4.36	3.65	4.98
45	1.44	1.91	2.21	2.95	2.77	3.70	3.23	4.30	3.69	4.91
50	1.50	1.80	2.32	2.78	2.90	3.48	3.38	4.05	3.86	4.63
60	1.57	1.57	2.42	2.42	3.03	3.03	3.53	3.53	4.03	4.03
(hours)										
1	1.57	1.57	2.42	2.42	3.03	3.03	3.53	3.53	4.03	4.03
2	1.94	0.97	2.99	1.49	3.74	1.87	4.35	2.18	4.97	2.49
3	2.14	0.71	3.30	1.10	4.13	1.38	4.80	1.60	5.48	1.83
6	2.51	0.42	3.86	0.64	4.84	0.81	5.63	0.94	6.43	1.07
12	2.91	0.24	4.48	0.37	5.61	0.47	6.53	0.54	7.46	0.62
18	3.14	0.17	4.84	0.27	6.06	0.34	7.05	0.39	8.06	0.45
24	3.34	0.14	5.15	0.21	6.45	0.27	7.5	0.31	8.57	0.36



100 Year Detention Pond Volume - 100 YR Release

Proposed Project Number: 211588

Project Name: Graham C Store Date: 5/27/22

Basin Required - 100 YR

Duration (hour)	Intensity (In/Hr)	Runoff (cfs)	Storage Rate (cfs)		Required Volume (acre-feet)	
0.25	9.26	43.566	42.739		0.883	
0.5	6.34	29.828	29.002		1.198	
1	4.03	18.960	18.134		1.498	
2	2.49	11.715	10.888		1.799	
3	1.83	8.610	7.783		1.929	
4	1.58	7.433	6.607		2.183	
5	1.32	6.210	5.384		2.224	
6	1.07	5.034	4.208		2.085	
8	0.90	4.234	3.408		2.252	
10	0.76	3.576	2.749		**2.271**	
12	0.62	2.917	2.091		2.072	
15	0.53	2.493	1.667		2.066	
18	0.45	2.117	1.291		1.919	
21	0.41	1.929	1.103		1.913	
24	0.36	1.694	0.867		1.720	
48	0.20	0.941	0.115		0.455	
60	0.17	0.800	-0.026		-0.131	

Ground Cover		Area	C	C X A
Open Space		1.47	0.50	0.74
Impervious		3.37	0.98	3.30
Dry/Wet Detention		0.53	1.00	0.53
Roof/Future		0.14	1.00	0.14
Total		5.51		4.704700643

C= **0.8541**

Allowable Discharge (100 YR) =	**0.826**		**0.15 cfs/Ac.**

HRGreen

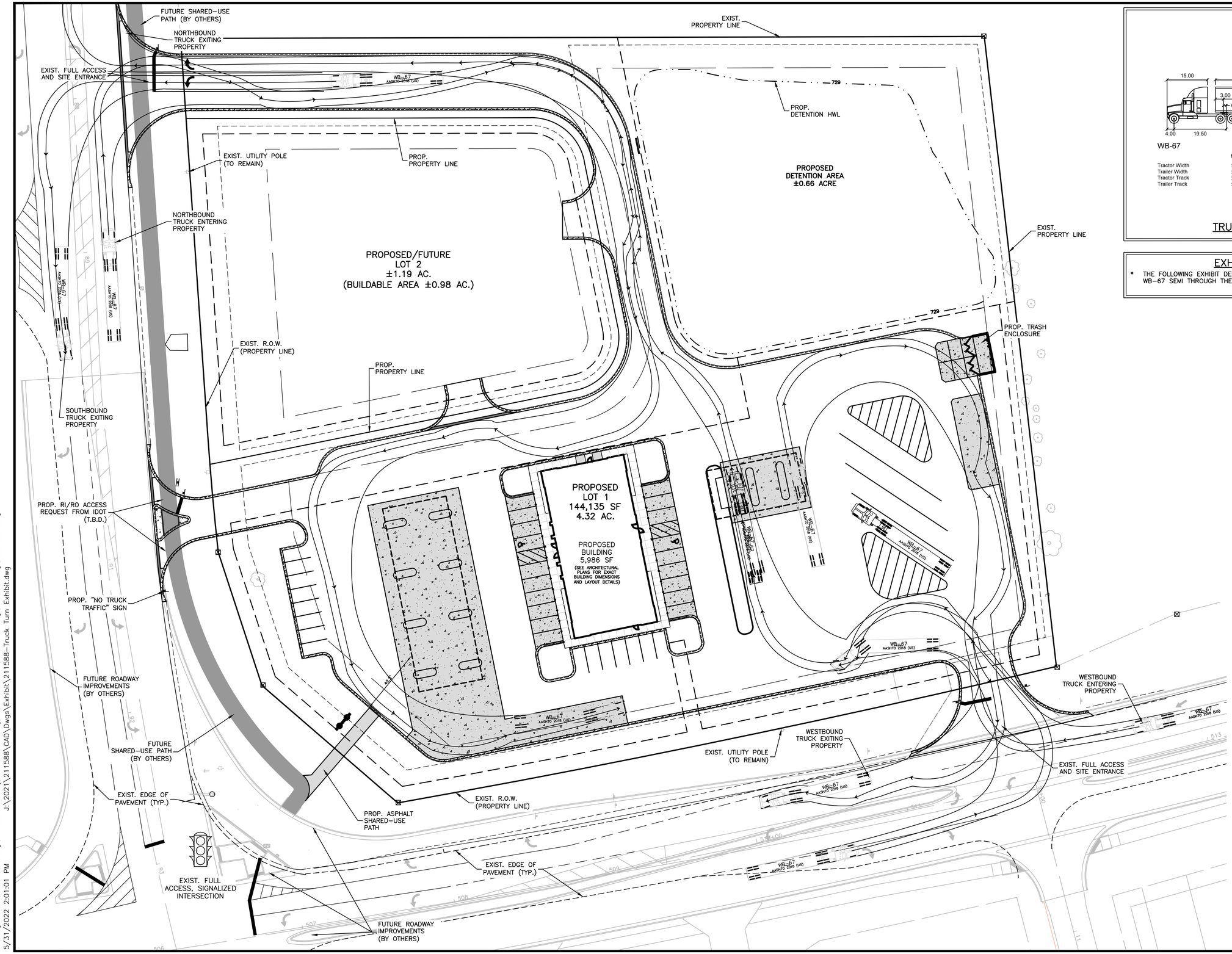
JOB: Graham C, Yorkville, IL, 211588
BY: ERN
Date: 3/11/22

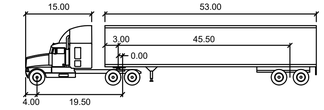
Prop Detention Basin

Basin Volume

Elevation (ft)	Area (sq feet)	Area (acres)	Volume (ac-ft)	Cumulative Volume	
724.50	23061	0.529	0	0	NWL
725.00	23990	0.551	0.270	0.270	
726.00	25891	0.594	0.572	0.842	
727.00	27849	0.639	0.617	1.459	
728.00	29863	0.686	0.662	2.121	
729.00	31934	0.733	0.709	2.831	HWL
729.50	33039	0.758	0.373	3.204	TOP OF CURTAINWALL

Required Volume @ HWL	2.352	ACRE-FT
Volume @ HWL	2.831	ACRE-FT
Proposed Greater than Required?	Y	Y/N





WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

TRUCK PROFILE

EXHIBIT NOTES:

* THE FOLLOWING EXHIBIT DEPICTS THE AUTOTURN TRUCK PATH OF A WB-67 SEMI THROUGH THE PROPOSED LOT LAYOUT.

NO.	DATE	BY	REVISION DESCRIPTION
1	05/27/22	DWS	CITY AND CLIENT COMMENTS

ILLINOIS DESIGN FIRM
184.001322
2363 SEQUOIA DRIVE,
SUITE 101
AURORA, IL 60506
PHONE: 630.553.7560
FAX: 630.553.7646

HRGreen

GRAHAM C STORE & GAS STATION
GRAHAM C STORES COMPANY
YORKVILLE, IL

EXHIBIT
TRUCK TURNING EXHIBIT

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	ERN
APPROVED:	DWS
JOB DATE:	05-27-2022
JOB NO:	211588

DRAWING
TRUCK

Xrefs: xgt-1-dx01; 211588-xC-Dsgn; 211588-xV-Survey; 211588-xC-Survey; 211588-xC-Tanks; D366025-Design; D366025-Align; D366825-Design
J:\2021\211588\CAD\Dwgs\Exhibit\211588-Truck Turn Exhibit.dwg
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Illinois Department of Transportation

Office of Highways Project Implementation / Region 2 / District 3
700 East Norris Drive / Ottawa, Illinois 61350-1628

March 28, 2022

Graham C-Stores Co.
c/o HR Green, Inc.
David Schultz
2363 Sequoia Dr., Ste. 101
Aurora, IL 60506

RECEIVED
APR 4 2022
HR Green, Inc.
Aurora, IL

Route: IL 47/IL 71
Location: NE corner of IL 47 & IL 71, Yorkville
County: Kendall
Permit Log: L-17766

Dear Mr. Schultz:

A review of your plan for a feasibility review for commercial access at the above-mentioned location has been completed and we offer the following:

1. Ensure that distance requirements for entrances at intersection meet the attached urban-commercial entrance detail.

2. Proposed entrances shall follow the requirements of the manual Access to State Highways and all District 3 details.

3. Proposed entrances should be reviewed to ensure that they meet property line offset requirements. Offset to property line is measured from a line perpendicular to the centerline of the roadway, to the intersection of the property line and the right-of-way line.

4. The design plans should take in account for existing traffic signal pole, handhole, conduit and cable.

5. May need a pay item for Traffic Signal Optimization.

6. Perform turn lane warrants for both full access entrances.

7. Operations Traffic has no issues with this proposal. The design of the entrance, for future re-construction of this section of IL 47, should be considered.

8. Natural Resource Comments: None

9. Special Waste Comments:
   Reviewing the Preliminary Environmental site assessment dated March 25, 2021 (ISGS #2229V2) revealed Recognized Environmental condition site #2229V2 – "FS Growmark" – NE quadrant of IL 47 & IL 71, (#2229V-3 – REC site- NW quad of IL 71 & IL 47), and (#2229V2-6 REC site – SE quad of IL 47 & IL 71), see portions of report.

   Reviewing the Preliminary Environmental site assessment dated March 10, 2010 (ISGS #5041) revealed Recognized Environmental condition site # 5041-78 – located north of NE quad of IL 47 & IL 71 intersection and (#5041 - 80' = "FS Growmark" – NE quad of IL 47 & IL 71 intersection, see portions of report.

   Where contamination is encountered through excavation in the state right-of-way, it should be managed off-site using IDOT's generator number for Kendall County, generator #0938995003.

Please resubmit a cover letter and revised plans in .pdf format to DOT.D3.Permits@illinois.gov.

If additional information or clarification is required, please e-mail DOT.D3.Permits@illinois.gov.

Sincerely,

Masood Ahmad, P.E.
Region Two Engineer

Michael A. Short

By: Michael A. Short
Program Development Engineer

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: May 5, 2022
Subject: **PC 2022-08 Graham C Store** (Sp. Use, Rezone, Sign Variance & Final Plat)
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store

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I have reviewed the applications for Special Use, Rezoning, Sign Variance and Final Plat approval received March 11, 2022 as submitted by David Schultz, Engineer, HR Green Development, LLC, on behalf of Graham C Stores Company, Petitioner, as well as the following documents/plans:

1. Preliminary Engineering Plans prepared by HR Green, dated 03-11-2022 (Sheets C-01 to C-05);
2. Photometric Plans prepared by LSI dated 03-10-2022 (Sheet 1 of 1);
3. Final Plat prepared by HR Green Development, LLC, dated 03-11-2022 (Sheets 1-2);
4. Building Elevations prepared by Torch Architecture dated March 11, 2022;
5. Sign Plans prepared by Image FX, Corp. no date provided;
6. Sign Plans prepared by Blair Companies dated 06.16.20; and
7. Preliminary Stormwater Report prepared by HR Green dated March 11, 2022.

The petitioner is seeking special use permit authorization of a proposed new fuel station and convenience store building to be constructed on approximately 5.51-acres of land located at the northeast corner of IL Route 47 (Bridge Street) and IL Route 71 (Stagecoach Trail). The property consists of two (2) parcels and will be resubdivided into two (2) lots consisting of the fuel station/convenience store and onsite detention (~4.32-ac), as well as a future buildable lot (~1.19-ac).

This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services. These existing structures will be demolished and rezoned from M-1 Manufacturing to B-3 General Business District with a special use for a fuel station. Based upon my review of the application, documents and preliminary plans, I have compiled the following comments:

GENERAL ZONING/PLANNING COMMENTS:

1. **ZONING** - The subject property is currently zoned as M-1 Limited Manufacturing District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B3- SU (Unincorporated Kendall County)	Kendall County Highway Department
South	B-3 General Business District	Silver Dollar Restaurant All Season Motel Transportation Land Use (IL Route 71)
East	M-1 Limited Manufacturing District	Undeveloped Agricultural Land
West	B-3 Business District	Transportation Land Use (IL Route 47) Fountain Village Commercial Development

2. **BUILDING SETBACKS –** Staff notes that the petitioner has depicted the following property's building setback locations for Lot 1:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20'	+/- 30' (C Store)
Front Yard (West/IL 47)	50'	+/- 216.5' (C Store) +/- 50.5' (Gas Pump Canopy)
Corner Side Yard (South/IL 71)	30'	+/- 91.1' (C Store) +/- 30' (Gas Pump Canopy)
Rear Yard (East)	20'	+/- 40' (Unlabeled Structure)

3. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the B-3 District is 80 feet. The overall height of the primary building (convenience store) is not provided. Per Section 10-2-3, building height is measured at the mean height between the eaves and ridge.
    a. **Petitioner must provide dimensioned and scaled building elevations.**

4. **PARKING** - According to the data table on the Site Plans submitted, there are 34 total parking stalls provided for the convenience store, including two (2) ADA handicapped accessible space. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking needed is 14 spaces, which is exceeded by the 34 on-site spaces provided. The typical stall and drive aisle dimensions meet the minimum zoning standards.

5. **PARKING SETBACKS** – The applicant appears to have met the required minimum parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71) for the proposed development, as follows:

PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20'	+/- 20' **(Please Verify)**
IL Rte. 71- South (Arterial)	20'	+/- 68' **(Please Verify)**

Per Section 10-2-3 of the Yorkville Zoning Ordinance, "Parking Area, Private" is an open, hard surfaced area, other than a street or public way for the ***storage*** of private passenger vehicles. "Driveway" is defined as a paved or unpaved private roadway providing vehicular access between the right of way of the street and a parking space (storage area).

6. **PARKING LOT SCREENING -** All open automobile parking areas shall comply with the requirements of the current landscape ordinance regulations for perimeter parking lot landscaping. Code Reference:

https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH12LAOR_8-12-2LATRPRRE

7. **LOADING ZONE** – Is a designated loading zone area provided for convenience and food delivery services? Per Section 10-2-3, Off-Street Loading and Unloading Spaces shall be exclusive of access aisles and maneuvering space.
8. **MAXIMUM LOT COVERAGE** – Per Section 10-7-1 of the Yorkville Zoning Code, the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80%. The Site Data Table needs to indicate the maximum impervious coverage.
9. **BUILDING ELEVATIONS** – The prepared elevations appear to meet the minimum Appearance Code Standards.
    a. Code Reference: https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH15APCO_8-15-5CRAP
10. **SIGNAGE** – The petitioner has requested a variance for the monument signage on site plan.
    a. Per Section 10-20-9-A of the Yorkville Zoning Ordinance, free standing monument signs on lots three (3) acres or larger with more than one street frontage, one freestanding sign sixty-four (64) square feet or less in area and twelve feet (12') or less in height per street frontage with an entrance/exit is allowed.
    b. As proposed, only one (1) monument sign on Lot 1 is requested at the intersection of IL Rte. 47 and IL Rte. 71. A portion of the sign is located within the 10' public utility and drainage easement. Staff recommends that the sign either be adjusted so that it is not within the PU&D easement or sign a hold harmless agreement.
    c. **The proposed overall sign height is 30' which exceeds the current code by 18 feet (or 250% taller). Additionally, the proposed sign area appears to be approximately 153 square feet which exceeds the maximum area of 64 sq. feet (~42% larger).**
    d. The Casey's Gas Station on US 34 and McHugh was granted a sign variance for a monument sign of approximately 47 square feet, which exceeded the maximum sign area for parcel less than 3 acres by 15 square feet or 32%. Also, the recently approved Gas N Wash on IL Rte. 47 and Waterpark Way was granted a sign variance for a monument sign of approximately 107 square feet (40% larger than permitted by code) and an overall height of 12 feet.
    e. Staff would support the sign variance for increased sign area, as it is consistent with previously approved gasoline station signs. However, staff is not supportive of the overall height of 30 feet, especially since the nearest gas fueling station to this property (Shell) is approximately 20'-4" tall. **Staff recommends reducing the overall height to no taller than 20 feet by either removing a panel insert (e.g. BP Gasoline Invigorate), reducing the third digital panel display, or removing a tenant panel.**
11. **DRIVEWAYS** – Per Section 10-16-3-D of the Yorkville Zoning Ordinance, Nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line. Driveways not meeting

the minimum distances may be approved administratively by the city administrator with a recommendation to approve made by the city engineer. If administrative approval is not granted, a variance must be approved. The proposed plan meets this standard. However, staff has the following concerns:

a. Consider providing a "Do Not Block Entrance" sign at the southern driveway entrance (IL Rte. 71) to avoid potential conflicts with vehicles in turning lanes exiting the gas station site as this appears to be the prime ingress/egress access point for semi-trucks.

12. **LIGHTING** – A photometric plan has been provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way.

    a. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to create a nuisance. The City of Yorkville promotes the "dark sky" concept. Lighting fixtures should be full cutoff, and the use of wall packs on buildings should be minimized.

    b. Section 10-16-3-D-7 of the Zoning Code requires the average foot candle to be between 2.0 and 2.5. **Proposed average is 1.82.** Additionally, the maximum to minimum light intensity ratio should be no more than 20:1. **Please confirm the minimum to maximum light intensity ratio is in conformance.**

13. **OUTDOOR SALES AND DISPLAY AREAS** – Due to the proposed use as a gas station with retail convenience store, staff assumes there will be outdoor sales and display areas located on the property. Therefore, the following provisions of the Zoning Ordinance shall apply:

    a. Per Section 10-3-10-F of the Yorkville Zoning Code, outdoor sales and display areas shall not exceed 35% of the gross floor area of the primary building (max 1400 sq. ft for Lot 102). Staff is seeking confirmation from the Petitioner that the overall area of the Outdoor Sales area will not exceed 1,400 square feet at any given time.

    b. Per Section 10-3-10-H of the Yorkville Zoning Code, outdoor sales and display areas, when located on a sidewalk and/or walkway, must allow for an unconstructive area of 3 feet for pedestrian access and shall not block the ingress or egress of the building at any time.

14. **TRUCK TURNING TEMPLATE** – A truck turning template demonstrating the maneuverability of standard sized semitrucks within the site layout has been provided. Staff has the following comments:

    a. Will the median at the proposed IL Rte. 47 right-in/right-out entrance be mountable?

    b. It appears the primary access point for semi-trucks to the site travelling east/west will be via the existing full access on IL Rte. 71. For northbound semi-trucks, it also seems the existing full access on IL Rte. 47 will be utilized. **Is it the intention to have all semi-truck vehicles exit at these access points, thereby**

discouraging the use of the proposed IL Rte. 47 right-in/right-out access point? If so, will there be internal directional signage for semi-trucks?

15. **TRASH ENCLOSURE** - Commercial trash dumpsters and other large waste receptacles must be screened on three (3) sides with a solid opaque material wall at least six feet (6') in height or to the extent where the wall screens the dumpster from view. **Applicant must verify the overall height of the proposed trash enclosure.** Landscaping is preferred to be put around the perimeter of the three (3) solid walls.

16. **LANDSCAPE PLAN** – A landscape plan must be submitted prior to Economic Development Committee (EDC) meeting.

17. **COMPREHENSIVE PLAN** – Future Land Use for this site is Destination Commercial (DC) which is consistent with the proposed B-3 General Business District and gas station land use.

18. **FUTURE SHARED USE TRAIL** – The plans indicate a Future Shared-Use Path along IL Rte. 47 to be installed by others and a proposed asphalt shared-use path at the intersection of IL Rte. 47 and IL Rte. 71 connecting the Future Shared-Use Path to the gas station property. Staff recommends an additional asphalt share-use path installed by the developer connecting the IL Rte. 47 path to the proposed future Lot 2 parcel.

19. **FINAL PLAT** – Refer to City Engineer's comments.

20. **STORMWATER DETENTION AREA** – A backup/dormant Special Service Area will be required per the Stormwater Ordinance to ensure future maintenance of the detention facility. City staff will guide you through that process upon approval of the requested entitlements.

May 9, 2022

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

Re: Graham C Stores and Gas Station
107 East Stagecoach Road
Engineering Plan Review – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Site Plan dated March 11, 2022, prepared by HR Green
- Preliminary Storm Water Management Report dated March 11, 2022, prepared by HR Green

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following items will need to be provide with the final engineering plans:

    a. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

b. IEPA permits as well as YBSD sign-off.

c. Landscape Plan.

2. A truck turning movement diagram shall be submitted to confirm appropriate movements for service, delivery, and emergency vehicles.

Preliminary Engineering Plans

3. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.

4. The parking counts do not match what is shown. Truck parking should be included.

5. Plans show that wheel stops will be placed in front of stalls along store fronts. This will require longer parking stalls than that shown as the wheel stops reduce the length of the stall.

6. The water main should be extended to the eastern property line for future extension.

Preliminary Storm Water Management Report

7. A high-level review was performed and it was noted that the rainfall intensity appears to be incorrect.

Final Plat

8. Lot numbers need to be added to the plat.

9. The second paragraph in the ownership certificate should be replaced with the following:

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

10. Cross access easement provisions should be added.

11. The monument sign is in the 10' PU&E and needs to be moved.

12. An IDOT certificate is needs to be added.

13. A landscape setback line is noted on the engineering plans and should be addressed.

The Engineering Plans and supporting documents should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/DHK/NLS

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. Cyrus McMains, YBSD (via email)
Mr. Dave Schultz, HR Green (via email)
NLS, EEI (Via e-mail)

June 15, 2022

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

Re: ***Graham C Stores and Gas Station***
107 East Stagecoach Road
Preliminary Engineering Plan Review – 2nd Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Site Plan dated May 27, 2022, prepared by HR Green
- Preliminary Storm Water Management Report dated May 27, 2022, prepared by HR Green
- Truck Turning Exhibit dated May 27, 2022, prepared by HR Green
- Final Plat, Revision 1 dated May 31, 2022, prepared by HR Green

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The engineer or developer should continue to provide all correspondence with IDOT as it relates to the proposed road connections.

2. The truck turning exhibit for the WB-67 is acceptable. Please provide an additional exhibit for fire truck turning movements.

3. Landscape plan review comments from the City's review consultant are attached.

4. We have reviewed the photometric/lighting plan and have the following comments:
    a. The photometric plan needs to comply with the zoning ordinance:
        i. Minimum light intensity ratio no more than 6:1
        ii. Maximum to minimum light intensity ratio of no more than 20:1

b. Additional manufacturer's cut sheets and light pole details for selected light poles may need to be provided.

Preliminary Engineering Plans

Sheet C-03: Site Plan

5. The Proposed Detention Area shown on the plans does not match the areas used in the Storm Water Management Report. The report calls for an area of 0.733 acres at the high-water level.

6. The dimension of the truck parking stall does not measure all the way to the end of the parking stall.

7. A shared use path connection to the 2nd lot should be added.

Sheet C-05: Utility Plan:

8. The proposed light poles shall be shown on the utility plan.

9. The water main routing is acceptable. The water main should be revised to be 12".

Preliminary Storm Water Management Report

10. The Preliminary Storm Water Management Report is acceptable.

Final Plat

11. A landscape setback line is noted on the engineering plans and a landscape easement should be provided on the Plat for this landscaped area.

The Final Plat and supporting documents should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp

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, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. David Schultz, HR Green (via email)
TNP, NLS, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

Milwaukee, Wisconsin

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Volo, Illinois

June 8, 2022

Nadia Schweisthal, PE, CPII
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 H

Re: Landscape Plan Review
Graham C Store & Gas Station
Northeast corner of IL Route 47 (S. Bridge Street) and IL Route 71 (E. Stagecoach Trail)
City of Yorkville, IL

Dear Nadia:

We have completed our first landscape plan review of the proposed Graham C Store & Gas Station located northeast of the intersection of IL Route 47 and IL Route 71 in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

Parkway tree requirements are not met. A minimum of one (1) tree per fifty (50) linear feet of frontage is required. Therefore, ten (10) parkway trees are required along IL Route 47 but only eight (8) are proposed.

Perimeter Landscaping

This project does not directly abut residential development; therefore, these requirements are not applicable.

Parking Lot Landscaping

Parking lot requirements are not met. One (1) interior tree is required for every twenty parking spaces. Therefore, two (2) interior trees are required but none are proposed. Perimeter parking lot landscaping consisting of one (1) shade tree, one (1) evergreen tree, and thirty-three (33) shrubs per one hundred (100) linear feet of parking lot adjacent to a public right-of-way are required along the southwest and south sides of the parking lot. This equates to six (6) shade trees, six (6) evergreen trees, and one hundred ninety-seven (197) shrubs. Also, the plans should specify that all interior parking lot shade trees be limbed to a height of not less than eight (8) feet.

Lot Landscaping

Requirements not met. Two (2) shade trees and fifteen (15) shrubs shall be provided for every twenty thousand (20,000) square feet of lot area.

Stormwater Storage Basin Landscaping

Stormwater storage basin landscaping, consisting of one (1) tree per thirty (30) linear feet of thirty foot (30') wide buffer yard length is required because the basin is proposed within side yards of this corner lot. We estimate eleven (11) are required.

Tree Preservation

Tree preservation standards apply to all development parcels greater than five (5) acres in area, which this site is. The tree survey does not meet ordinance requirements because it lacks required details including botanic name, common name, caliper size, and general condition or health of all existing trees. Also, it appears the petitioner is double counting proposed trees – i.e., same tree used to meet tree replacement requirements and required plantings – which is not permitted.

General Standards

Provide a planting schedule for all proposed plantings. Planting schedule must include botanic and common names, plant sizes at time of installation, quantities, and related information as required by the ordinance.

Plans must reflect that all disturbed areas will be stabilized with suitable groundcover (e.g., sod, seed and erosion control blanket or hydromulch, etc.).

A mixture of trees is required so that a maximum of thirty-three percent (33%) of the total amount of required trees are not of the same genus.

Proposed light poles, transformers, and other utilities must be shown on the landscape plan.

SUMMARY

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Landscape Plans, two (2) sheets numbered L-01 and L-02, prepared by HR Green, most recently dated 05/27/2022. Note the provided pdf file indicated there were four sheets in the set but only two were found.

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

[redacted] [redacted]

PACKAGE NAME: IL Govt Legal Aurora Beacon

Product(s): SubTrib_Aurora Beacon News, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Friday, July 22, 2022

Zone: Full Run

Color Spec. B/W

Preview

NOTICE OF PUBLIC HEARING BEFORE THE UNITED CITY OF YORKVILLE PLANNING & ZONING COMMISSION PZC 2022-08

NOTICE IS HEREWITH GIVEN THAT Thomas Williamson, on behalf of Graham C Stores Company, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization, rezoning approval, and a variance to the sign regulations. The real property is approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection. The petitioner is seeking special use permit authorization pursuant to Section 10-6-0 of the Yorkville City Code for a gasoline service station with accessory convenience store. The petitioner is seeking rezoning approval from M-1 Limited Manufacturing District to B-3 General Business District. The petitioner is also requesting to vary the sign requirement of City Code Section 10-20-9-A regarding permanent freestanding business signs to allow a new sign to be larger than a maximum of 64 square feet and taller than the maximum 12 feet. The requested monument sign is a total of 168 square feet in area and 25 feet tall in height.
The legal description is as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID [redacted] SOUTH [redacted] UTES 5 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH;

[redacted] [redacted]

PACKAGE NAME: IL Govt Legal Aurora Beacon

THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 3511.16 FEET; THENCE NORTH 89 DEGREES 29' 40" EAST, 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO POINT "A"); THENCE SOUTH 89 DEGREES 29 MINUTES 40SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 7 SECONDS EAST, ALONG SAID CENTER LINE, 920.01 FEET TO A POINT ON SAID CENTER LINE, 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 56 MINUTES 7 EAST, 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREES 21 DEGRES 7 SECONDS EAST FROM SAID POINT "A"; THENCE SOUTH 4 DEGREES 21 MINUTES 7 SECONDS EAST, ALONG SAID LINE, 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTERLINE, 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.
EXCEPTING THEREFROM THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 20110004835.
ALSO EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RECORDED JUNE 15, 2017 AS DOCUMENT NUMBER 201700009111.

PIN: 05-05-400-050; 05-04-300-031

The application materials for the proposed Special Use, Rezone, and Sign Variance requests are on file with the Community Development Department.
NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning [redacted]ted City of Yorkville will conduct a public hearing on said application on **Wednesday, August 10, 2022** at 7:00 PM at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560

[redacted] [redacted]

PACKAGE NAME: IL Govt Legal Aurora Beacon

Illinois 60560.
The public hearing may be continued from time to time to dates certain without further notice being published.
All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.
By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk
July 22, 2022 - 7251724

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

Agenda Item Number

Planning & Zoning Commission #2

Tracking Number

PZC 2022-14 & EDC 2022-46

Agenda Item Summary Memo

Title: Windett Ridge – Unit 2 (Final Plat)

Meeting and Date: City Council – August 23, 2022

Synopsis: Proposed Final Plat of Subdivision of Unit 2 in the Windett Ridge Subdivision

Council Action Previously Taken:

Date of Action: PZC – 08/10/22 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2022-14 & EDC 2022-46

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memorandum.

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: August 12, 2022
Subject: **PZC 2022-14 Windett Ridge – Unit 2 (Final Plat of Subdivision)**
Proposed Final Plat Approval for Twelve (12) Single-Family Lots

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Summary:

The petitioner, John McFarland, on behalf of CalAtlantic Group, LLC, is seeking Final Plat approval to subdivide the approximately 6.274-acre vacant parcel into 12 single-family units in Windett Ridge Unit 2. The proposed Final Plat would reduce the originally approved Windett Ridge Preliminary Plan for Unit 2 by four (4) residential lots to accommodate an approximately 55,000 square foot stormwater management easement and the required design and construction of a sanitary sewer lift station due to the site's topography.

The subject property, located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) in the far southeast quadrant of the city, was originally approved as part of the Windett Ridge planned unit development in 2002 consisting of single-family, townhomes and a commercial site. Although the original developer, Wiseman Hughes, commenced construction of single-family homes in Unit 1, construction ceased in 2008 and the remaining undeveloped lots were sold. In 2013, CalAtlantic (formerly Ryan Homes) became the successor developer/builder of the residential lots in Windett Ridge Unit 1 and the undeveloped Unit 2 parcel. As they neared completion of the 261 single-family homes in Unit 1 of Windett Ridge, CalAtlantic contacted City staff in 2018 to begin the process to Final Plat Unit 2 which consisted of sixteen (16) single family lots.

However, in order for the build-out of Windett Ridge Unit 2 to be complete, CalAtlantic had to re-engineer this portion of the development to accommodate the lift station and stormwater basin within Unit 2, resulting in a loss of four (4) single-family lots. This would bring the total entitled single-family units in Windett Ridge from 277 to 273, with Unit 1 having 261 single-family lots and Unit 2 having 12 single-family lots.

The current planned lift station improvements will only support Unit 2 of Windett Ridge and it is not planned to be expanded. While capable of functioning in perpetuity, this lift station is "temporary" until other properties are developed to the south, at which time the lift station would be abandoned. The proposed Final Plat of Subdivision – Windett Ridge Unit 2 was prepared by Mackie Consultants, LLC, date last revised 06-16-2022, has been reviewed by the City's engineering consultant, Engineering Enterprises Inc. (EEI), for compliance with the Subdivision Control Ordinance's Standards for Specification. Staff supports approval of the final plat.

Proposed Motion:

The Planning and Zoning Commission reviewed the request for final plat approval at a meeting held on August 10, 2022 and made the following action on the motion below:

In consideration of the proposed Final Plat of Subdivision for Windett Ridge Unit 2, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Mackie Consultants, LLC date last revised June 16, 2022.

Action:

Olson – aye; Williams – aye; Horaz – aye; Hyett- aye; **4 ayes; 0 no.**

Attachments:

1. Draft Ordinance
2. PZC 08-10-22 Packet Materials
3. Copy of Petitioner's Application
4. Windett Ridge Unit 2 Final Plat of Subdivision prepared by Mackie Consultants, LLC date last revised 06/16/22.
5. Windett Ridge Unit 2 Landscape Plan
6. Windett Ridge Unit 2 Lift Station Details – Sheet 11 of 18
7. Plan Council Packet for June 9, 2022
8. EEI Letter to the City dated March 31, 2022.
9. Mackie Consultants, LLC response letter dated 6-27-22
10. EEI Letter dated July 13, 2022

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE No. 2022-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF SUBDIVISION FOR *WINDETT RIDGE UNIT 2*

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

WHEREAS, John McFarland, on behalf of CalAtlantic Group, LLC, (the "Developer") has filed an application and petition for approval of the Final Plat of Subdivision for Unit 2 of the Windett Ridge residential development (the "*Windett Ridge*"), generally located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) in the far southeast quadrant of the City of Yorkville, for a total of 12 new single-family residential lots on approximately 6.274-acres; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on August 10, 2022, to consider the Final Plat of Subdivision for Windett Ridge Unit 2; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council ("the Corporate Authorities") for approval of the Final Plat of Subdivision for Windett Ridge Unit 2.

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

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

Section 2: That the Corporate Authorities hereby approve the Final Plat of Subdivision for Windett Ridge Unit 2 as prepared by Mackie Consultants, LLC, Rosemont, Illinois, date last revised June 16, 2022 attached hereto and made a part hereof as *Exhibit A*, and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat.

Section 3: That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to record this ordinance and the Final Plat of Subdivision for Windett Ridge Unit 2 with the Kendall County Recorder of Deeds.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

EXHIBIT A
Final Plat

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: July 13, 2022
Subject: **PZC 2022-14 Windett Ridge – Unit 2 (Final Plat of Subdivision)**
Proposed Final Plat Approval for Twelve (12) Single-Family Lots

Summary:

The petitioner, John McFarland, on behalf of CalAtlantic Group, LLC, is seeking Final Plat approval to subdivide the approximately 6.274-acre vacant parcel into 12 single-family units in Windett Ridge Unit 2. The proposed Final Plat would reduce the originally approved Windett Ridge Preliminary Plan for Unit 2 by four (4) residential lots to accommodate an approximately 55,000 square foot stormwater management easement and the required design and construction of a sanitary sewer lift station due to the site's topography.

Windett Ridge Unit 2 Location

United City of Yorkville, Illinois
June 29, 2022

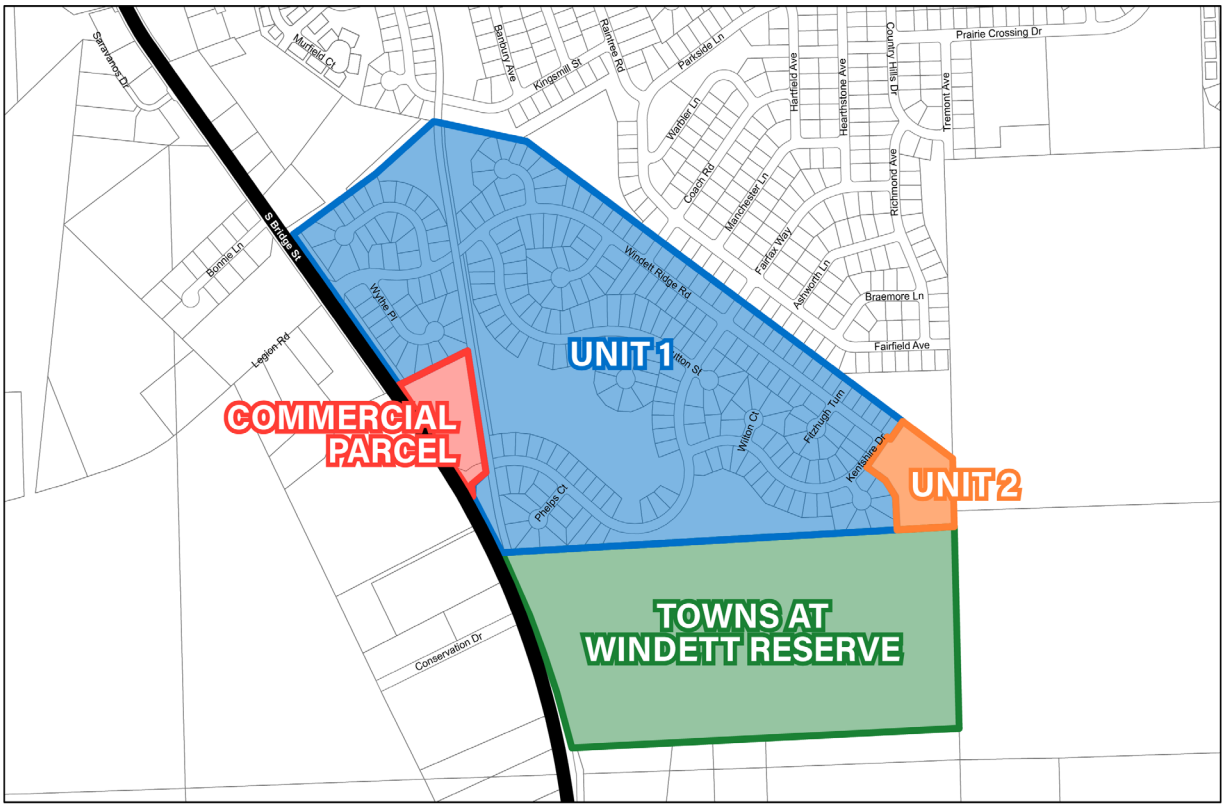
Project Background/Request:

The subject property, located east of South Bridge Street (IL Route 47) and south of Stagecoach Trail (IL Route 71) in the far southeast quadrant of the city, was originally approved as part of the Windett Ridge planned unit development in 2002 consisting of single-family, townhomes and a commercial site. Although the original developer, Wiseman Hughes, commenced construction of single-family homes in Unit 1, construction ceased in 2008 and the remaining undeveloped lots were sold.

In 2013, CalAtlantic (formerly Ryan Homes) became the successor developer/builder of the residential lots in Windett Ridge Unit 1 and the undeveloped Unit 2 parcel. As they neared completion of the 261 single-family homes in Unit 1 of Windett Ridge, CalAtlantic contacted City staff in 2018 to begin the process to Final Plat Unit 2 which consisted of sixteen (16) single family lots.

The original Windett Ridge PUD was approved anticipating the homesites in Unit 2 would be developed along with the townhome portion to the south, which was to be known as the Townes at Windett Reserve. As planned, the Townes at Windett Reserve would be engineered with a sanitary sewer lift station and an appropriately sized stormwater management basin to support both the single-family homesites in Unit 2 and the townhome development. However, the townhome parcel was purchased by another buyer, leaving the future development of the Townes at Windett Ridge uncertain.

Therefore, in order for the build-out of Windett Ridge Unit 2 to be complete, CalAtlantic has proposed to re-engineer this portion of the development to accommodate the list station and stormwater basin within the 6.274-acre site of Unit 2, resulting in a loss of four (4) single-family lots. This would bring the total entitled single-family units in Windett Ridge from 277 to 273, with Unit 1 having 261 single-family lots and Unit 2 having 12 single-family lots.



Prior Annexation Agreement Amendments:

In the last almost ten (10) years, the City has approved three (3) amendments to the Windett Ridge Annexation Agreement. Those agreement dealt with timing of infrastructure and punch list completion, fee/ordinance locks and contributions for enhanced park improvements. However, the following amendments relate specifically to the development of Unit 2 in Windett Ridge:

Ordinance 2013-51

Approved in 2013, this amendment set forth development obligations and performance deadlines related to the completion of infrastructure, payment of fees and development build-out. This amendment also provided the benefit of increased signage, building permit and code locks, as well as a hold on punchlist

items for two years. As part of the development obligations, the developer agreed to design and construct a lift station sufficient to accommodate the completion of the Windett Ridge subdivision only (Units 1 & 2) with the enclosure of the lift station sized to accommodate only the generator and controls and will have vinyl siding or such other siding as approved by the City-with a color to blend in with the surrounding homes.

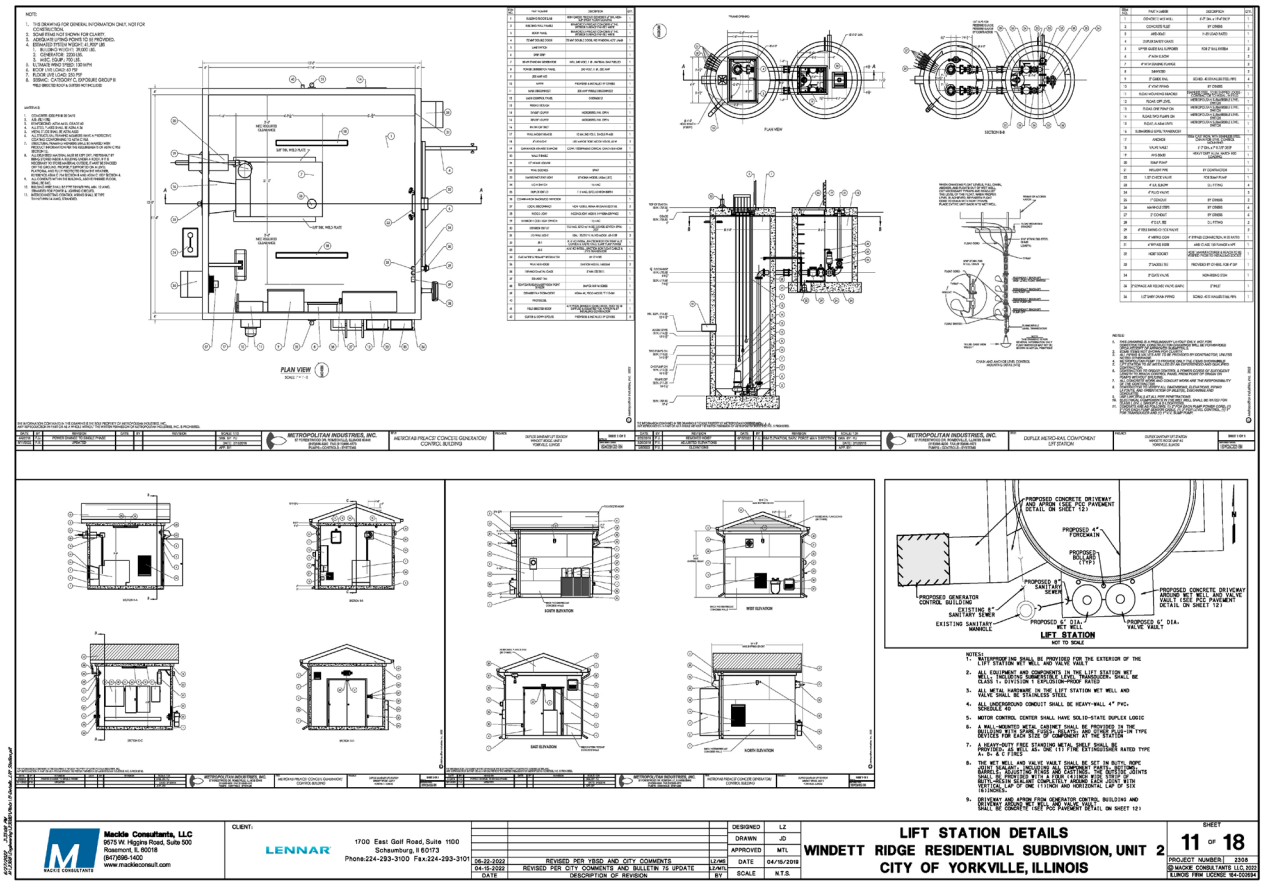
Ordinance 2019-07

Approved in January 2019, this agreement granted the developer an extension for the completion of the public improvements for Unit 2 of Windett Ridge until December 31, 2023. This would include final platting and the construction/connection of the sanitary sewer lift station.

Proposed Lift Station Details

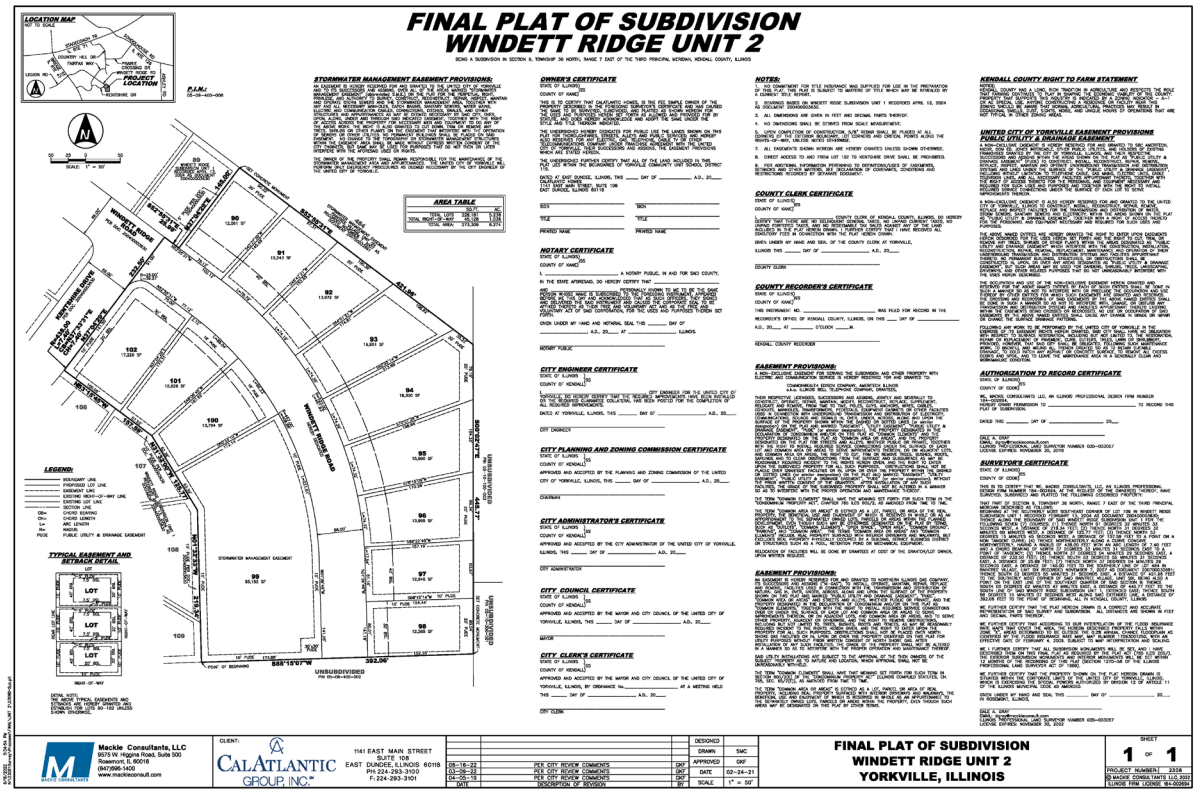
Details of the lift station are provided in plans prepared by Mackie Consultants, LLC dated last revised 6-22-2022.The proposed lift statin will have an exterior elevation of brick pattern precast concrete walls and horizontal plank siding on the pitched roof. The overall height of the lift station enclosure is approximately 12'9" to the apex of the roof. As previously stated, the current planned lift station improvements will only support Unit 2 of Windett Ridge and it is not planned to be expanded. While capable of functioning in perpetuity, this lift station is "temporary" until other properties are developed to the south, at which time the lift station would be abandoned.

Below is an illustration of the lift station plans.



Proposed Final Plat of Resubdivision:

The proposed Final Plat of Subdivision – Windett Ridge Unit 2 was prepared by Mackie Consultants, LLC, date last revised 06-16-2022, illustrates the proposed 12 single-family lots and stormwater management easement, as seen below:



EDC & Staff Comments:

This matter was discussed at the July 5th Economic Development Committee (EDC). The proposed plat was well received, although questions were asked regarding the cost of the long term operating and maintenance costs for the lift station, which will be dedicated to the City via a public drainage and utility easement.

The proposed Final Plat of Subdivision Windett Ridge Unit 2 has been reviewed by the City's engineering consultant, Engineering Enterprises Inc. (EEI), for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated May 31, 2022 were provided to the applicant (see attached). The petitioner has addressed the comments provided and resubmitted a revised plat dated 06/16/22 which is included in the packet. **Staff supports approval of the revised final plat**.

Proposed Motion:

In consideration of the proposed Final Plat of Subdivision for Windett Ridge Unit 2, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Mackie Consultants, LLC date last revised June 16, 2022 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments:

1. Copy of Petitioner's Application
2. Windett Ridge Unit 2 Final Plat of Subdivision prepared by Mackie Consultants, LLC date last revised 06/16/22.
3. Windett Ridge Unit 2 Landscape Plan
4. Windett Ridge Unit 2 Lift Station Details – Sheet 11 of 18
5. Plan Council Packet for June 9, 2022
6. EEI Letter to the City dated March 31, 2022.
7. Mackie Consultants, LLC response letter dated 6-27-22
8. EEI Letter dated July 13, 2022

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 FINAL PLAT/REPLAT

INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

This packet explains the process to successfully submit and complete an Application for Final Plat/Replat. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" 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 the exhibits and proposed drawings. 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 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.

Once submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all the 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 FINAL PLAT/REPLAT

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plat 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 plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

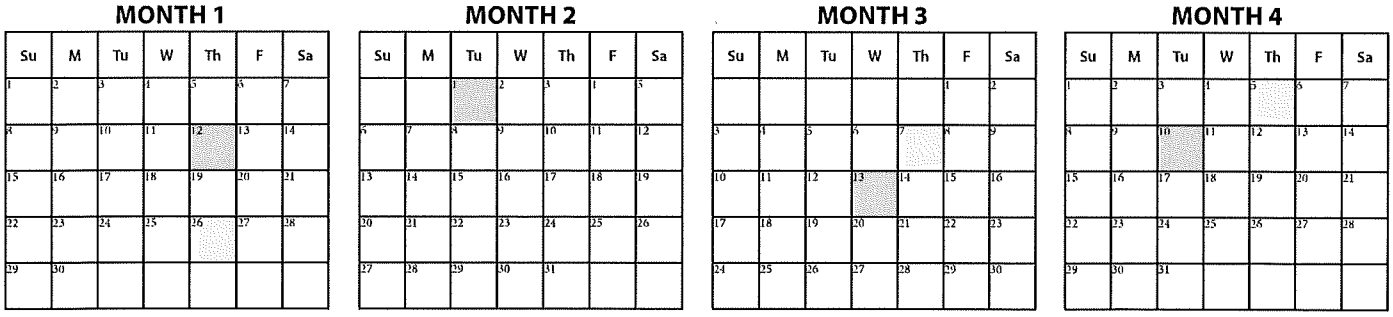
STEP 5

CITY COUNCIL

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

The petitioner will attend the City Council meeting where the recommendation of the plat will be considered. City Council will make the final approval of the plat. 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.

SAMPLE MEETING SCHEDULE



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.

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APPLICATION FOR FINAL PLAT/REPLAT

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)

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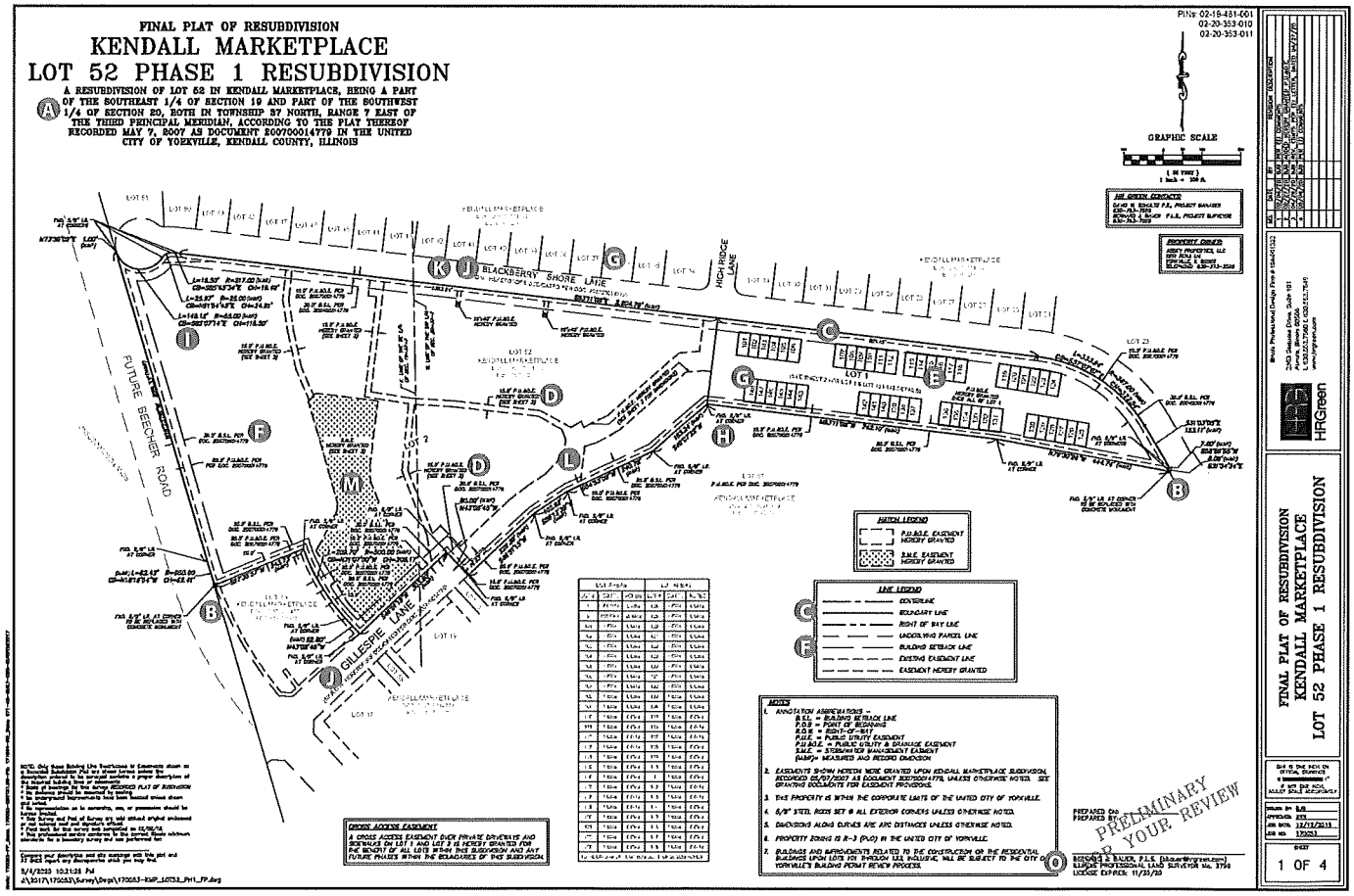
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- (A) Legal Description
- (B) Monuments
- (C) Exterior Boundary Lines
- (D) Widths
- (E) Lot Lines
- (F) Setback Lines
- (G) Consecutive Numbering & Lettering
- (H) Lot Angles
- (I) Circular Curves
- (J) Street Names
- (K) Abutment
- (L) Dedicated Lands
- (M) Watercourses and Drainage
- (N) Access to Lake or Streams (not shown)
- (O) Survey
- (P) Certificates of Approval (not shown)

FINAL PLAT OF RESUBDIVISION EXAMPLE



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APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $ 0
AMENDMENT	☐ Annexation	$500.00	Total: $ 0
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $ 0
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $ 0
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $ 0
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $ 0
PRELIMINARY PLAN FEE	☐ $500.00		Total: $ 0
PUD FEE	☐ $500.00		Total: $ 0
FINAL PLAT FEE	☑ $500.00		Total: $ 500.00
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 10,000.00
	☑ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 2,500.00
	☐ Less than 2 acres	$1,000.00	
	☑ Over 2 acres, less than 10 acres	$2,500.00	
	☐ Over 10 acres	$5,000.00	
	TOTAL AMOUNT DUE:		$13,000.00

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APPLICATION FOR FINAL PLAT/REPLAT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: John McFarland	COMPANY: CalAtlantic Group, LLC
MAILING ADDRESS: 1700 East Golf Road, Suite 1100	
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: ○ HOME ◉ BUSINESS 224-293-3100
EMAIL: john.mcfarland@lennar.com	FAX: 224-293-3101

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: CalAtlantic Group, LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: Windett Ridge Road and Kentshire Drive

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Section 9, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois
(PIN 05-09-400-008)

CURRENT ZONING CLASSIFICATION: R2 - Single Family

TOTAL LOT ACREAGE: 6.27	TOTAL NUMBER OF LOTS TO BE CREATED: 13

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
90 91	80.94 x 145.02 80.05 x 151.87	11,737 11,747
92 93	117.29 x 174.81 108.82 x 213.68	14,792 16,951
94 95	114.41 x 213.68 104.33 x 198.66	19,300 15,990
96 97	98.34 x 170.26 83.87 x 157.19	13,955 12,646
98 99	80.04 x 154.44 362.87 x 173.88	12,265 55,152
100 101	99.23 x 172.14 90.16 x 173.31	13,794 12,626
102	100.06 x 173.31	17,226

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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Madeline Larmon, PE	COMPANY: Mackie Consultants, LLC
MAILING ADDRESS: 9575 W. Higgins Road, Suite 500	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 847-696-1400
EMAIL: mlarmon@mackieconsult.com	FAX: 847-696-1410
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Dale Gray	COMPANY: Mackie Consultants, LLC
MAILING ADDRESS: 9575 W. Higgins Road, Suite 500	
CITY, STATE, ZIP: Rosemont, IL 60018	TELEPHONE: 847-696-1400
EMAIL: dgray@mackieconsult.com	FAX: 847-696-1410

ATTACHMENTS

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

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.

Todd McFee — CalAtlantic Group, LLC a Lennar Corporation

PETITIONER SIGNATURE

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

Todd McFee — Lennar Corp.

OWNER SIGNATURE 4/21/22

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Windett Ridge Road and Kentshire Drive

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: John McFarland	COMPANY: CalAtlantic Group, LLC
MAILING ADDRESS: 1700 East Golf Road, Suite 1100	
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: 224-293-3100
EMAIL: john.mcfarland@lennar.com	FAX: 224-293-3101

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.

John McFarland
PRINT NAME

Entitlements Manager
TITLE

John McFarland
Digitally signed by John McFarland
Date: 2022.04.21 09:45:22 -05'00'
SIGNATURE*

DATE

**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)*

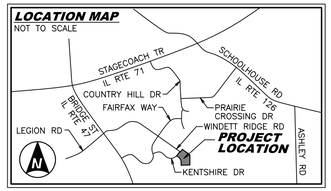
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

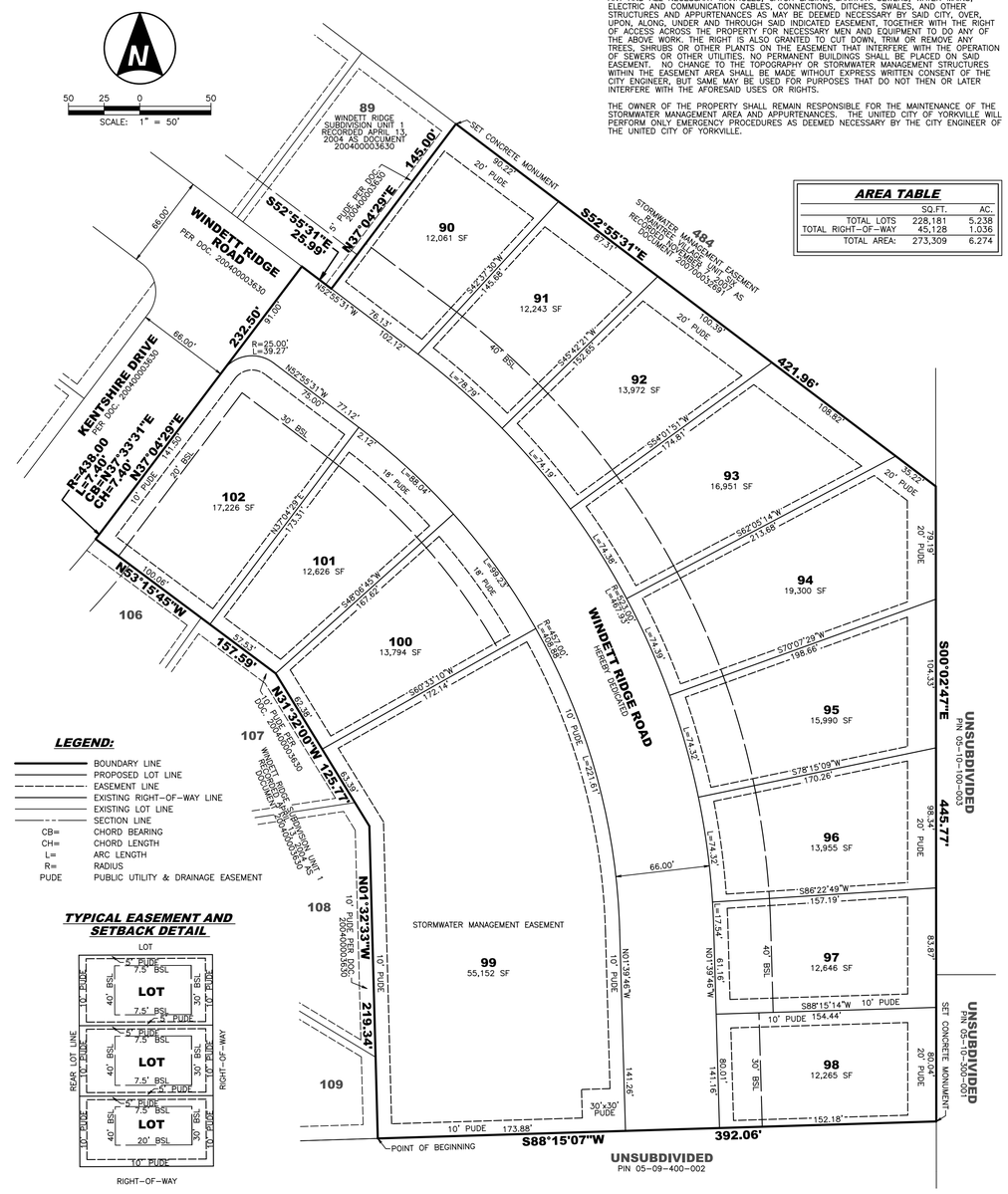
FINAL PLAT OF SUBDIVISION
WINDETT RIDGE UNIT 2

BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS

LOCATION MAP
NOT TO SCALE



P.I.N.:
05-09-400-008


N
50 25 0 50
SCALE: 1" = 50'
89
WINDETT RIDGE SUBDIVISION UNIT 1 RECORDED APRIL 13, 2004 AS DOCUMENT 2004000003630
90
12,061 SF
91
12,243 SF
92
13,972 SF
93
16,951 SF
94
19,300 SF
95
15,990 SF
96
13,955 SF
97
12,646 SF
98
12,265 SF
99
55,152 SF
100
13,794 SF
101
12,626 SF
102
17,226 SF
106
107
108
109
484
WINDETT RIDGE ROAD
PER DOC. 2004000003630
KENTSHIRE DRIVE
PER DOC. 2004000003630
SET CONCRETE MONUMENT
STORMWATER MANAGEMENT EASEMENT RECORDED NOVEMBER 7, 2007 AS DOCUMENT 2007000032691
S52°55'31"E 421.96'
S52°55'31"E 25.99'
N37°04'29"E 145.00'
S37°33'10"W 45.68'
S45°42'23"W 152.65'
S64°01'51"W 174.81'
S82°05'14"W 213.68'
S70°07'29"W 198.66'
S78°15'09"W 170.26'
S86°22'49"W 157.19'
S88°15'14"W 154.44'
S88°15'07"W 392.06'
S00°02'47"E 104.33'
445.77'
N01°32'33"W 219.34'
N01°39'46"W 141.26'
N31°32'00"W 125.77'
N53°15'45"W 151.99'
N37°04'29"E 173.31'
S48°06'45"W 167.62'
S60°33'10"W 172.14'
N52°55'31"W 76.13'
N52°55'31"W 25.00'
R=438.00 L=7.40' CH=7.40' CB=N37°33'31"E
R=25.00' L=39.27'
R=427.00' L=24.39'
R=427.00' L=74.32'
R=427.00' L=74.19'
R=427.00' L=74.32'
R=427.00' L=74.32'
R=427.00' L=74.32

Unit 2 Landscape Plan

WINDETT RIDGE

Yorkville, Illinois

April 14, 2022

CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MACKIE CONSULTANTS, LLC.
9575 WEST HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018

LOCATION MAP

SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	LANDSCAPE SPECIFICATIONS
3	LANDSCAPE SPECIFICATIONS

LENNAR®

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NATIVE SEED MIXTURES

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs /AC.
Avena sativa	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs /AC
Tricticum aestivum	Regreen	10.0 lbs.

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth

Botanical Name	Common Name	lbs /AC	Plugs/AC
Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	494
Pontederia Cordata	Pickerelweed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.500	988
Scirpus fluviatilis	River Bulrush	1.000	494
Scirpus pungens	Chairmakers Rush	0.250	
Scirpus validus	Great Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	494
Total:		8.750	5434

C. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs /AC
Grasses and Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Faul manna grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Rush	0.060
Scirpus cyperinus	Wool Grass	0.030
Total Grasses and Sedges:		8.036
Wildflowers/Broadleaves		
Alsclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grannifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag	1.000
Loebelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudebeckia fulgida var.sullvantii	Shawy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		3.037
Total Wet Meadow Seed Mixture:		11.073

D. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

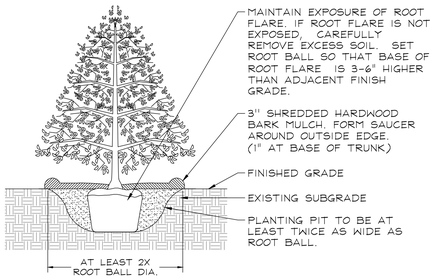
Botanical Name	Common Name	lbs /AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Blue Stem	6.000
Total Grasses:		17.125
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canescens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Asclepias canadensis	Whorled Milkweed	0.063
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purperea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamont	0.063
Partheium integrifolium	Wild Quinine	0.016
Penstemon didgitalis	Foxglove Beardtongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycanthemum tenuifolium	Slender Mt Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudebeckia fulgida var.sullvantii	Shawy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphyotrichum laeve	Smooth Blue Aster	0.063
Tradescanthia ohiensis	Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		4.051
Total Lo Pro Prairie Seed Mixture:		21.176

PLANT LIST

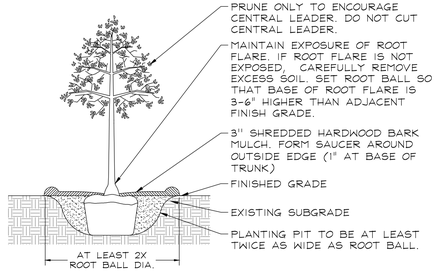
Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AF	6	Acer x freemanii 'Marmo' MARMO MAPLE	2 1/2" Cal.	
PA	5	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QA	5	Quercus alba WHITE OAK	2 1/2" Cal.	
QR	5	Quercus rubra RED OAK	2 1/2" Cal.	
TA	5	Tilia americana 'Redmond' REDMOND AMERICAN ELM	2 1/2" Cal.	
UM	4	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
BN	5	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CT	10	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	2" Cal.	Tree Form
		EVERGREEN TREES		
TO	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	8' Tall	4' O.C.

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL GRASSES		
PV	8	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#3	30" O.C.
		MISC. MATERIALS		
	14	SHREDDED HARDWOOD MULCH	C.Y.	
	1,583	PARKWAY SOD	S.Y.	
	0.09	TURF SEED & BLANKET	AC.	

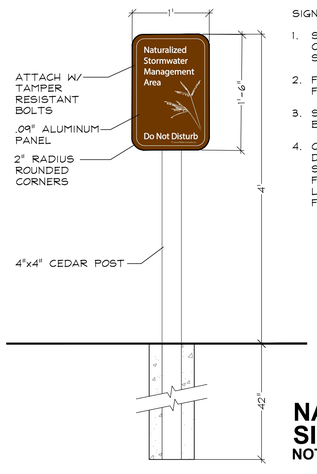
PLANTING DETAILS



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

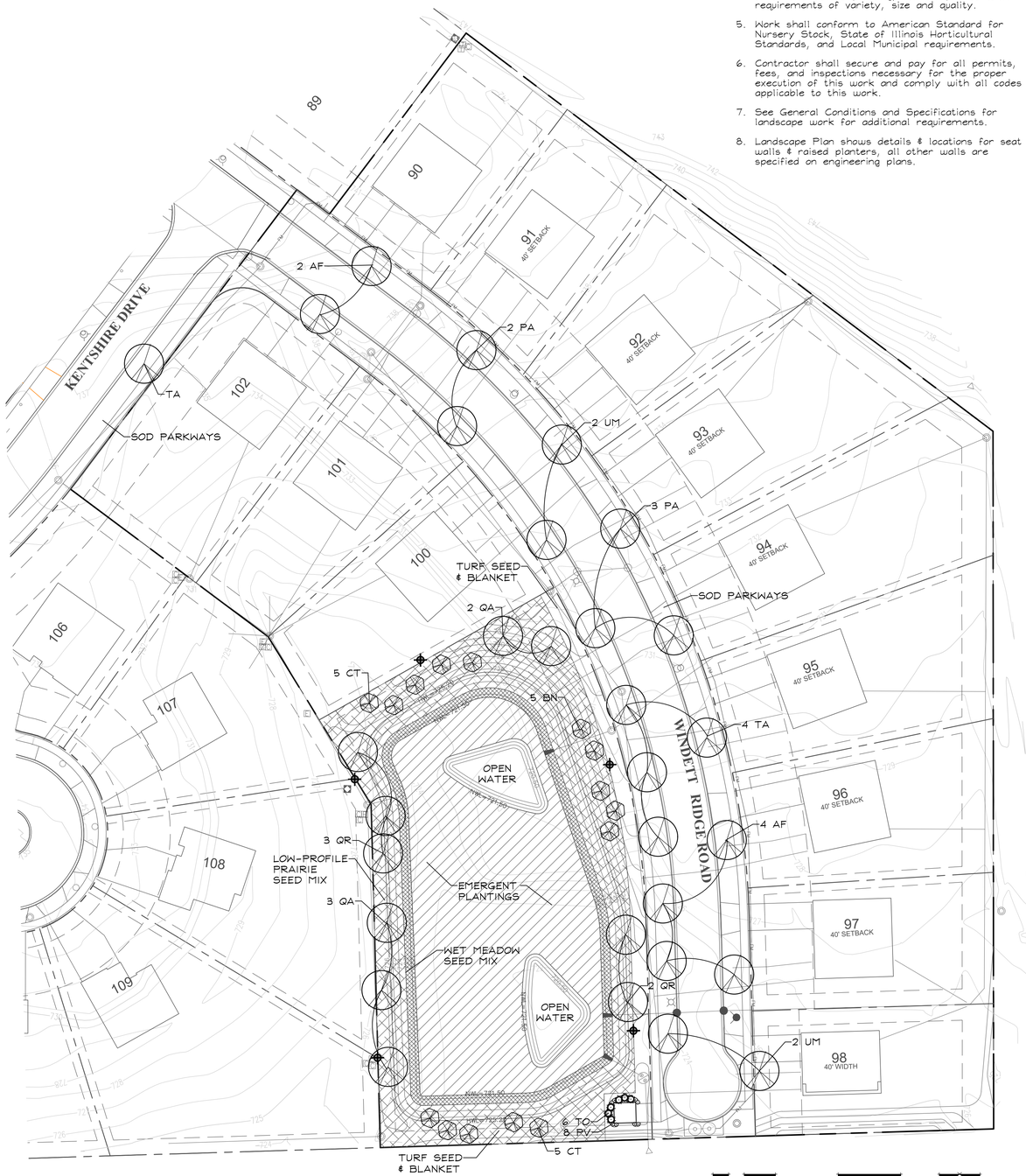
NATURALIZED AREA SIGN DETAIL
NOT TO SCALE

NATIVE AREAS LEGEND

Key	QTY.	Description
	0.48 AC.	EMERGENT PLANTINGS
	0.10 AC.	WET MEADOW SEED MIX
	0.47 AC.	LOW PROFILE PRAIRIE SEED MIX
	5	NATURALIZED AREA SIGN

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. Landscape Plan shows details & locations for seat walls & raised planters, all other walls are specified on engineering plans.



0 20' 40' 80' 120'
SCALE: 1"=40'

NORTH

Know what's below... Call before you dig.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1141 E. MAIN STREET
SUITE 108
EAST DUNDEE, ILLINOIS 60118

ENGINEER
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

WINDETT RIDGE - UNIT 2

YORKVILLE, ILLINOIS

LANDSCAPE PLAN

2	4.14.22
1	4.05.19
REVISIONS	

DATE	4.05.18
PROJECT NO.	LN22124
DRAWN	GFB
CHECKED	MGM
SHEET NO.	1 OF 3

XREFS
PLOT CONFIG:

I. GENERAL SPECIFICATIONS

A. Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
   a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
   b. The provision of post-planting management as specified herein;
   c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
   d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

B. General

1. Permits

   The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

   Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

   The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

   During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

C. Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
7. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
8. Landscape Contractor shall maintain all relevant erosion control devises destroyed or disrupted during landscape installation. Erosion control devises include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

D. Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.
4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar Homes and the governing Municipality or Regulatory Agency.
5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
8. Mulch and Erosion Control Blankets: Submit two (2) sample of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

F. Product Handling

1. Delivery and Storage
   a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
   b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
   c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
   d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.
2. Time of Planting
   a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
   b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

G. Materials

1. Plant Material

   Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
   a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
   b. Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
   c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
      (i) No plants shall be loose in the container.
      (ii) Container stock shall not be pot bound.
      (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
   d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
   e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
   f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
   g. Provide plants matched in form when arranged in groups.
   h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
      (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
      (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
      (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
      (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
2. Sub-drainage Systems
   a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
      i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
      ii) Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
      iii) Sub-drainage filter fabric shall be DuPont "Typar" or other non-woven porous polypropylene fabric approved by the Landscape Architect.
3. Grass Seed
   a. All seeds shall be guaranteed by the vendor to be true to name and variety.
   b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
   c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:

      65% Improved Kentucky Bluegrass (minimum three (3) varieties)

      25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)

      10% Creeping Red Fescue

      If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.
4. Erosion Control Blanket
   a. Futerra environet seed blanket matting shall be used. Secure with 4" biostakes.
5. Sod

   Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.
   a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
   b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
   c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.
6. Seed Fertilizer
   a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:
      i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
      ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
7. Sod Fertilizer
   a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.
8. Plant Fertilizer
   a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.
9. Native Planting Mixtures

   Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources west of the Mississippi River within the same EPA Level III Ecoreqion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

   For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

   It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.
10. Mulch
    a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
    b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.
11. Topsoil
    a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
    b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
    c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.
12. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)
    a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and fill with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.
13. Accessories
    a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
    b. Downspout Splash Areas:
       i) Downspout splash areas in lawns shall be 24" concrete splash blocks.
       ii) Downspout splash areas in mulch shall be washed gravel sub-base 0.5-0.75" diameter and 3-4" diameter granite cobblestone surface with geotextile filter fabric lining sides and bottom of trench.
    c. Sand: Sand shall be coarse "torpedo" sand.
    d. Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
    e. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement
       i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
    f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
    g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

H. Installation and Execution

1. Inspection
   a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
   b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar Homes. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
   c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
   d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.
2. Preparation

   Trees, Shrubs, Perennials, Annuals and Groundcovers
   a. Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
   b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
   c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
   d. Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

   Seeding and Sodding
   a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.
   b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
   c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.
   d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
   e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
      i) 5 lbs. per 1000 S.F.
   f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
   g. In the event of settlement, re-adjust the work to required finish grade.
3. Planting

   Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar Homes. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

   All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

   Trees and Shrubs
   a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
   b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
   c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
   d. After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
   e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
   f. Install enough topsoil to insure finished grades are met after settling.
   g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar Homes.
   h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
   b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
   c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

   Seeding
   a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

      Spring - April 1st to June 15th

      Fall - September 15th to just before first frost
   b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
   c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
   d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
   e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.
   f. Mechanical Seeding: Using a "Brillion-type" seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
   g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
   h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
   i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
   j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
   k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
   l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

   Sodding
   a. Transport sod in either a closed van or in properly covered open trucks.
   b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
   c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
   d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
   e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
   f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
   g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
   h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
   i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
   j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
   k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

   Native Seeding and Planting
   a. The period for planting prairie seed shall be between April 1st and June 15th, or as soon thereafter as the soil is free of frost and in workable condition, and from September 15 to freeze up. If these dates are adjusted, it shall be the responsibility of the Landscape Contractor to ensure establishment of the seed.
   b. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
   c. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may at the direction of the Wetland Consultant, involve ripping from 12-18 inches of the soil horizon prior to disking.
   d. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones of 2" diameter, roots and other extraneous matter shall be removed and disposed of legally offsite.
   e. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40 lbs\acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. NATIVE AREAS SHALL NOT RECEIVE FERTILIZER.
   f. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing or screening operations.

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WINDETT RIDGE - UNIT 2
YORKVILLE, ILLINOIS

LANDSCAPE SPECIFICATIONS

2	4.14.22
1	4.05.19
REVISIONS	

DATE	4.05.18
PROJECT NO.	LN22124
DRAWN	GFB
CHECKED	MGM
SHEET NO.	

2 OF 3

Know what's below. Call before you dig.

K:\07 CONSTRUCTION DOCS\LANDSCAPE\LN22124 WINDETT RIDGE - UNIT 2 LANDSCAPE SPECIFICATIONS.DWG 4/5/2019 8:55:57 AM

I. GENERAL SPECIFICATIONS CONTINUED

g. Seeding operations, including installation of erosion control matting, must be accomplished within 24 hours of any area which is fine graded. Fine grade, plant and cover only areas small enough to be completed within the required time frame.

h. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for the installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

i. Do not seed when wind velocity exceeds five (5) miles per hour. Equipment shall be operated in a manner to insure even distribution of seed and complete coverage of the entire area to be seeded.

j. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the owner.

k. Seed mixture shall be as specified on the drawings or the specified Prairie planting mixture. Sow not less than specified rate.

l. If a broadcast method of seeding is used, the following requirements shall be met. Within twelve hours, if conditions permit or as soon thereafter as is practical rake prairie seed lightly into top 1/4" of soil, roll at right angles to the run-off with an approved type roller to compact the seedbed and place the seed in contact with the soil.

m. If a drill-seed method is used, rolling of the seedbed will not be required.

n. After the seeding, raking and rolling operations are completed, water with a fine spray and install specified erosion control blanket per manufacturer's specifications over the entire prairie area.

o. The Landscape Contractor shall monitor all seeded areas to insure at least one inch of water per week from a combination of watering and natural rainfall and shall mow plantings to a height of 6-10 inches for the enhancement of native species until preliminary acceptance by the Landscape Architect.

p. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work.

q. Wet mesic and emergent areas shall be planted and seed allowed to germinate (if possible), prior to the flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

r. After seeding operation is completed, install erosion control blanket per manufacturer's specifications.

s. Emergent plugs, if used, shall be planted in natural groupings within designed areas containing saturated soils or inundation. Plants within groupings shall be planted at 2 foot centers.

t. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

4. Preparation of Reconditioned Native Areas

The Contractor chosen for the enhancement and maintenance of native areas must be must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years' experience in the field and shall be able to identify non-native and native plants by genus and species. It is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

A basic work procedure is outlined below. The contractor is required to evaluate all existing conditions prior to bidding the work. Any proposed changes to the work plan shall be submitted to the Landscape Architect as required under Section 1.3 (A)(B)

a. Woody Vegetation Removal

i. All woody, non-planted species shall be removed from basin slopes and bottoms for existing ponds

ii. Contractor will cut all woody species to be removed with hand tools including, but not, limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.

iii. All stumps shall be cut flat with no sharp points and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.

iv. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.

v. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.

vi. Cut brush piles shall not exceed eight (8) feet in height by twelve (12) feet in diameter. Piles shall be spaced as necessary to minimize dragging cut material. Piles must be located in open areas without canopy branches of preserved trees extending over the piles. Piles shall be burned while taking prevailing winds into account. Ash from burn piles shall be dispersed across the site at a depth not to exceed ½ inch. * Note: If cut brush is to be removed from the site rather than burned, no restriction of brush pile size is applicable.

b. A prescribed burn can be conducted on existing basins as per the Maintenance Section 3.4. Following burn, over-seed lower slopes and bottoms of existing basins with Wet Meadow species as necessary (see section 2.4B)

c. Spot treat invasive and undesirable herbaceous species on existing basin slopes with glycophosphate to remove undesirable species in planted areas. Undesirable species are included, but not limited to, species list in 1.5C Guarantees.

d. Over-seed slopes of existing basins with low profile prairie grasses (see section 2.4C) as necessary. Seeding protocol should follow Section 3.2D 8-12 noted below.

e. If adequate top soil is not present, top soil can be added to slopes with approval of Landscape Architect.

Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.

5. Reconditioning Existing Turf

a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.

b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.

c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.

d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.

e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.

f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.

6. Mulching

Trees and Shrubs

a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.

Perennials, Ornamental Grasses, Annual Flowers and Groundcovers

a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.

7. Pruning

a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.

b. Prune with clean, sharp tools.

c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.

d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.

8. Care of Existing Trees

a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.

b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.

9. Clean-up

a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.

b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.

c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.

d. No storing of rubbish or debris will be allowed on the site.

e. No debris shall be buried at the site.

f. No landscaping debris is allowed on the site dumpsters.

g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.

h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.

10. Inspections

In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 24 hours prior notice of readiness for inspection.

a. Inspection of plants and containers prior to planting.

b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.

c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.

d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.

e. All other inspections necessary for replacement warranty work and completion of the project.

I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.

a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.

b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.

c. Contractor shall water all sod and plantings for the first two weeks following installation.

2. Native Planting Areas: The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.

a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:

i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.

i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

iii. 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

c. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.

2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.

3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.

4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.

5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.

6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.

7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.

8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.

9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.

10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.

11. The release of all fees will be at the discretion of Lennar Homes upon receipt of written invoice from the Landscape Contractor.

K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.

a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.

2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.

3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.

4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.

5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.

6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.

7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.

8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.

9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.

10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.

11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.

12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.

13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.

14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.

2. The Landscape Architect shall prepare and submit, to Lennar Homes and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.

3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.

4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar Homes. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.

5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar Homes in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar Homes and the Landscape Architect for work still under additional warranty.

6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.

7. The release of all retention fees will be at the discretion of Lennar Homes after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.

8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.

2. Curb damage will be billed to the contractor at fault at a rate of $25.00/lineal foot with a ten foot minimum

3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined $500 per occurrence.

IV. TRADITIONAL LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing

a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.

b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.

c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.

d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.

e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.

f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.

g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.

h. Clippings shall be removed from all pavement areas.

2. Edging

a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.

b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.

c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions

d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.

e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.

f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning

a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.

2. Removal of branches that are touching structures.

3. Shaping and internal thinning of the plant to allow for its natural form and habit.

b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.

c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.

d. Groundcovers should be pruned twice during the season to maintain a neat appearance.

e. Ornamental grasses should be trimmed during the spring cleanup.

f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.

c. Pre-emergent weed control shall be applied at the beginning of the growing season.

d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.

e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup

a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.

b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.

c. Fresh mulch should be applied to any bare spots in the planting beds.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup

a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.

b. All planting beds will have leaves and debris removed at the end of the season.

c. Perennials without winter interest shall be cut back.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

IV. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.

2. Any offensive of obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.

3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.

4. Hard hats to be worn by all employees at all times.

5. Failure to comply with Lennar Homes' Safety Policy, OSHA or any other presiding safety institution could result in fines starting at $100.00 per occurrence.

6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company_____

Landscape Contractor Signature_____ Date_____

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1141 E. MAIN STREET
SUITE 108
EAST DUNDEE, ILLINOIS 60118

ENGINEER
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

WINDETT RIDGE - UNIT 2
YORKVILLE, ILLINOIS

LANDSCAPE SPECIFICATIONS

2 4.14.22
1 4.05.19
REVISIONS

DATE 4.05.18
PROJECT NO. LN22124
DRAWN GFB
CHECKED MGM
SHEET NO.
3 OF 3

Know what's below. Call before you dig.

X5B.9.
PCDT.CDM.G.

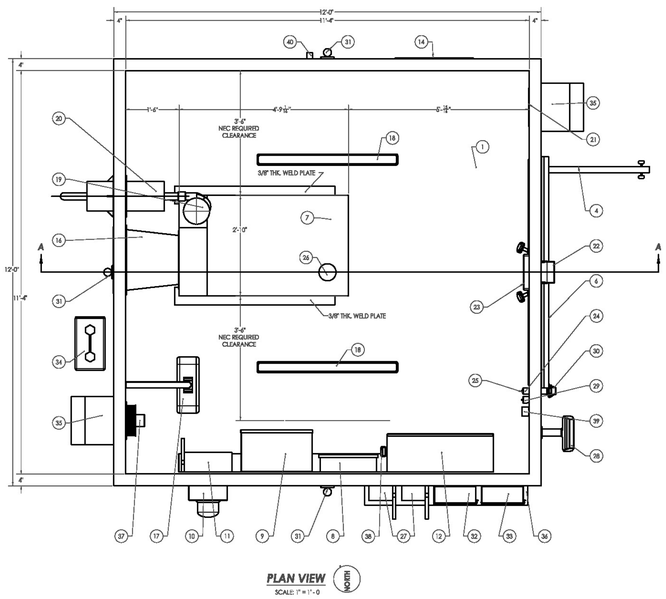
NOTE:

1. THIS DRAWING FOR GENERAL INFORMATION ONLY, NOT FOR CONSTRUCTION.
2. SOME ITEMS NOT SHOWN FOR CLARITY.
3. ADEQUATE LIFTING POINTS TO BE PROVIDED.
4. ESTIMATED SYSTEM WEIGHT: 41,900# LBS
   1. BUILDING WEIGHT: 39,000 LBS.
   2. GENERATOR: 2200 LBS.
   3. MISC. EQUIP.: 700 LBS.
5. ULTIMATE WIND SPEED: 130 MPH
6. ROOF LIVE LOAD: 60 PSF
7. FLOOR LIVE LOAD: 250 PSF
8. SEISMIC: CATEGORY C, EXPOSURE GROUP II

*FIELD ERECTED ROOF & GUTTERS NOT INCLUDED

MATERIALS:

1. CONCRETE: 5000 PSI @ 28 DAYS
2. AIR: 6%(+-2%)
3. REINFORCING: ASTM A615, GRADE 60
4. ALL STEEL PLATES SHALL BE ASTM A 36
5. METAL STUDS SHALL BE ASTM A653
6. ALL STRUCTURAL FRAMING MEMBERS HAVE A PROTECTIVE COATING CONFORMING TO ASTM C 955.
7. STRUCTURAL FRAMING MEMBERS SHALL BE MARKED WITH PRODUCT INFORMATION PER THE REQUIREMENTS OF ASTM C 955 SECTION 12.
8. ALL DELIVERED MATERIAL MUST BE KEPT DRY, PREFERABLY BY BEING STORED INSIDE A BUILDING UNDER A ROOF. IF IT IS NECESSARY TO STORE MATERIAL OUTSIDE, IT MUST BE STACKED OFF THE GROUND, PROPERLY SUPPORTED ON A LEVEL PLATFORM, AND FULLY PROTECTED FROM THE WEATHER. REFERENCE ASTM C 754 SECTION 8 AND ASTM C 1007 SECTION 4.
9. ALL CONDUITS WITHIN THIS BUILDING, ABOVE FINISHED FLOOR, SHALL BE IMC.
10. BUILDING WIRE SHALL BE TYPE THHN/THWN, MIN. 12 AWG, STRANDED FOR POWER & LIGHTING CIRCUITS.
11. INTERCONNECTING CONTROL WIRING SHALL BE TYPE THHN/THWN 14 AWG, STRANDED.



PLAN VIEW
SCALE: 1" = 1'-0

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	BUILDING FLOOR SLAB	REINFORCED PRECAST CONCRETE 6" THK. NON-SLIP EPOXY FLOOR COATING	1
2	BUILDING WALL PANELS	REINFORCED PRECAST CONCRETE 6" THK. INTERIOR SURFACE PAINTED WHITE	1
3	ROOF PANEL	REINFORCED PRECAST CONCRETE 6" THK. INTERIOR SURFACE PAINTED WHITE	1
4	72"x84" DOUBLE DOOR	72"x84" DOUBLE DOOR, NO WINDOW, 4.75" JAMB	1
5	LIMIT SWITCH		1
6	DRIP STRIP		1
7	30 kW STAND-BY GENERATOR	MTU, 240 VOLT, 1 Ø , NATURAL GAS FUELED	1
8	POWER DISTRIBUTION PANEL	240 VOLT, 1 Ø , 200 AMP	1
9	200 AMP ATS		1
10	MIXER	PROVIDED & INSTALLED BY OTHERS	1
11	MAIN DISCONNECT	200 AMP FUSIBLE DISCONNECT	1
12	LMS II CONTROL PANEL	C-107606112	1
13	WIRING THROUGH		1
14	24"x24" LOUVER	MOTORIZED, FAIL OPEN	1
15	20"x24" LOUVER	MOTORIZED, FAIL OPEN	1
16	RADIATOR DUCT		1
17	WALL MOUNT HEATER	10 kW, 240 VOLTS, SINGLE PHASE	1
18	4' LED LIGHT	LED VAPOR TIGHT, MODE WT3-50, 40 W	2
19	GENERATOR EXHAUST SILENCER	CSWL 15030PRoDx/DI CRITICAL GRADE SILENCER	1
20	WALL SHIMMLE		1
21	12" INTAKE LOUVER		1
22	WALL SCONCE	LPW7	1
23	EMERG/EXIT/EXIT LIGHT	LITHONIA MODEL LHQM, LED2	1
24	LIGHT SWITCH	115 VAC	1
25	DUPLEX OUTLET	115 VAC, GFCI, LEVITON 8899-I	1
26	COMBINATION SMOKE/CO DETECTOR		1
27	LOCAL DISCONNECT	NON FUSIBLE, NEMA 4X STAINLESS STEEL	2
28	FLOOD LIGHT	1-CONDUIT LIGHT MODEL # FHX80A-23VWH2Z	1
29	EXTERIOR FLOOD LIGHT SWITCH	115 VAC	1
30	EXTERIOR OUTLET	115 VAC, GFCI w/ WHEC COVER, LEVITON 5996-DOT	1
31	LED WALL LIGHT	10W, 120/277 V, NLVO MODEL 69-1139	3
32	JB-1	ALL-C-WORTHELL JUNCTION BOX FOR PUMP AUX CONTACTS & VALVE VAULT SUMP PUMP POWER	1
33	JB-2	ALL-C-WORTHELL JUNCTION BOX FLOAT CABLES & LEVEL TRANSDUCER	1
34	GAS METER & PRIMARY REGULATOR	BY OTHERS	1
35	WEATHER HOOD	DAYTON MODEL 16X00564	2
36	EXPANDED METAL CAGE	STAINLESS STEEL	1
37	EXHAUST FAN		1
38	TEMP/HUMIDITY/DEW POINT SENSOR	DWYER RHP-W SERIES	1
39	EXHAUST FAN THERMOSTAT	NEMA 4X, FECO MODEL TF 115-001	1
40	PHOTOCELL		1
41	FIELD ERECTED ROOF	4:12 PITCH, SHINGLE TO CLASS A ROOF, ROOF TO BE SUPPLIED & SUBMITTED FOR APPROVAL BY INSTALLING CONTRACTOR	1
42	GUTTER & DOWN SPOUTS	PROVIDED & INSTALLED BY OTHERS	2

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DATE	BY	REVISION
4/4/2018	F.U.	POWER CHANGE TO SINGLE PHASE
5/11/2022	F.U.	UPDATED

DATE	BY	REVISION

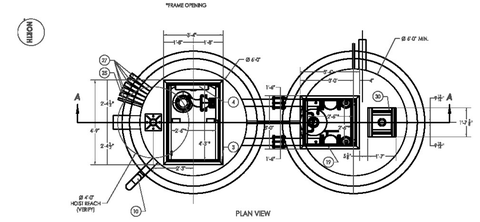
SCALE: 1:12
DRN. BY: FU
DATE: 2/13/2018
APP. BY:

METROPOLITAN INDUSTRIES, INC.
57 FORESTWOOD DR, ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

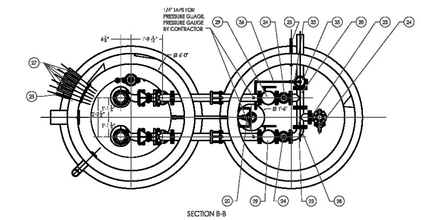
TITLE: METROFAB PREACST CONCETE GENERATOR/ CONTROL BUILDING

PROJECT: DUPLEX SANITARY LIFT STATION WINDETT RIDGE, UNIT 2 YORKVILLE, ILLINOIS

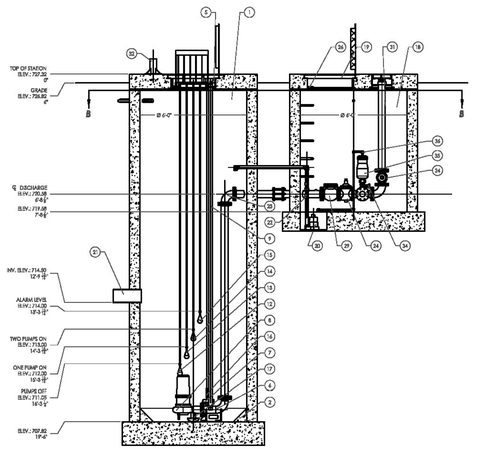
SHEET 1 OF 3
DRAWING NUMBER: 18SW209-002-18N

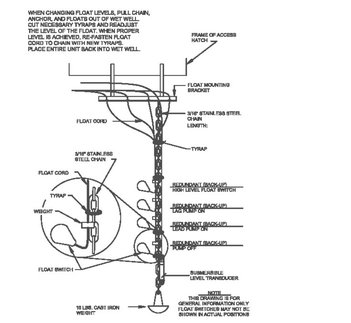


PLAN VIEW



SECTION B-B





CHAIN AND ANCHOR LEVEL CONTROL MOUNTING DETAIL (NTS)

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	CONCRETE WET WELL	6'-0" DIA. x 19'-6" DEEP	1
2	CONCRETE FILLET	BY OTHERS	1
3	AHD-30x61	H-20 LOAD RATED	1
4	DUPLEX SAFETY GRATE		1
5	UPPER GUIDE RAIL SUPPORTS	FOR 2" RAIL SYSTEM	2
6	4" MJM ELBOW		2
7	4" MJM SEALING FLANGE		2
8	S4WV5300		2
9	2" GUIDE RAIL	SCHED. 40 STAINLESS STEEL PIPE	4
10	4" VENT PIPING	BY OTHERS	1
11	FLOAT MOUNTING BRACKET	STAINLESS STEEL, TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD	1
12	FLOAT: OFF LEVEL	METROPOLITAN SUBMERSIBLE LEVEL SWITCH	1
13	FLOAT: ONE PUMP ON	METROPOLITAN SUBMERSIBLE LEVEL SWITCH	1
14	FLOAT: TWO PUMPS ON	METROPOLITAN SUBMERSIBLE LEVEL SWITCH	1
15	FLOAT: ALARM LEVEL	METROPOLITAN SUBMERSIBLE LEVEL SWITCH	1
16	SUBMERSIBLE LEVEL TRANSDUCER		1
17	ANCHOR	100lb CAST IRON, WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING	1
18	VALVE VAULT	6'-0" DIA. x 7'-8 7/8" DEEP	1
19	AHS-30x30	HEAVY DUTY ALUM. HATCH; H20 LOADING	1
20	SUMP PUMP		1
21	INFLUENT PIPE	BY CONTRACTOR	1
22	1.50" CHECK VALVE	FOR SUMP PUMP	1
23	4" S.R. ELBOW	D.I., FITTING	4
24	4" PLUG VALVE		3
25	1" CONDUIT	BY OTHERS	2
26	MANHOLE STEPS	BY OTHERS	6
27	2" CONDUIT	BY OTHERS	5
28	4" D.I.P., TEE	D.I., FITTING	2
29	4" 9265 SWING CHECK VALVE		2
30	4" METRO-CON	4" BYPASS CONNECTION, H-20 RATED	1
31	4" BYPASS RISER	ANSI CLASS 150 FLANGE x NPT	1
32	HOIST SOCKET	HOIST MANUFACTURER IS REACH TO BE VERIFIED PRIOR TO INSTALLING SOCKET	1
33	2" SADDLE TEE	PROVIDED BY OTHERS, FOR 4" DIP	1
34	2" GATE VALVE	NON-RISING STEM	1
35	2" SEWAGE AIR RELEASE VALVE (SARV)	2" INLET	1
36	1/2" SARV DRAIN PIPING	SCHED. 40 S/STAINLESS STEEL PIPE	1

NOTES:

1. *THIS DRAWING IS A PRELIMINARY LAYOUT ONLY, NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTAL'S.*
2. *SOME ITEMS NOT SHOWN FOR CLARITY.*
3. *ALL PIPING & VALVES ARE TO BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.*
4. *METROPOLITAN PUMP TO PROVIDE ONLY THE ITEMS SHOWN BOLD*
5. *LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.*
6. *CONTRACTOR TO ORDER CONTROL & POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.*
7. *ALL CONCRETE WORK AND CONDUIT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.*
8. *CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AND ORIENTATION OF INLET(S), DISCHARGE AND CONDUITS.*
9. *USE LINK SEALS AT ALL PIPE PENETRATIONS.*
10. *ELECTRICAL COMPONENTS IN THE WET WELL SHALL BE RATED FOR CLASS I, DIV. I, GROUP C & D LOCATIONS.*
11. *CONDUITS ARE AS FOLLOWS: (1) 4" FOR EACH PUMP POWER CORD, (1) 2" FOR FLOAT CONTROLS, (1) 2" FOR HIGH LEVEL CONTROL, (1) 1" FOR TRANSDUCER AND (1) 1" V.V. SUMP PUMP.*

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DATE	BY	REVISION
2/22/2018	F.U.	REMOVED HOIST
3/20/2018	F.U.	ADJUSTED ELEVATIONS
5/8/2022	F.U.	ELEVATIONS
6/15/2022	F.U.	RIM ELEVATION, SARV, FORCE MAIN DIRECTION

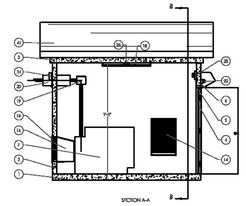
SCALE: 1:24
DRN. BY: FU
DATE: 2/12/2018
APP. BY:

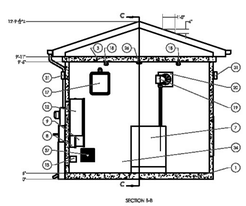
METROPOLITAN INDUSTRIES, INC.
57 FORESTWOOD DR, ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

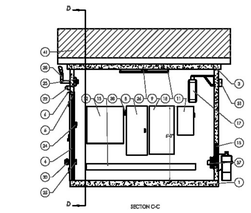
TITLE: DUPLEX METRO-RAIL COMPONENT LIFT STATION

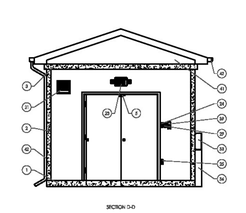
PROJECT: DUPLEX SANITARY LIFT STATION WINDETT RIDGE UNIT #2 YORKVILLE, ILLINOIS

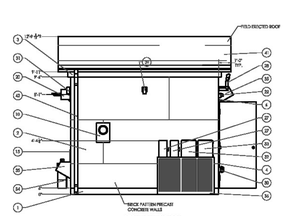
SHEET 1 OF 1
DRAWING NUMBER: 18SW206-002-18N



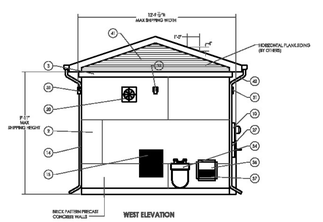




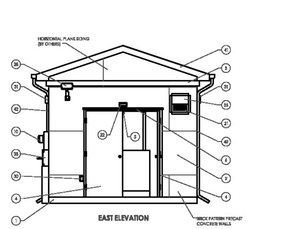




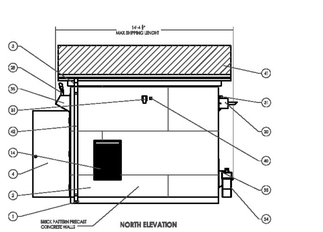
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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DATE	BY	REVISION
4/4/2018	F.U.	POWER CHANGE TO SINGLE PHASE
5/11/2022	F.U.	UPDATED

DATE	BY	REVISION

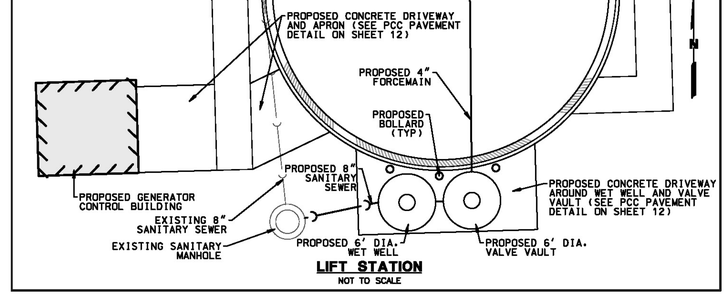
SCALE: 1:12
DRN. BY: FU
DATE: 2/13/2018
APP. BY:

METROPOLITAN INDUSTRIES, INC.
57 FORESTWOOD DR, ROMEOVILLE, ILLINOIS 60446
(815)886-9200 FAX (815)886-4573
PUMPS - CONTROLS - SYSTEMS

TITLE: METROFAB PREACST CONCETE GENERATOR/ CONTROL BUILDING

PROJECT: DUPLEX SANITARY LIFT STATION WINDETT RIDGE, UNIT 2 YORKVILLE, ILLINOIS

SHEET 2 OF 3
DRAWING NUMBER: 18SW209-002-18N



LIFT STATION
NOT TO SCALE

NOTES:

1. WATERPROOFING SHALL BE PROVIDED FOR THE EXTERIOR OF THE LIFT STATION WET WELL AND VALVE VAULT
2. ALL EQUIPMENT AND COMPONENTS IN THE LIFT STATION WET WELL, INCLUDING SUBMERSIBLE LEVEL TRANSDUCER, SHALL BE CLASS 1, DIVISION 1 EXPLOSION-PROOF RATED
3. ALL METAL HARDWARE IN THE LIFT STATION WET WELL AND VALVE SHALL BE STAINLESS STEEL
4. ALL UNDERGROUND CONDUIT SHALL BE HEAVY-WALL 4" PVC, SCHEDULE 40
5. MOTOR CONTROL CENTER SHALL HAVE SOLID-STATE DUPLEX LOGIC
6. A WALL-MOUNTED METAL CABINET SHALL BE PROVIDED IN THE BUILDING WITH SPARE FUSES, RELAYS, AND OTHER PLUG-IN TYPE DEVICES FOR EACH SIZE OF COMPONENT AT THE STATION
7. A HEAVY-DUTY FREE STANDING METAL SHELF SHALL BE PROVIDED, AS WELL AS, ONE (1) FIRE EXTINGUISHER RATED TYPE A, B, & C FIRES
8. THE WET WELL AND VALVE VAULT SHALL BE SET IN BUTYL ROPE JOINT SEALANT, INCLUDING ALL COMPONENT PARTS, BOTTOMS, BARRELS, ADJUSTING RINGS AND CASTINGS. THE OUTSIDE JOINTS SHALL BE PROVIDED WITH A FOUR (4)INCH WIDE STRIP OF BUTYL-RESIN SEALANT COMPLETELY AROUND EACH JOINT WITH VERTICAL LAP OF ONE (1)INCH AND HORIZONTAL LAP OF SIX (6)INCHES.
9. DRIVEWAY AND APRON FROM GENERATOR CONTROL BUILDING AND DRIVEWAY AROUND WET WELL AND VALVE VAULT SHALL BE CONCRETE (SEE PCC PAVEMENT DETAIL ON SHEET 12)

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 East Golf Road, Suite 1100
Schaumburg, Il 60173
Phone:224-293-3100 Fax:224-293-3101

DATE	DESCRIPTION OF REVISION	BY
06-22-2022	REVISED PER YBSD AND CITY COMMENTS	LZ/MS
04-15-2022	REVISED PER CITY COMMENTS AND BULLETIN 75 UPDATE	LZ/MTL

DESIGNED	LZ
DRAWN	JD
APPROVED	MTL
DATE	04/15/2019
SCALE	N.T.S.

LIFT STATION DETAILS
WINDETT RIDGE RESIDENTIAL SUBDIVISION, UNIT 2
CITY OF YORKVILLE, ILLINOIS

SHEET 11 OF 18
PROJECT NUMBER: 2308
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ILLINOIS FIRM LICENSE 184-002694

4/27/2022, JOSH PM
M:\2308 Engineering\2308SW Plots\1 Pr Details - Lift Station.pdf

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, June 9, 2022
9:00 a.m.
Remote Access via Zoom

1. Minutes for approval: May 26, 2022

2. PZC 2022-14 Windett Ridge – Units 2 - Final Plat of Subdivision

3. PZC 2022-15 Heads or Tails Dog Grooming – Special Use

Adjournment

UNITED CITY OF YORKVILLE
PLAN COUNCIL
Thursday, May 26, 2022 9:00am
Yorkville City Hall, Council Chambers
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 ongoing Covid-19 pandemic.

IN ATTENDANCE:
Krysti Barksdale Noble, Community Development Director, City of Yorkville/in-person
Jason Engberg, Senior Planner, City of Yorkville/in-person
Brad Sanderson, Engineer for City of Yorkville/EEI/electronic attendance
Dave Schultz, HR Green/in-person
Troy Mertz, Moda Tech & Infrastructure/electronic attendance

Ms. Noble called the meeting to order at 9:03am.

1. Minutes for Approval: May 12, 2022
The minutes were approved as presented.

2. PZC 2022-12 Bristol Bay – Units 10 & 12 – Final Plat of Subdivision
Ms. Noble said staff has reviewed both units and are combining them into one application request. HR Green has submitted the Final Plat dated 4-1-2022. There are about 20 acres between the 2 units with 119 multi-family townhome units in unit 10 and 60 multi-family townhome units in unit 12. Both units were previously approved in 2006, but never recorded.

Ms. Noble said the area is zoned R-3 and architectural standards still apply per the development agreement. If the final elevations are different from those proposed for unit 3, they must be re-submitted.

Final Plat comments from Ms. Noble: staff has 60 days to respond to the Final Plat request, but due to scheduling conflicts, Ms. Noble asked if staff could move the request to the July 26, 2022 City Council agenda rather than to June. Mr. Mertz agreed to this date and he said there were no planned changes to the building. He said the architectural plans for unit 3 are the same as units 10 and 12. Ms. Noble said she is waiting for an update on the review from the Building Code Official and when he approves, staff can issue the necessary permits.

Commenting further, Ms. Noble said in unit 10, there was a reduction of 19 units due to the new product. In the previously approved unit 10, it was noticed that some of the units were very small. The average lot size has increased in this portion of the development with an average size of 1,570 square feet. Staff is OK with that, however, Ms. Noble did not know how City Council will receive it. Ms. Noble did a comparison of dwelling unit types and overall density with not much change shown with

the new plan. The density is now 6.2, down from 6.3.

In regards to lot 12, there was a lot reduction and re-orientation of units, which she will note. She will also prepare an economic impact statement to show what effect the reduction of lots will have on the building permit projections. Mr. Schultz said lot 12 will contain 3, 4, 5, and 6 building units that may be different due to re-orientation.

Engineer Sanderson said there were some comments on the final plats and engineering plans and Mr. Schultz will make some adjustments based on the previous review on unit 13. Engineer Schultz asked about security bonds for units 10 & 12 regarding division and breakdown. The security bonds were being requested since the city format had not been following exactly. A bond and Letter of Credit were approved.

Mr. Mertz thought he had one general bond with the city already and wondered if he could obtain a new one. Ms. Sanderson stated the general one can be released now since the units are moving forward.

Referring to question #5 in Mr. Sanderson's memo, Mr. Schultz said he has a call into Mr. McMains at YBSD about the submittals made. Regarding question #6, the landscaping plan, Mr. Schultz said there has been a delay in tracking down the landscaping plans previously submitted. Ms. Noble said staff may be able to provide that.

In conclusion, Ms. Noble said this matter is scheduled for EDC on June 7th and for PZC on July 13th.

Adjournment
There was no further business and the meeting adjourned at 9:16a.m. on a motion by Mr. Sanderson.

Minutes respectfully transcribed by
Marlys Young, Minute Taker/in-person

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: June 3, 2022
Subject: **PZC 2022-14 Windett Ridge – Unit 2 (Final Plat of Subdivision)**
Proposed Final Plat Approval for Single-Family Homes

I have reviewed the application for Final Plat of Subdivision for Windett Ridge Unit 2, as submitted by John McFarland on behalf of CalAtlantic Group, LLC, Petitioner. The Final Plat Subdivision – Windett Ridge Unit 2 was prepared by Mackie Consultants, LLC and date last revised 03-09-2022.

The petitioner is seeking Final Plat approval to subdivide the approximately 6.274-acre parcel into 13 lots consisting of 12 single-family units and a 55,152-square foot stormwater management easement in Windett Ridge Unit 2. Based upon my review of the applications, documents, and plans; I have compiled the following comments:

GENERAL PUD/ANNEXATION AGREEMENT COMMENTS:

1. **PLANNED UNIT DEVELOPMENT (PUD)** – Per Ordinance No. 2002-50, the subject property is currently zoned R-2 Single-Family Traditional Residence District as a Planned Unit Development (PUD).
2. **ZONING & BUILDING CODES**– The Third Amendment to the Windett Ridge Annexation Agreement (Ord. 2019-07) the granted the developer an extension of time until **December 31, 2023** for City building and zoning codes, as provided in Ord. 2011-32 and 2011-33.
    - Ordinance 2011-32 adopts the 2009 edition of the International Code Council series with amendments.
    - Ordinance 2011-33 adopts the 2008 edition of the National Electrical Code with amendments.
3. **BUILDING PERMIT FEES** – Per the Third Amendment to the Windett Ridge Annexation Agreement (Ordinance 2019-07), the lock on building permit fees expired **December 31, 2020.**
4. **LIFT STATION -** Per the Second Amendment to the Annexation Agreement (Ord. 2013-51), the developer agreed to design and construct a lift station sufficient to accommodate the completion of the development of the subdivision, with the understanding that the lift station does not need to be designed to benefit any other development or subdivision other that the Windett Ridge Subdivision.
    - The enclosure of the lift station will be sized to accommodate the generator and controls only and will have vinyl siding or such other siding as approved by the City-with a color to blend in with the surrounding homes.

- Per the Third Annexation Agreement Amendment (Ord. 2019-07) an extension of time was granted to the developer until **December 31, 2023**, to complete the construction of the public improvements that are to be constructed in Unit 2 of the Windett Ridge Subdivision.

FINAL PLAT OF RESUBDIVISION COMMENTS:

1. **PREVIOUS PRELIMARY PLAN (UNIT 2)** – Per Ordinance No. 2002-50, the City approved the Windett Ridge Preliminary Plan which entitled 16 single-family lots. However, a final plat for Unit 2 was never recorded. The proposed new Final Plat represents a reduction of four (4) lots in Unit 2.

May 31, 2022

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

Re: Windett Ridge – Unit 2
Engineering Plan Review –3rd Submittal
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Final Engineering Plans for Windett Ridge Residential Subdivision Unit 2 (18 sheets) dated April 15, 2022 and prepared by Mackie Consultants, LLC.
- Engineer's Opinion of Probable Cost dated April 15, 2022 and prepared by Mackie Consultants, LLC.
- Final Plat of Subdivision dated March 9, 2022 and prepared by Mackie Consultants, LLC.
- Landscaping Plans (4 sheets) dated April 14, 2022 and prepared by Gary R. Weber Associates, Inc.
- Stormwater Management Addendum dated April 8, 2022 and prepared by Mackie Consultants, LLC.
- Stormwater Permit Application dated May 9, 2019 and prepared by Lennar Homes
- Illinois EPA Water Permit Application prepared by Mackie Consultants, LLC.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. Yorkville–Bristol Sanitary District (YBSD) comments shall be provided to the City upon receipt.

2. Corrected IEPA Water and Sanitary Sewer Permit forms shall be submitted.

3. Landscape plan review comments from the City's review consultant are attached.

4. The EOPC shall be revised for current watermain pricing and based on the changes in this review letter.

IEPA Water Permit

5. United City of Yorkville's Facility ID is IL0930250

6. Permit Fee (Applicable Water Main Only) shall be checked.

7. The following shall be revised in 9.6
   a. Address shall be changed to 800 Game Farm Road
   b. Name of Authorized Public Water Supply Official shall be changed to John Purcell
   c. Title of Authorized Public Water Supply Official shall be changed to Mayor

8. The numbers for items 2-13 on Schedule B – Water Main Construction will be provided.

Stormwater Management Addendum

9. The maintenance plan should be revised to reference Kendall County Stormwater Ordinance.

Engineering Plans

Sheet 3: Existing Conditions and Demolition Plan

10. Storm Manhole 2 is shown on top of both storm and sanitary sewers. This shall be confirmed and if applicable, the storm manhole should be shifted to avoid this direct conflict.

11. Storm MH S 66 has several pipes stubbed off for proposed development. Proposed underdrains to no longer be used shall be removed.

Sheets 4 and 5: Grading Plan – North and South

12. Proposed contours should be shown based on spot grades.

13. Existing contours do not match Unit 1 tie-in grades.

Sheet 7: Stormwater Pollution Prevention Plan

14. The hatch shown at bottom of detention pond shall be added to the legend.

Sheet 9: Stormwater Pollution Prevention Plan Specifications and Details

15. Concrete washout details conflict with detail shown on Sheet 8.

Sheet 10: Plan & Profile

16. Callouts are missing for storm structure 3.

17. There are a couple 4" DIP Forcemain (TYP.) call outs pointing to the proposed 8" water main, these shall be removed.

18. Sump pump discharge lines should tie into existing structures, where appropriate.

19. The existing 6-inch storm drain running along the backyards shall be analyzed to ensure it meets capacity for the sump pump connections. If undersized, it should be replaced.

20. All inverts for storm sewers shall be shown.

21. The restrictor structure is shown with the inflow and outflow pipe at an angle. This is not practical for structures with restrictors.

22. All proposed structures should call out the proposed frame and grates.

23. All storm sewers crossing above watermain shall be watermain quality pipe.

Sheets 12-15: Details and Specifications

24. The following details shall be added:
    a. Sidewalk
    b. Street pavement section

25. A typical reinforced wall section detail is shown, but not called out on the plans.

Sheets 18: Project Specifications

26. The City's updated water main notes shall be added to the plans.

Lift Station

27. The City's Building Inspector shall review the above grade control building requirements pertaining to IBC (e.g. structural, architectural, electrical, HVAC), as well as the foundation. EEI has forwarded the plans for comment.

28. Typically, a duplex lift station is designed to operate with one (1) pump in service to meet the design flow conditions of the lift station, and the second pump serves as the redundant standby. If this is the case, then the "Pump On" ball float for the second pump (standby) should be eliminated. Please confirm if one (1) pump can handle the design flow conditions of the lift station.

29. Structural drawings for the wet well and valve vault base slabs and buoyancy calculations for both concrete structures should be provided.

30. Structural drawings for the control building foundation should be provided.

31. All pipe and conduit penetrations in the wet well and valve vault should be sealed.

32. It should be verified if an air release valve is required at the valve vault or somewhere on the force main.

33. Bollards along the north side of the wet well and valve vault should be installed to protect the lift station facilities.

34. The top of the wet well and valve vault shall be a minimum of 6" above the finished grade.

35. On Sheet 10, the top of the wet well and valve vault is at elevation 725.82, but Sheet 11 shows the top elevations as 725.75 for both structures.

36. The exposed piping, valves, fittings, and pumps shall be coated per the specifications below:

    Moderate Environment (Semi-Gloss Finish): One finish coat over epoxy prime and epoxy intermediate coat.

    a. Surface Preparation: Immersion Service SSPC SP-10. Non-Immersion service SSPC SP-6.

    b. Primer: Polyamide epoxy applied at a dry film thickness of spreading rate of 3.0 – 4.0 mils.

        i. Tnemec Series N69-1255 Beige Hi-Build Epoxoline II

c. Intermediate Polyamide epoxy applied at a dry film thickness of 4.0 – 5.0 mils.

i. Tnemec Series N69 Hi-Build Epoxoline II

d. Topcoat - Interior & Immersion Service only: Polyamide epoxy, semi-gloss finish applied at a dry film thickness of 4.0-5.0 mils.

i. Tnemec Series N69 Hi-Build Epoxoline II

e. Topcoat: Exterior Exposure only: Aliphatic Acrylic Polyurethane, Semi-Gloss finish, applied at a dry film thickness of 2.0 – 3.0 mils.

i. Tnemec Series 1075 Endura-Shield II

37. Electrical drawings for the lift station and control building should be provided and be signed and sealed by an electrical engineer. The drawings shall include a one-line diagram, controls diagram, electrical service drop (overhead or underground), transformer location, electrical site plan, electrical panel schedule, etc.

38. The developer or engineer shall coordinate with ComEd and Nicor on routing utility services to the lift station site. ComEd and Nicor will require easements for their equipment which may impact the overall layout of the lift station and control building.

39. The engineer shall coordinate with the City's Systems Integrator (Metropolitan Pump) on furnishing and installing the SCADA panel and antenna.

40. The following inputs should be routed to the SCADA system:

- Raw Sewage Pump 1 Running/Off
- Raw Sewage Pump 1 H-O-A in Auto
- Raw Sewage Pump 1 H-O-A in Hand
- Raw Sewage Pump 1 Over Temperature Alarm
- Raw Sewage Pump 1 Seal Failure Alarm
- Raw Sewage Pump 2 Running/Off
- Raw Sewage Pump 2 H-O-A in Auto
- Raw Sewage Pump 2 H-O-A in Hand
- Raw Sewage Pump 2 Over Temperature Alarm
- Raw Sewage Pump 2 Seal Failure Alarm
- Primary Level System (Wet Well) - Wet Well Submersible Level Transducer (analog)
- Back Level System (Wet Well) - Ball Float Contacts
- Valve Vault High-Level Alarm from Ball Float
- Generator Run
- Generator Failure
- Generator Alarms
- MCC Power Meter (analog), plus alarms
- Door Contact 1 Open/Close (Control Building)
- Door Contact 2 Open/Close (Control Building)
- Thermostat – Electrical/Control Room (analog)
- Thermostat – Dry Well (analog)

Final Plat

41. Lots 90 and 91 do not meet the minimum lot area of 12,000 sf.

42. Side yard setback shall be 7.5' and corner lot setback shall be 20'.

The design engineer should make the necessary revisions and resubmit for further review.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer/ President

BPS/nls

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, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Ms. Madeline Larmon, Mackie Consultants (via email)
NLS, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

Milwaukee, Wisconsin

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Volo, Illinois

May 27, 2022

Nadia Schweisthal, PE, CPII
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 G

Re: Landscape Plan Review
Windett Ridge Unit 2
Widett Ridge Subdivision Southeast Corner
City of Yorkville, IL

Dear Nadia:

We have completed our first landscape plan review of the proposed Windett Ridge Unit 2 located at the southeast corner of the Windett Ridge Subdivision.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

Parkway tree requirement is met. A minimum of 1 tree per interior residential lot and 2 trees per residential corner lot is required. 13 total trees are required. In addition, for the detention lot a minimum of 1 tree per 50 feet of parkway frontage is required. At 367', 7 trees are required for the detention basin.

Perimeter Landscaping

As a single family residential development abutting other single family development, these requirements are not applicable.

Parking Lot Landscaping

No parking lots are proposed. This requirement is not applicable.

Lot Landscaping

Requirements not met. One tree per lot located 5' from a utility and within 15' of the lot line is required. None are shown.

Stormwater Storage Basin Landscaping

Stormwater storage basin landscaping, consisting of one (1) tree per thirty (30) linear feet of thirty foot (30') wide buffer yard length is required because all basins are proposed within front or side yards of this corner lot. We estimate three hundred and twenty six (26) are required (790/30). Only 25 are provided. In addition, the bufferyard width (as measured from the property line to the average elevation between normal and high water levels) is less than 30 feet on the north, west, and south sides and part of the east side.

Tree Preservation

Tree preservation standards apply to all development parcels greater than five (5) acres in area, this development is 6.29 acres. A review of Google Earth aerial photography of the site indicates there are trees throughout the site. A tree survey and tree preservation and removal plan are required complying with the requirements set in section 8-12-2.H.

General Standards

The linetypes of utilities shall comply with industry standards. Utilities on the plans are indistinguishable.

The graphic scale on sheet C601 does not correspond to dimensions shown on the plan such as those given in the bearings and distances along the north, east and west sides of property.

SUMMARY

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Landscape Plans, three (3) sheet, prepared by Gary Weber Associates, Inc., most recently dated 4/14/2022

Let us know if there are any questions or comments.

Sincerely,

Ryan Alexander, PLA
Landscape Architect

MACKIE CONSULTANTS

June 27, 2022

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

Re: Windett Ridge – Unit 2
Engineering Plan Review
United City of Yorkville, Kendall County, Illinois

Dear Ms. Barksdale-Noble:

Please find enclosed for your review and approval the following documents in connection with the above referenced project:

- One (1) electronic copy of the Final Engineering Plans for Windett Ridge Residential Subdivision – Unit 2, prepared by Mackie Consultants LLC, dated June 22, 2022;
- One (1) electronic copy of the Stormwater Management Report for Windett Ridge – Unit 2, prepared by Mackie Consultants LLC, dated June 22, 2022;
- One (1) electronic copy of the signed IEPA Water Permit application forms;
- One (1) electronic copy of the signed IEPA Sanitary Sewer Permit application forms;
- One (1) electronic copy of the Engineer's Opinion of Probable Cost, dated June 22, 2022;
- One (1) electronic copy of Lift Station Buoyancy Calculations, prepared by Mackie Consultants LLC, dated June 22, 2022;
- One (1) electronic copy of Lift Station Specifications and Calculations, prepared by Metropolitan Pump Company, dated June 15, 2022;
- One (1) electronic copy of the Landscape Plan, prepared by Gary R. Weber and Associates, dated June 21, 2022;
- One (1) electronic copy of Yorkvill-Bristol Sanitary District comment response letter sent on June 22, 2022;

The enclosed documents have been revised based on the review comments below.

In response to these comments, we offer the following:

COMMENTS FROM EEI , BY B. SANDERSON, DATED MAY 31, 2022

GENERAL

COMMENT 1: Yorkville-Bristol Sanitary District (YBSD) comments shall be provided to the City upon receipt.

RESPONSE 1: See the comment response letter sent to YBSD on June 22, 2022. This letter includes the comments received from the District on June 9. 2022 and responses detailing respective updates to the Engineering Plans and the IEPA Sanitary Permit forms.

COMMENT 2: Corrected IEPA Water and Sanitary Sewer Permit forms shall be submitted.

RESPONSE 2: The signed permits are attached for your review. Two (2) hard copies of each of the signed permit forms were sent to the City, addressed to Ms. Krysti J. Barksdale-Noble, for signature on June 22, 2022.

COMMENT 3: Landscape plan review comments from the City's review consultant are attached.

RESPONSE 3: Comment noted – See responses to the respective comments at the end of this letter.

COMMENT 4: The EOPC shall be revised for current watermain pricing and based on the changes in this review letter.

RESPONSE 4: The EOPC has been revised to reflect current watermain pricing and plan changes.

IEPA WATER PERMIT

COMMENT 5: United City of Yorkville's Facility ID is IL930250

RESPONSE 5: the IEPA Water permit applications have been updated to show with the provided Facility ID.

COMMENT 6: Permit Fee (Applicable Water Main Only) shall be checked.

RESPONSE 6: Permit Fee (Applicable Water Main Only) has been checked on the provided IEPA Water Main Permit form.

COMMENT 7: The following shall be revised in 9.6

a) Address shall be changed to 800 Game Farm Road
b) Name of Authorized Public Water Supply Official shall be changed to John Purcell
c) Title of Authorized Public Water Supply Official shall be changed to Mayor

RESPONSE 7: The address, name of authorized public water supply official, and title were revised as requested

COMMENT 8: The numbers for items 2-13 on Schedule B – Water Main Construction will be provided.

RESPONSE 8: The numbers have since been received and have been incorporated in Schedule B of the provide IEPA Water Permit forms.

STORMWATER MANAGEMENT ADDENDUM

COMMENT 9: The maintenance plan should be revised to reference Kendall County Stormwater Ordinance.

RESPONSE 9: The Maintenance Plan provided within Tab 4 of the Stormwater Management Addendum has been revised to reference the Kendall County Stormwater Ordinance.

ENGINEERING PLANS
Sheet 3: Existing Conditions and Demolition Plan

COMMENT 10: Storm Manhole 2 is shown on top of both storm and sanitary sewers. This shall be confirmed and if applicable, the storm manhole should be shifted to avoid this direct conflict.

RESPONSE 10: The crossing of the existing storm manhole and sanitary sewer is an existing condition which appears to be fully functioning at this time and we are not proposing changes to this alignment. We have however clarified within note #8 on sheet 10 of the plans that the sanitary sewer shall be televised within this unit and any issues in this area can be identified at that time. We have also reviewed the crossing in this area and have determined that the bottom of the storm manhole would be 2.09' feet above the top of the sanitary sewer if they do in fact cross exactly.

COMMENT 11: Storm MH S 66 has several pipes stubbed off for proposed development. Proposed underdrains to no longer be used shall be removed.

RESPONSE 11: The following note has been added to Storm MH S 66 on Sheet 3: "Contractor to locate existing sump drain stubs and remove any stubs not used for proposed sump connections." This same note has been added as Demolition Plan General Note 14 on Sheet 3.

Sheets 4 and 5: Grading Plan – North and South

COMMENT 12: Proposed contours should be shown based on spot grades.

RESPONSE 12: Proposed contours have been shown on the Grading Plans (Sheet 4 and 5) for all homesites within the subdivision.

COMMENT 13: Existing contours do not match Unit 1 tie-in grades.

RESPONSE 13: The existing contours shown are a combination of previous topographic surveys from 02/26/2018 and Final Record Grading Surveys for Lots 88 and 106-109 in Windett Unit 1. The existing contours have been revised to better represent the combination of this information. The proposed contours now match the reprocessed existing contours.

Sheet 7: Stormwater Pollution Prevention Plan

COMMENT 14: The hatch shown at bottom of detention pond shall be added to the legend.

RESPONSE 14: Naturalized plantings have been called out and added to the legend on Sheet 7.

Sheet 9: Stormwater Pollution Prevention Plan Specification and Details

COMMENT 15: Concrete washout details conflict with detail shown on Sheet 8.

RESPONSE 15: The concrete washout detail on Sheet 9 has been removed.

Sheet 10: Plan & Profile

COMMENT 16: Callouts are missing for storm structure 3.

RESPONSE 16: The callout for proposed CB 3 has been moved closer to the proposed structure to be more easily located. The callout for existing STMH(M-3) has been updated to reference the profile view for respective invert information.

COMMENT 17: There are a couple 4” DIP Forcemain (TYP.) call outs pointing to the proposed 8” water main, these shall be removed.

RESPONSE 17: The callouts to the proposed 4” DIP Forcemain have been updated in both the plan and profile view on Sheet 10. Additionally the shading in the profile view for the proposed 4” forcemain has been revised to black opaque shading to better distinguish it from the proposed 8” watermain which is shown in a semi-transparent gray shading.

COMMENT 18: Sump pump discharge lines should tie into existing structures, where appropriate.

RESPONSE 18: Sump pump discharge lines have been revised to tie into existing or proposed storm structures for all homes.

COMMENT 19: The existing 6-inch storm drain running along the backyards shall be analyzed to ensure it meets capacity for the sump pump connections. If undersized, it should be replaced.

RESPONSE 19: The existing 6-inch storm sewer was analyzed and it was determined that the sewer that runs within the rear yards of Lots 92 – 94 should be upsized to a 12” sewer. The existing 6-inch sewer has been called to be removed (Sheet 3) and replaced with a 12” RCP for lots 92-94. Refer to the stormwater report for capacity calculations.

COMMENT 20: All inverts for storm sewers shall be shown.

RESPONSE 20: The plan and profile (Sheet 10) has been updated to insure that all inverts are shown either in the plan view or in the profile. For all structures that have inverts shown in profile a note has been added to the structure callout in the plan view for clarity.

COMMENT 21: The restrictor structure is shown with the inflow and outflow pipe at an angle. This is not practical for structures with restrictors.

RESPONSE 21: The outlet control structure detail on Sheet 13 has been revised to show how the orientation of the proposed inflow pipe, weir wall with restrictor orifice, and outflow pipe are feasible within the proposed structure.

COMMENT 22: All proposed structures should call out the proposed frame and grates.

RESPONSE 22: A frame and grate schedule has been added to Sheet 10 to clarify the typical frame and grates to be used on all proposed structures, unless otherwise noted in the specific structure callout.

COMMENT 23: All storm sewers crossing above watermain shall be watermain quality pipe.

RESPONSE 23: Storm sewers crossing above watermain have been called out as "WMQ"

Sheets 12-15: Details and Specifications

COMMENT 24: The following details shall be added:
a) Sidewalk
b) Street pavement section

RESPONSE 24: A typical sidewalk detail was added on Sheet 2. The street pavement section is shown on the City of Yorkville's "Typical Local Residential Street X-Section" which has been shown on Sheet 2.

COMMENT 25: A typical reinforced wall section detail is shown, but not called out on the plans.

RESPONSE 25: The typical reinforced wall is now called out on Sheets 5 & 10.

Sheets 18: Project Specifications

COMMENT 26: The City's updated water main notes shall be added to the plans.

RESPONSE 26: Watermain notes on Sheet 18 were updated to reflect the City's construction notes dated November 18, 2021.

Lift Station:

COMMENT 27: The City's Building Inspector shall review the above grade control building requirements pertaining to IBC (e.g. structural. Architectural, electrical, HVAC), as well as the foundation. EEI has forwarded the plans for comment.

RESPONSE 27: As of the date of this letter, no comments have yet been received from the City's Building Inspector. Please forward comments to us once available.

COMMENT 28: Typically, a duplex lift station is designed to operate with one (1) pump in service to meet the design flow conditions of the lift station, and the second pump serves as the redundant standby. If this is the case, then the "pump On" ball float for the second pump (standby) should be eliminated. Please confirm if one (1) pump can handle the design flow conditions of the lift station.

RESPONSE 28: Yes one pump can handle the design flow of the lift station. A duplex lift station is designed to operate with one (1) pump in service to meet the design flow conditions of the lift station, and the second pump serves as the redundant standby. Both the primary and back up float system operates with the lowest float as the off float, the 2nd float as the Lead Float, the 3rd float as the Lag Float and the 4th float as the Hight water alarm. The system is designed when in either float back up or when in primary control with the

transducer to alternate on each cycle. There could be reasons why the first pump may not keep up and that could be in situations where there may be a partial blockage and the pump may be operating but not pumping enough. Another reason could be due to age where it may not be performing like it was when it was new due to part wearing etc. 4 floats on a duplex system is standard among most system set up like this. To my knowledge, I believe the city has most of their stations using the 4 float systems such as the Blackberry Creek LS that was recently in the last two years upgraded.

COMMENT 29: Structural drawings for the wet well and value vault base slabs and buoyancy calculations for both concrete structures should be provided.

RESPONSE 29: Buoyancy calculations for the lift station have been included. Structural drawings will be provided under separate cover upon completion.

COMMENT 30: Structural drawings for the control building foundation should be provided.

RESPONSE 30: Structural drawings will be provided under separate cover.

COMMENT 31: All pipe and conduit penetrations in the wet well and valve vault should be sealed.

RESPONSE 31: Note #9 on the Lift Station Drawings by Metropolitan Industries as shown on Sheet 11 of the Engineering Plans have been updated to read “Use Link Seals at all pipe penetrations.”

COMMENT 32: It should be verified if an air release valve is required at the valve vault or somewhere on the force main.

RESPONSE 32: An air release valve has been added to the Valve Vault (see item #35 on Lift Station Drawings by Metropolitan Industries as shown on Sheet 11.

COMMENT 33: Bollards along the north side of the wet well and valve vault should be installed to protect the lift station facilities.

RESPONSE 33: Three bollards were added along the north side of the wet well and valve vault.

COMMENT 34: The top of the wet well and valve vault shall be minimum of 6” above the finished grade.

RESPONSE 34: Comment noted – the grade was raised to 727.32 to be 6” above the finished grade of the concrete driveway surrounding the Wet Well and Valve Vault.

COMMENT 35: On Sheet 10, the top of the wet well and valve vault is at elevation 725.82, but Sheet 11 shows the top elevations as 725.75 for both structures.

RESPONSE 35: The top of both the wet well and valve vault is now shown at 727.32 on both Sheet 10 and Sheet 11.

COMMENT 36: The exposed piping, valves, fittings, and pumps shall be coated per the specifications below:
Moderate Environment (Semi-Gloss Finish): One finish coat over epoxy prime and epoxy intermediate coat.

a) Surface Preparation: Immersion Service SSPC-10. Non-Immersion service SSPC SP-6.

b) Primer: Polyamide epoxy applied at a dry film thickness of spreading rate of 3.0 – 4.0 mils.
    i. Tnemec Series N69-1255 Beige Hi-Build Epoxoline II
c) Intermediate Polyamide epoxy applied at a dry film thickness of 4.0 - 5.0 mils.
    i. Tnemec Series N69 Hi-Build Epoxoline II
d) Topcoat – Interior & Immersion Service only: Polyamide epoxy, semi-gloss finish applied at a dry film thickness of 4.0 – 5.0 mils.
    i. Tnemec Series N69 Hi-Build Epoxoline II
e) Topcoat: Exterior Exposure only: Aliphatic Acrylic Polyurethane, Semi-Gloss finish, applied at a dry film thickness of 2.0 – 3.0 mils.
    i. Tnemec Series 1075 Endura-Shield II

RESPONSE 36: The specifications listed above have been added to the Lift Station Specifications prepared by Metropolitan Pump Company.

COMMENT 37: Electrical drawings for the lift station and control building should be provided and be signed and sealed by an electrical engineer. The drawings shall include a one-line diagram, controls diagram, electrical service drop (overheard or underground), Transformer location, electrical site plan, electrical panel schedule, etc.

RESPONSE 37: Comment noted – Electrical drawings will be provided under separate cover as described.

COMMENT 38: The developer or engineer shall coordinate with ComEd and Nicor on routing utility services to the lift station site. ComEd and Nicor will require easements for their equipment which may impact the overall layout of the lift station and control building.

RESPONSE 38: Comment noted – coordination with Nicor and ComEd is ongoing by both the developer and the electrical engineer preparing the electrical drawings.

COMMENT 39: The engineer shall coordinate with the City's Systems Integrator (Metropolitan Pump) on furnishing and installing the SCADA panel and antenna.

RESPONSE 39: Comment noted – The Cloud SCADA is called out within the Lift Station Specifications.

COMMENT 40: The following inputs should be routed to the SCADA system:

- Raw Sewage Pump 1 Running/Off
- Raw Sewage Pump 1 H-O-A in Auto
- Raw Sewage Pump 1 H-O-A in hand
- Raw Sewage Pump 1 Over Temperature Alarm
- Raw Sewage Pump 1 Seal Failure Alarm
- Raw Sewage Pump 2 Running/Off
- Raw Sewage Pump 2 H-O-A in Auto
- Raw Sewage Pump 2 H-O-A in Hand
- Raw Sewage Pump 2 Over Temperature Alarm
- Raw Sewage Pump 2 Seal Failure Alarm
- Primary Level System (Wet Well) – Wet Well Submersible Level Transducer (analog)
- Back Level System (Wet Well) – Ball Float Contacts
- Valve Vault High-Level Alarm from Ball Float

- Generator Run
- Generator Failure
- Generator Alarms
- MCC Power Meter (analog), plus alarms
- Door Contact 1 Open/Close (Control Building)
- Door Contact 2 Open/Close (Control Building)
- Thermostat – Electrical/Control Room (analog)
- Thermostat – Dry Well (analog)

RESPONSE 40: Metropolitan Pump Company has confirmed that the listed inputs can be provided, except MCC Power Meter plus alarms, Door Contact 2 (a second set of doors is not being provided), and Thermostat – Dry Well (there is not a dry well on this project).

Final Plat

COMMENT 41: Lots 90 and 91 do not meet the minimum lot area of 12,000 sf.

RESPONSE 41: Lots 90 and 91 now meet the minimum lot area of 12,000 sf.

COMMENT 42: Side yard setback shall be 7.5’ and corner lot setback shall be 20’.

RESPONSE 42: The typical easement and setback detail and setbacks shown on the lots have been revised to a Side yard setback of 7.5’ and to a corner lot setback of 20’.

COMMENTS FROM HEY AND ASSOCIATES, INC., BY R. ALEXANDER, DATED MAY 27, 2022

Parkway Landscaping

COMMENT 1: Parkway tree requirement is met. A minimum of 1 tree per interior residential lot and 2 trees per residential corner lot is required. 13 total trees are required. In addition, for the detention lot a minimum of 1 tree per 50 feet of parkway frontage is required. At 367’, 7 trees are required for the detention basin.

RESPONSE 1: 13 Parkway Trees are provided to meet the requirement of one parkway tree per lot, and 2 parkway trees per corner lot. 7 Parkway Trees have been provided to meet the requirement of 1 parkway tree per 50’ of detention basin frontage.

Perimeter Landscaping

COMMENT 2: As a single family residential development abutting other single family development, these requirements are not applicable.

RESPONSE 2: Comment noted.

Parking Lot Landscape

COMMENT 3: No parking lots are proposed. This requirement is not applicable.

RESPONSE 3: Comment noted.

Lot Landscaping

COMMENT 4: Requirements not met. One tree per lot located 5' from a utility and within 15' of the lot line is required. None are shown.

RESPONSE 4: The utilities and lot lines are now shown on the plan.

Stormwater Storage Basin Landscaping

COMMENT 5: Stormwater storage basin landscaping, consisting of one (1) tree per thirty (30) linear feet of thirty foot (30') wide buffer yard length is required because all basins are proposed within front or side yards of this corner lot. We estimate three hundred and twenty six (26) are required (790/30). Only 25 are provided. In addition, the bufferyard width (as measured from the property line to the average elevation between normal and high water levels) is less than 30 feet on the north, west, and south sides and part of the east side.

RESPONSE 5: Additional trees have been provided.

General Standards

COMMENT 6: The linetypes of utilities shall comply with industry standards. Utilities on the plans are indistinguishable.

The graphic scale on sheet C601 does not correspond to dimensions shown on the plan such as those given in the bearings and distances along the north, east and west sides of property.

RESPONSE 6: The linestyle legend is provided on the cover sheet.

C601 is not a sheet within this engineering plan set and therefore we suspect is not meant to correspond to this submittal; if so, please clarify.

Landscaping Comments from City of Yorkville Plan Council Meeting Follow-Up, June 9, 2022

COMMENT 1: Estimated trees needed in bufferyard is twenty-six (26). Twenty-five (25) trees are provided. Therefore, one (1) additional tree is needed to meet the minimum ordinance requirement.

RESPONSE 1: Additional trees have been provided.

COMMENT 2: •Although the bufferyard varies in depth along the north, south, west and part of the east boundary between 18'-27', which is less than the required 30' width. However, Section 8-12-2F of the Landscape Ordinance permits the landscape buffer to be reduced to ten feet (10'), subject to the plan providing two (2) trees per thirty (30) linear feet of bufferyard. Staff does not recommend the basin's bufferyard be reduced to ten feet (10') in width, but encourages the petitioner to accommodate additional trees within the bufferyard where feasible.

RESPONSE 2: Additional trees have been provided to the extent that the minimum separation between trees is still met to promote healthy growth.

We request your review and subsequent approval of the enclosed documents. Should you have any questions, please contact me.

Sincerely,

Madeline Larmon

Madeline Larmon, PE
Senior Project Manager

cc:
Mr. Alan Eriksson, Lennar Homes
Mr. John McFarland, Lennar Homes
Mr. Luke Zanoni, Mackie Consultants, LLC
Mr. Gage Berger, GRWA
Mr. Brad Sanderson, EEI
Mr. Eric Dhuse, City of Yorkville
Ms. Laurie Parzyszek, Lennar Homes
Ms. Nadia Schweisthal, EEI

N:\2308\Correspondence\220627.Comment-Response letter to Yorkville.MTL.docx

July 13, 2022

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

Re: ***Windett Ridge – Unit 2***
Engineering Plan Review –4th Submittal
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Final Engineering Plans for Windett Ridge Residential Subdivision Unit 2 (18 sheets) dated June 22, 2022, and prepared by Mackie Consultants, LLC.
- Engineer's Opinion of Probable Cost dated June 22, 2022, and prepared by Mackie Consultants, LLC.
- Final Plat of Subdivision dated June 16, 2022, and prepared by Mackie Consultants, LLC.
- Landscaping Plans (4 sheets) dated April 14, 2022, and prepared by Gary R. Weber Associates, Inc.
- Stormwater Management Report dated June 22, 2022, and prepared by Mackie Consultants, LLC.
- Illinois EPA Water Permit Application prepared by Mackie Consultants, LLC.
- Illinois EPA Sanitary Sewer Permit Application prepared by Mackie Consultants, LLC.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. We find the Stormwater Management Report to be in general conformance with the stormwater ordinance and recommend approval of the Stormwater Report.

2. The IEPA Water and Sanitary Permit forms are acceptable and are at the City for signature.

3. The EOPC shall include items for Turf Reinforcement Mat and Rock Check Dams in Schedule II. In addition, confirm the quantity of the water services as there are 12 lots, but only 11 water services estimated.

4. The Final Plat of Subdivision has been reviewed and found to be in conformance with City Standards and we recommend approval.

5. Landscaping Plan comments are attached.

6. It is our understanding that the developer may want to consider earthwork operations ahead of final plat approval. Note the following items need to be addressed in order for this is occur:

    a. Performance Guarantee on file with the City.

    b. If final plat not recorded, indemnification letter from Developer acknowledging that they are proceeding at their own risk.

    c. Pre-Construction Conference with City.

Final Engineering Plans

7. The engineer has addressed our review comments with the exception of the Lift Station comments noted below:

    a. The City's Building Inspector shall review the above grade control building requirements pertaining to IBC (e.g. structural, architectural, electrical, HVAC), as well as the foundation.

    b. Structural drawings for the control building foundation shall be provided prior to approval.

    c. Electrical drawings for the lift station and control building shall be provided and be signed and sealed by an electrical engineer prior to approval. The drawings shall include a one-line diagram, controls diagram, electrical service drop (overhead or underground), Transformer location, electrical site plan, electrical panel schedule, etc.

    d. The developer or engineer shall coordinate with ComEd and Nicor on routing utility services to the lift station site. ComEd and Nicor will require easements for their equipment which may impact the overall layout of the lift station and control building.

The design engineer should make the necessary revisions and resubmit for further review.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer/ President

BPS/pgw2

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, Permit Tech (via email)
Ms. Jori Behland, City Clerk (via email)
Ms. Madeline Larmon, Mackie Consultants (via email)
PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

Milwaukee, Wisconsin

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Volo, Illinois

July 13 2022

Brad Sanderson, PE
COO/President
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 G

Re: Landscape Plan Review
Windett Ridge Unit 2
Windett Ridge Subdivision Southeast Corner
City of Yorkville, IL

Dear Nadia:

We have completed our second landscape plan review of the proposed Windett Ridge Unit 2 located at the southeast corner of the Windett Ridge Subdivision.

Landscape Plan – RECOMMENDED FOR APPROVAL

The Landscape Plan appears to meet the minimum requirements of the ordinance and the requirements set forth in memos from the City.

REVIEW COMMENTS

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

Parkway tree requirement is met.

Perimeter Landscaping

As a single family residential development abutting other single family development, these requirements are not applicable.

Parking Lot Landscaping

No parking lots are proposed. This requirement is not applicable.

Lot Landscaping

Previous comment addressed. The lot trees have been provided.

Stormwater Storage Basin Landscaping

Previous comment addressed. The petitioner has provided additional trees requested in the letter from Yorkville staff dated June 9, 2022.

Tree Preservation

As part of the larger Windett Ridge Development, this requirement is not applicable.

General Standards

The linetypes of utilities shall comply with industry standards. Utilities on the plans are indistinguishable.

SUMMARY

This review was based upon the following documents, pursuant to requirements of City's Landscape Ordinance.

- Landscape Plans, three (3) sheet, prepared by Gary Weber Associates, Inc., most recently dated 6/21/2022

Let us know if there are any questions or comments.

Sincerely,

Ryan Alexander, PLA
Landscape Architect

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

Agenda Item Number

Planning & Zoning Commission #3

Tracking Number

PZC 2022-16 & EDC 2022-52

Agenda Item Summary Memo

Title: Caledonia – Phase 3 (Final Plat)

Meeting and Date: City Council – August 23, 2022

Synopsis: Proposed Final Plat of Subdivision of Phase 3 in the Caledonia Subdivision

Council Action Previously Taken:

Date of Action: PZC – 08/10/22 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2022-16 & EDC 2022-52

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memorandum.

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

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: August 12, 2022
Subject: **PZC 2022-16 Caledonia – Phase 3 (Final Plat of Subdivision)**
Proposed Final Plat Approval for 61 Single-Family Lots

Summary:

The petitioner, John McFarland, on behalf of CalAtlantic Group, LLC, is seeking Final Plat approval to subdivide two (2) undeveloped parcels totaling approximately 22.77 into 62 lots consisting of 61 single-family units and a 37,809-square foot open pace lot in Caledonia – Phase 3. The proposed Final Plat would complete the buildout of the overall master planned subdivision of 206 single family detached residential lots. located west of IL Rte. 47 and just south of Corneils Road. Master planned as a 206-lot development to be built in three (3) phases as Phase 1 (73 lots), Phase 2 (72 lots) and Phase 3 (61 lots), however only Phases 1 and 2 have been final platted.

In 2016, Ordinance 2016-08, locked in reduced building permit fees until November 25, 2023, established that all parkway trees and sidewalk improvements were the responsibility of the builder, and permitted the subdivision to maintain and utilize up to three (3) offsite identification marketing signs. Additionally, Section 4 of the agreement acknowledged that a sanitary sewer connection fee of $2,000 is due upon building permit issuance for each residential unit to pay for the remaining unpaid balance for the Rob Roy Interceptor. A dormant special service area (SSA 2016-1) was also established in 2016 to ensure the open spaces and common areas of the Caledonia subdivision is maintained should the existing homeowner's association defaults.

The proposed Final Plat of Caledonia Subdivision – Phase 3, prepared by Spaceco, Inc. and dated 06/13/22, has been reviewed by the City's engineering consultant, Engineering Enterprises Inc. (EEI), for compliance with the Subdivision Control Ordinance's Standards for Specification. Staff supports approval of the revised final plat.

Proposed Motion:

The Planning and Zoning Commission reviewed the request for final plat approval at a meeting held on August 10, 2022 and made the following action on the motion below:

In consideration of the proposed Final Plat of Caledonia Subdivision -Phase 3, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Spaceco, Inc., date last revised 06-13-2022.

Action:

Olson – aye; Williams – aye; Horaz – aye; Hyett- aye; **4 ayes; 0 no.**

Attachments:

1. PZC 08-10-22 Packet Materials
2. Draft Ordinance
3. Copy of Petitioner's Application
4. Final Plat of Caledonia Subdivision -Phase 3 prepared by Spaceco, Inc. date last revised 06/13/22.
5. Plan Council Packet for July 14, 2022
6. EEI Letter to the City dated June 7, 2022.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE No. 2022-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF SUBDIVISION FOR *CALEDONIA PHASE 3*

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

WHEREAS, John McFarland, on behalf of CalAtlantic Group, LLC, (the "Developer") has filed an application and petition for approval of the Final Plat of Caledonia Subdivision – Phase 3 residential development (the "*Caledonia*"), generally located immediately south of Corneils Road and west of Bridge Street (IL Route 47) in the northwest quadrant of the City of Yorkville, for a total of 61 new single-family residential lots on approximately 22.77 acres; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on August 10, 2022, to consider the Final Plat of Caledonia Subdivision – Phase 3; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council ("the Corporate Authorities") for approval of the Final Plat of Caledonia Subdivision – Phase 3.

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

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

Section 2: That the Corporate Authorities hereby approve the Final Plat of Caledonia Subdivision – Phase 3 as prepared by Spaceco Inc., Morris, Illinois, date last revised June 13, 2022 attached hereto and made a part hereof as *Exhibit A*, and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat.

Section 3: That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to record this ordinance and the Final Plat of Caledonia Subdivision – Phase 3 with the Kendall County Recorder of Deeds.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

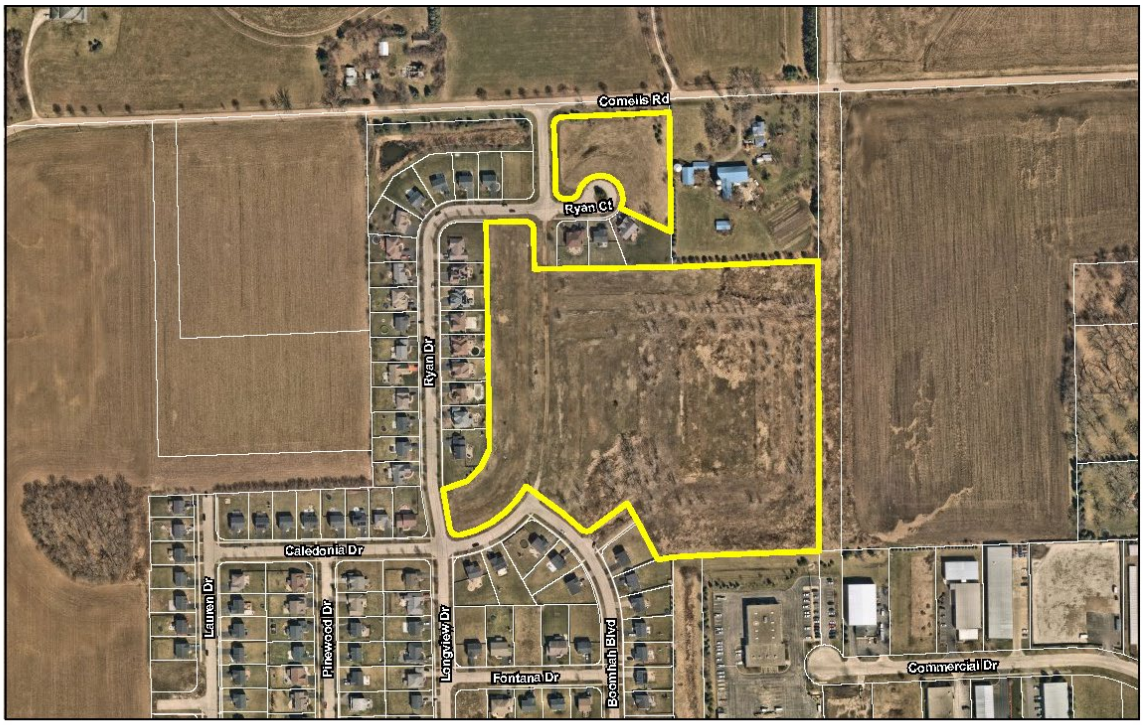
EXHIBIT A
Final Plat

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEI, City Engineer
Date: August 3, 2022
Subject: **PZC 2022-16 Caledonia – Phase 3 (Final Plat of Subdivision)**
Proposed Final Plat Approval for 61 Single-Family Lots

Summary:

The petitioner, John McFarland, on behalf of CalAtlantic Group, LLC, is seeking Final Plat approval to subdivide two (2) undeveloped parcels totaling approximately 22.77 into 62 lots consisting of 61 single-family units and a 37,809-square foot open pace lot in Caledonia – Phase 3. The proposed Final Plat would complete the buildout of the overall master planned subdivision of 206 single family detached residential lots.



Caledonia Phase 3 Location

United City of Yorkville, Illinois
July 12, 2022

Development Background/Request:

In November 2004, the City approved a planned unit development (PUD) agreement via Ordinance No. 2003-72 and 2003-72A for the Caledonia subdivision. The Caledonia subdivision is generally located west of IL Rte. 47 and just south of Corneils Road and consists of approximately 85-acres zoned R-2 Single-Family Residence as a Planned Unit Development (PUD). Master planned as a 206-lot development to be built in three (3) phases as Phase 1 (73 lots), Phase 2 (72 lots) and Phase 3 (61 lots), however only Phases 1 and 2 have been final platted. Phase 3 remains unimproved as two (2) separate parcels totaling approximately 22 acres.

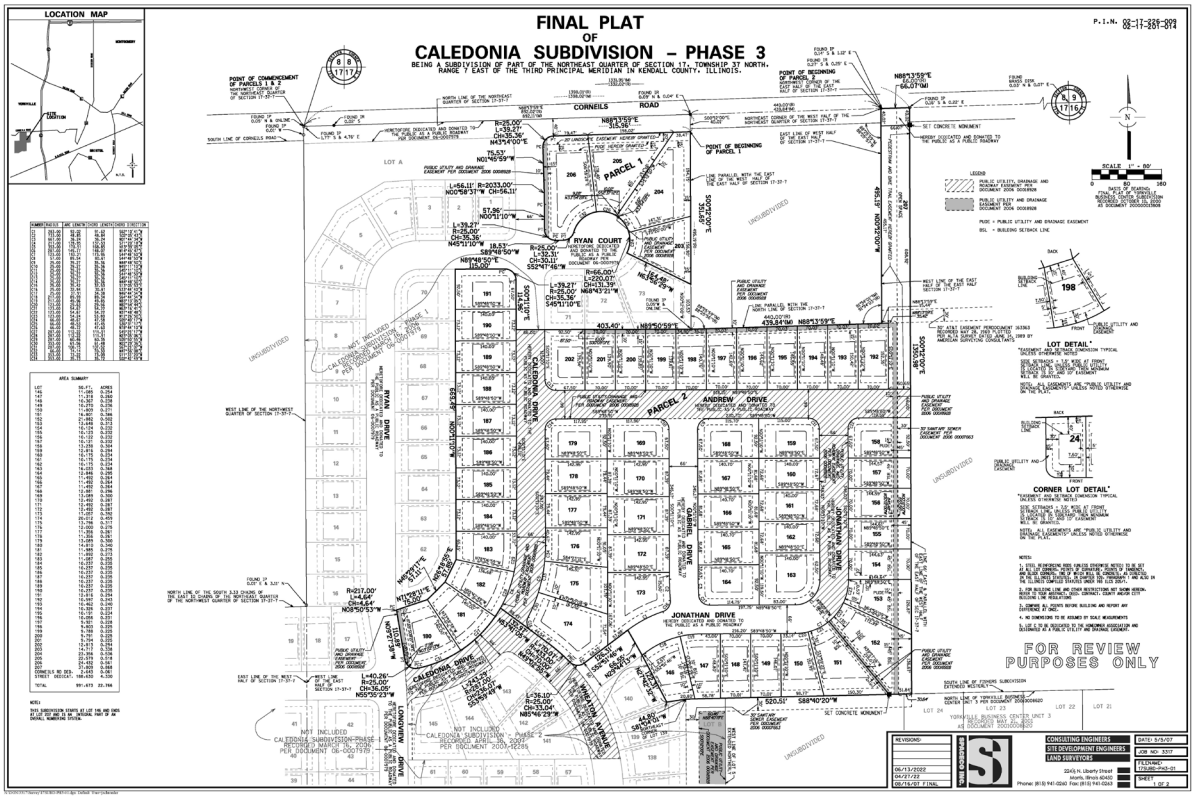
While the development stalled during the economic downturn in the late 2000's, in 2016 the successor developers requested the City reaffirm and clarify the terms of the original development

agreement with regards to developer/builder fees and obligations via Ordinance 2016-08 to position the lots for sale to interested homebuilders. The 2016 ordinance locked in reduced building permit fees until November 25, 2023, established that all parkway trees and sidewalk improvements were the responsibility of the builder, and permitted the subdivision to maintain and utilize up to three (3) offsite identification marketing signs. Additionally, Section 4 of the agreement acknowledged that a sanitary sewer connection fee of $2,000 is due upon building permit issuance for each residential unit to pay for the remaining unpaid balance for the Rob Roy Interceptor. A dormant special service area (SSA 2016-1) was also established in 2016 to ensure the open spaces and common areas of the Caledonia subdivision is maintained should the existing homeowner's association defaults.

All public infrastructure such as streets, stormwater management systems, water mains and other utilities were subsequently constructed and a majority of the lots within the platted portion of the subdivision were built upon by a successor builder. As of June 2022, approximately five (5) single family lots remain vacant in Phases 1 and 2. Therefore, the final phase of Caledonia is under contract by CalAtlantic Group to complete the subdivision as planned.

Proposed Final Plat of Resubdivision:

The proposed Final Plat of Subdivision for Caledonia – Phase 3 was prepared by Spaceco, Inc., date last revised 06-13-2022, illustrates the proposed 61 single-family lots and open space lot, as seen below:



Staff Comments:

The proposed Final Plat of Caledonia Subdivision – Phase 3 has been reviewed by the City's engineering consultant, Engineering Enterprises Inc. (EEI), for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated June 7, 2022 were provided to the applicant (see attached). The petitioner has addressed the comments provided and resubmitted a revised plat dated 06/13/22 which is included in the packet. **Staff supports approval of the revised final plat.**

Proposed Motion:

In consideration of the proposed Final Plat of Caledonia Subdivision -Phase 3, the Planning and Zoning Commission recommends approval of the plat to the City Council as prepared by Spaceco, Inc., date last revised 06-13-2022 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

Attachments:

1. Copy of Petitioner's Application
2. Final Plat of Caledonia Subdivision -Phase 3 prepared by Spaceco, Inc. date last revised 06/13/22.
3. Plan Council Packet for July 14, 2022
4. EEI Letter to the City dated June 7, 2022.

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 FINAL PLAT/REPLAT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: John McFarland	COMPANY: CalAtlantic Group, LLC
MAILING ADDRESS: 1700 East Golf Road Suite 1100	
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: ○ HOME ◉ BUSINESS 773-593-9493
EMAIL: john.mcfarland@lennar.com	FAX: 224-293-3101

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Chicago Title Land Trust Company - Trust # 8002363609

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

Wade B. Light, Shannon D. Pirron, Emma Light, Kate Light, Abigail Pirron, Jake Pirron, Cassidy Pirron, and CTIC III, LLC

PROPERTY STREET ADDRESS: Cornelis Road and Caledonia Avenue

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Phase 3 of Caledonia Subdivision. 61 to be platted homesites

CURRENT ZONING CLASSIFICATION: PUD

TOTAL LOT ACREAGE: 22.77	TOTAL NUMBER OF LOTS TO BE CREATED: 22.77 61 Lots

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
See Attached	See Attached	See Attached

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 FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Jason Wiesbrock	COMPANY: Space Co.
MAILING ADDRESS: 224 1/2 N. Liberty St.	
CITY, STATE, ZIP: Morris, IL	TELEPHONE: 815-941-0260
EMAIL: Jwiesbrock@spacecoinc.com	FAX: 815-941-0263
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Jason Wiesbrock	COMPANY: Space Co.
MAILING ADDRESS: 224 1/2 N. Liberty St.	
CITY, STATE, ZIP: Morris, IL 60450	TELEPHONE: 815-941-0260
EMAIL: Jwiesbrock@spacecoinc.com	FAX: 815-941-0263
ATTACHMENTS	
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".	
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.

Tom McFarland 4/26/22 John McFarland / Lennar Corporation / Ca

PETITIONER SIGNATURE

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

4/27/22 Beneficiary and Power of direction

Holder of title holding Trust

OWNER 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

APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: Jason Wiesbrock	COMPANY: Space Co.
MAILING ADDRESS: 224 1/2 N. Liberty St.	
CITY, STATE, ZIP: Morris, IL	TELEPHONE: 815-941-0260
EMAIL: jwiesbrock@spacecoinc.com	FAX: 815-941-0263
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Jason Wiesbrock	COMPANY: Space Co.
MAILING ADDRESS: 224 1/2 N. Liberty St.	
CITY, STATE, ZIP: Morris, IL 60450	TELEPHONE: 815-941-0260
EMAIL: jwiesbrock@spacecoinc.com	FAX: 815-941-0263

ATTACHMENTS

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

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.

Jack McFarl 4/26/22 John McFarland / Lennar Corporation / Ca

PETITIONER SIGNATURE

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

OWNER 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 NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Cornelis Road and Caledonia Avenue

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: John McFarland	COMPANY: Lennar Corporation / Calatlantic, LLC
MAILING ADDRESS: 1700 E. Golf Road Suite 1100	
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: 773-593-9493
EMAIL: john.mcfarland@lennar.com	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.

John McFarland
PRINT NAME

Entitlements Manager
TITLE

SIGNATURE*

4/26/22
DATE

**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:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

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 FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☑ $500.00		Total: $ 500
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 15000
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☑ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5000
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☑ Over 10 acres	$5,000.00	
		TOTAL AMOUNT DUE:	20,500

Proposed Lot Areas and Dimensions

Lot #	Diminesion
146	
147	
148	70 x 147
149	70 x 146
150	70 x 152
151	70 x 218
152	70 x 173
153	70 x 144
154	70 x 144
155	70 x 144
156	70 x 144
157	70 x 144
158	92 x 144
159	92 x 140
160	72 x 140
161	72 x 140
162	72 x 140
163	119 x 140
164	92 x 140
165	81 x 140
166	81 x 140
167	81 x 140
168	92 x 140
169	92 x 143
170	87 x 143
171	87 x 143
172	87 x 143
173	167 x 143
174	140 x 167
175	107 x 145
176	91 x 143
177	79 x 143
178	79 x 143
179	92 x 143
180	75 x 140
181	100 x 140
182	100 x 140
183	90 x 140
184	73 x 140
185	73 x 140
186	73 x 140
187	73 x 140
188	73 x 140
189	73 x 140
190	73 x 140
191	92 x 140
192	70 x 152
193	70 x 150
194	70 x 148
195	70 x 146
196	70 x 144
197	70 x 142
198	70 x 140
199	70 x 140
200	70 x 140
201	70 x 140
202	92 x 140
203	70 x 164
204	70 x 233
205	70 x 178
206	70 x 178

Lot Dimension Summary

Lot Area Summary

LOT	SQ.FT.	ACRES
146	11,085	0.254
147	11,318	0.260
148	10,367	0.238
149	10,270	0.236
150	11,809	0.271
151	16,801	0.386
152	21,882	0.502
153	13,648	0.313
154	10,124	0.232
155	10,123	0.232
156	10,122	0.232
157	10,121	0.232
158	13,238	0.304
159	12,816	0.294
160	10,175	0.234
161	10,175	0.234
162	10,175	0.234
163	16,033	0.368
164	12,846	0.295
165	11,492	0.264
166	11,492	0.264
167	11,492	0.264
168	12,881	0.296
169	13,089	0.300
170	12,492	0.287
171	12,492	0.287
172	12,492	0.287
173	17,057	0.392
174	20,012	0.459
175	13,796	0.317
176	12,000	0.275
177	11,356	0.261
178	11,356	0.261
179	13,089	0.300
180	14,810	0.340
181	11,985	0.275
182	11,892	0.273
183	11,087	0.255
184	10,237	0.235
185	10,237	0.235
186	10,237	0.235
187	10,237	0.235
188	10,237	0.235
189	10,237	0.235
190	10,237	0.235
191	12,816	0.294
192	10,597	0.243
193	10,462	0.240
194	10,326	0.237
195	10,191	0.234
196	10,056	0.231
197	9,921	0.228
198	9,803	0.225
199	9,788	0.225
200	9,791	0.225
201	9,794	0.225
202	12,813	0.294
203	14,717	0.338
204	23,356	0.536
205	22,579	0.518
206	24,432	0.561
LOT C	37,809	0.868
CORNERS AD DED.	2,643	0.061
STREET DEDICAT.	180,630	4.330
TOTAL	991,673	22.766

Exhibit A

CALEDONIA SUBDIVISION PHASE 3
LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST, ON AN ASSUMED BEARING BEING THE NORTH LINE OF SAID NORTHEAST QUARTER, 892.02 FEET RECORD, 892.11 MEASURED; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST 351.65 FEET; THENCE NORTH 63 DEGREES 56 MINUTES 29 SECONDS WEST 164.48 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY 220.07 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 66.00 FEET AND WHOSE CHORD BEARS NORTH 68 DEGREES 43 MINUTES 21 SECONDS WEST 131.39 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 32.31 FEET, ALONG SAID NON-TANGENT TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 52 DEGREES 47 MINUTES 46 SECONDS WEST 30.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 48 MINUTES 50 SECONDS WEST 18.53 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 45 DEGREES 11 MINUTES 10 SECONDS WEST 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS WEST 57.96 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 56.11 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2033.00 FEET AND WHOSE CHORD BEARS NORTH 00 DEGREES 58 MINUTES 37 SECONDS WEST 56.11 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 59 SECONDS WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, 75.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 43 DEGREES 14 MINUTES 00 SECONDS EAST 35.36 FEET TO A POINT OF TANGENCY ON A LINE LYING 40.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST ALONG SAID PARALLEL LINE 315.96 FEET TO THE POINT OF BEGINNING,

ALSO
PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST, ON AN ASSUMED BEARING BEING THE NORTH LINE OF SAID NORTHEAST QUARTER, 1332.02 FEET RECORD, 1331.95 MEASURED TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST 66.07 FEET TO A POINT ON A LINE LYING 66 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE 1350.98 FEET TO A POINT ON THE SOUTH LINE OF FISHERS SUBDIVISION EXTENDED WESTERLY; THENCE SOUTH 88 DEGREES 40 MINUTES 20 SECONDS WEST ALONG THE LAST DESCRIBED LINE 520.51 FEET TO THE NORTHEAST CORNER OF LOT 139 IN CALEDONIA SUBDIVISION – PHASE 2, RECORDED APRIL 16, 2007 AS DOCUMENT NUMBER 2007-12285; THENCE WESTERLY THE FOLLOWING NINE COURSES ALONG THE NORTHERLY LINE OF SAID CALEDONIA SUBDIVISION – PHASE 2: SOUTH 81 DEGREES 04 MINUTES 01 SECONDS WEST 44.80 FEET; THENCE NORTH 27 DEGREES 42 MINUTES 32 SECONDS WEST 122.31 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 13 SECONDS WEST 66.55 FEET; THENCE SOUTH 52 DEGREES 51 MINUTES 46 SECONDS WEST 126.31 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 36.10 FEET ALONG SAID A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 85 DEGREES 46 MINUTES 29 SECONDS WEST 33.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 70.07 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET AND WHOSE CHORD BEARS NORTH 49 DEGREES 02 MINUTES 55 SECONDS WEST 70.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 53 DEGREES 41 MINUTES 05 SECONDS WEST 132.97 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 243.29 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 287.00 FEET AND WHOSE CHORD BEARS SOUTH 53 DEGREES 59 MINUTES 49 SECONDS WEST 236.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 40.26 FEET ALONG A CURVE TO THE RIGHT HAVING A

RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS NORTH 55 DEGREES 35 MINUTES 23 SECONDS WEST 36.05 FEET TO A POINT OF TANGENCY ON THE EASTERLY LINE OF CALEDONIA SUBDIVISION – PHASE 1, RECORDED MARCH 16, 2006 AS DOCUMENT NUMBER 06-0007979; THENCE NORTH AND EAST ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID CALEDONIA SUBDIVISION – PHASE 1 THE FOLLOWING TEN COURSES: NORTH 09 DEGREES 27 MINUTES 38 SECONDS WEST 110.89 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 4.64 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 217.00 FEET AND WHOSE CHORD BEARS NORTH 08 DEGREES 50 MINUTES 53 SECONDS WEST 4.64 FEET; THENCE NORTH 71 DEGREES 28 MINUTES 11 SECONDS EAST NON-TANGENT TO THE LAST DESCRIBED CURVE 75.00 FEET; THENCE NORTH 45 DEGREES 29 MINUTES 17 SECONDS EAST 57.11 FEET; THENCE NORTH 26 DEGREES 18 MINUTES 55 SECONDS EAST 57.85 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS WEST 669.49 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 50 SECONDS EAST 115.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 45 DEGREES 11 MINUTES 10 SECONDS EAST 35.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST 114.96 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 59 SECONDS EAST 403.40 FEET TO A POINT ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 17; THENCE NORTH 88 DEGREES 13 MINUTES 59 SECONDS EAST ALONG SAID PARALLEL LINE 439.84 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED LINE 495.19 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 991,673 SQUARE FEET OR 22.766 ACRES, MORE OR LESS.

PREPARED June 8, 2007
SPACECO, INC., cbl

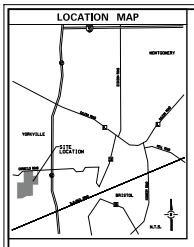
N:\DGN\3317\Survey\Legal\phase3-lgl.doc

FINAL PLAT
OF
CALEDONIA SUBDIVISION – PHASE 3

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.

P.I.N. 02-17-226-009
02-17-201-014

LOCATION MAP



NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	183.00	90.00	89.09	S80°41'47"E
C2	183.00	90.00	89.09	S09°18'13"W
C3	183.00	100.00	98.83	S41°01'07"W
C4	183.00	100.00	98.83	S81°30'47"W
C5	183.00	100.00	98.83	N57°59'33"W
C6	183.00	100.00	98.83	N26°28'19"W
C7	183.00	90.00	89.09	N09°18'13"E
C8	183.00	90.00	89.09	N80°41'47"E
C9	183.00	100.00	98.83	S64°30'41"E
C10	183.00	100.00	98.83	S35°01'01"E
C11	183.00	100.00	98.83	S05°31'21"W
C12	183.00	100.00	98.83	S34°59'39"W
C13	183.00	100.00	98.83	S64°28'17"W
C14	183.00	100.00	98.83	N86°03'04"W
C15	183.00	100.00	98.83	N56°33'44"W
C16	183.00	100.00	98.83	N27°04'22"W
C17	183.00	90.00	89.09	N01°38'00"W
C18	183.00	90.00	89.09	N88°21'59"E
C19	183.00	100.00	98.83	S61°51'40"E
C20	183.00	100.00	98.83	S32°22'18"E
C21	183.00	100.00	98.83	S02°52'56"W
C22	183.00	100.00	98.83	S31°37'34"W
C23	183.00	100.00	98.83	S61°08'12"W
C24	183.00	100.00	98.83	N89°21'10"W
C25	183.00	100.00	98.83	N59°50'48"W
C26	183.00	100.00	98.83	N30°20'26"W
C27	183.00	100.00	98.83	N00°50'04"W
C28	183.00	100.00	98.83	N29°38'39"E
C29	183.00	100.00	98.83	N59°09'13"E
C30	183.00	100.00	98.83	S81°20'12"E
C31	183.00	100.00	98.83	S51°50'48"E
C32	183.00	100.00	98.83	S22°21'25"E
C33	183.00	100.00	98.83	S07°08'02"W
C34	183.00	100.00	98.83	S36°38'40"W
C35	183.00	100.00	98.83	S66°09'17"W
C36	183.00	100.00	98.83	N84°20'06"W
C37	183.00	100.00	98.83	N54°50'44"W
C38	183.00	100.00	98.83	N25°21'21"W
C39	183.00	100.00	98.83	N04°08'03"E
C40	183.00	100.00	98.83	N33°38'45"E
C41	183.00	100.00	98.83	N63°09'27"E
C42	183.00	100.00	98.83	S87°19'50"E
C43	183.00	100.00	98.83	S57°50'32"E
C44	183.00	100.00	98.83	S28°21'14"E
C45	183.00	100.00	98.83	S01°08'04"E
C46	183.00	100.00	98.83	S30°38'46"W
C47	183.00	100.00	98.83	S60°09'28"W
C48	183.00	100.00	98.83	N89°19'50"W
C49	183.00	100.00	98.83	N59°50'48"W
C50	183.00	100.00	98.83	N30°20'26"W
C51	183.00	100.00	98.83	N00°50'04"W
C52	183.00	100.00	98.83	N29°38'39"E
C53	183.00	100.00	98.83	N59°09'13"E
C54	183.00	100.00	98.83	S81°20'12"E
C55	183.00	100.00	98.83	S51°50'48"E
C56	183.00	100.00	98.83	S22°21'25"E
C57	183.00	100.00	98.83	S07°08'02"W
C58	183.00	100.00	98.83	S36°38'40"W
C59	183.00	100.00	98.83	S66°09'17"W
C60	183.00	100.00	98.83	N84°20'06"W
C61	183.00	100.00	98.83	N54°50'44"W
C62	183.00	100.00	98.83	N25°21'21"W
C63	183.00	100.00	98.83	N04°08'03"E
C64	183.00	100.00	98.83	N33°38'45"E
C65	183.00	100.00	98.83	N63°09'27"E
C66	183.00	100.00	98.83	S87°19'50"E
C67	183.00	100.00	98.83	S57°50'32"E
C68	183.00	100.00	98.83	S28°21'14"E
C69	183.00	100.00	98.83	S01°08'04"E
C70	183.00	100.00	98.83	S30°38'46"W
C71	183.00	100.00	98.83	S60°09'28"W
C72	183.00	100.00	98.83	N89°19'50"W
C73	183.00	100.00	98.83	N59°50'48"W
C74	183.00	100.00	98.83	N30°20'26"W
C75	183.00	100.00	98.83	N00°50'04"W
C76	183.00	100.00	98.83	N29°38'39"E
C77	183.00	100.00	98.83	N59°09'13"E
C78	183.00	100.00	98.83	S81°20'12"E
C79	183.00	100.00	98.83	S51°50'48"E
C80	183.00	100.00	98.83	S22°21'25"E
C81	183.00	100.00	98.83	S07°08'02"W
C82	183.00	100.00	98.83	S36°38'40"W
C83	183.00	100.00	98.83	S66°09'17"W
C84	183.00	100.00	98.83	N84°20'06"W
C85	183.00	100.00	98.83	N54°50'44"W
C86	183.00	100.00	98.83	N25°21'21"W
C87	183.00	100.00	98.83	N04°08'03"E
C88	183.00	100.00	98.83	N33°38'45"E
C89	183.00	100.00	98.83	N63°09'27"E
C90	183.00	100.00	98.83	S87°19'50"E
C91	183.00	100.00	98.83	S57°50'32"E
C92	183.00	100.00	98.83	S28°21'14"E
C93	183.00	100.00	98.83	S01°08'04"E
C94	183.00	100.00	98.83	S30°38'46"W
C95	183.00	100.00	98.83	S60°09'28"W
C96	183.00	100.00	98.83	N89°19'50"W
C97	183.00	100.00	98.83	N59°50'48"W
C98	183.00	100.00	98.83	N30°20'26"W
C99	183.00	100.00	98.83	N00°50'04"W
C100	183.00	100.00	98.83	N29°38'39"E
C101	183.00	100.00	98.83	N59°09'13"E
C102	183.00	100.00	98.83	S81°20'12"E
C103	183.00	100.00	98.83	S51°50'48"E
C104	183.00	100.00	98.83	S22°21'25"E
C105	183.00	100.00	98.83	S07°08'02"W
C106	183.00	100.00	98.83	S36°38'40"W
C107	183.00	100.00	98.83	S66°09'17"W
C108	183.00	100.00	98.83	N84°20'06"W
C109	183.00	100.00	98.83	N54°50'44"W
C110	183.00	100.00	98.83	N25°21'21"W
C111	183.00	100.00	98.83	N04°08'03"E
C112	183.00	100.00	98.83	N33°38'45"E
C113	183.00	100.00	98.83	N63°09'27"E
C114	183.00	100.00	98.83	S87°19'50"E
C115	183.00	100.00	98.83	S57°50'32"E
C116	183.00	100.00	98.83	S28°21'14"E
C117	183.00	100.00	98.83	S01°08'04"E
C118	183.00	100.00	98.83	S30°38'46"W
C119	183.00	100.00	98.83	S60°09'28"W
C120	183.00	100.00	98.83	N89°19'50"W
C121	183.00	100.00	98.83	N59°50'48"W
C122	183.00	100.00	98.83	N30°20'26"W
C123	183.00	100.00	98.83	N00°50'04"W
C124	183.00	100.00	98.83	N29°38'39"E
C125	183.00	100.00	98.83	N59°09'13"E
C126	183.00	100.00	98.83	S81°20'12"E
C127	183.00	100.00	98.83	S51°50'48"E
C128	183.00	100.00	98.83	S22°21'25"E
C129	183.00	100.00	98.83	S07°08'02"W
C130	183.00	100.00	98.83	S36°38'40"W
C131	183.00	100.00	98.83	S66°09'17"W
C132	183.00	100.00	98.83	N84°20'06"W
C133	183.00	100.00	98.83	N54°50'44"W
C134	183.00	100.00	98.83	N25°21'21"W
C135	183.00	100.00	98.83	N04°08'03"E
C136	183.00	100.00	98.83	N33°38'45"E
C137	183.00	100.00	98.83	N63°09'27"E
C138	183.00	100.00	98.83	S87°19'50"E
C139	183.00	100.00	98.83	S57°50'32"E
C140	183.00	100.00	98.83	S28°21'14"E
C141	183.00	100.00	98.83	S01°08'04"E
C142	183.00	100.00	98.83	S30°38'46"W
C143	183.00	100.00	98.83	S60°09'28"W
C144	183.00	100.00	98.83	N89°19'50"W
C145	183.00	100.00	98.83	N59°50'48"W
C146	183.00	100.00	98.83	N30°20'26"W
C147	183.00	100.00	98.83	N00°50'04"W
C148	183.00	100.00	98.83	N29°38'39"E
C149	183.00	100.00	98.83	N59°09'13"E
C150	183.00	100.00	98.83	S81°20'12"E
C151	183.00	100.00	98.83	S51°50'48"E
C152	183.00	100.00	98.83	S22°21'25"E
C153	183.00	100.00	98.83	S07°08'02"W
C154	183.00	100.00	98.83	S36°38'40"W
C155	183.00	100.00	98.83	S66°09'17"W
C156	183.00	100.00	98.83	N84°20'06"W
C157	183.00	100.00	98.83	N54°50'44"W
C158	183.00	100.00	98.83	N25°21'21"W
C159	183.00	100.00	98.83	N04°08'03"E
C160	183.00	100.00	98.83	N33°38'45"E
C161	183.00	100.00	98.83	N63°09'27"E
C162	183.00	100.00	98.83	S87°19'50"E
C163	183.00	100.00	98.83	S57°50'32"E
C164	183.00	100.00	98.83	S28°21'14"E
C165	183.00	100.00	98.83	S01°08'04"E
C166	183.00	100.00	98.83	S30°38'46"W
C167	183.00	100.00	98.83	S60°09'28"W
C168	183.00	100.00	98.83	N89°19'50"W
C169	183.00	100.00	98.83	N59°50'48"W
C170	183.00	100.00	98.83	N30°20'26"W
C171	183.00	100.00	98.83	N00°50'04"W
C172	183.00	100.00	98.83	N29°38'39"E
C173	183.00	100.00	98.83	N59°09'13"E
C174	183.00	100.00	98.83	S81°20'12"E
C175	183.00	100.00	98.83	S51°50'48"E
C176	183.00	100.00	98.83	S22°21'25"E
C177	183.00	100.00	98.83	S07°08'02"W
C178	183.00	100.00	98.83	S36°38'40"W
C179	183.00	100.00	98.83	S66°09'17"W
C180	183.00	100.00	98.83	N84°20'06"W
C181	183.00	100.00	98.83	N54°50'44"W
C182	183.00	100.00	98.83	N25°21'21"W
C183	183.00	100.00	98.83	N04°08'03"E
C184	183.00	100.00	98.83	N33°38'45"E
C185	183.00	100.00	98.83	N63°09'27"E
C186	183.00	100.00	98.83	S87°19'50"E
C187	183.00	100.00	98.83	S57°50'32"E
C188	183.00	100.00	98.83	S28°21'14"E
C189	183.00	100.00	98.83	S01°08'04"E
C190	183.00	100.00	98.83	S30°38'46"W
C191	183.00	100.00	98.83	S60°09'28"W
C192	183.00	100.00	98.83	N89°19'50"W
C193	183.00	100.00	98.83	N59°50'48"W
C194	183.00	100.00	98.83	N30°20'26"W
C195	183.00	100.00	98.83	N00°50'04"W
C196	183.00	100.00	98.83	N29°38'39"E
C197	183.00	100.00	98.83	N59°09'13"E
C198	183.00	100.00	98.83	S81°20'12"E
C199	183.00	100.00	98.83	S51°50'48"E
C200	183.00	100.00	98.83	S22°21'25"E
C201	183.00	100.00	98.83	S07°08'02"W
C202	183.00	100.00	98.83	S36°38'40"W
C203	183.00	100.00	98.83	S66°09'17"W
C204	183.00	100.00	98.83	N84°20'06"W
C205	183.00	100.00	98.83	N54°50'44"W
C206	183.00	100.00	98.83	N25°21'21"W
C207	183.00	100.00	98.83	N04°08'03"E
C208	183.00	100.00	98.83	N33°38'45"E
C209	183.00	100.00	98.83	N63°09'27"E
C210	183.00	100.00	98.83	S87°19'50"E
C211	183.00	100.00	98.83	S57°50'32"E
C212	183.00	100.00	98.83	S28°21'14"E
C213	183.00	100.00	98.83	S01°08'04"E
C214	183.00	100.00	98.83	S30°38'46"W
C215	183.00	100.00	98.83	S60°09'28"W
C216	183.00	100.00	98.83	N89°19'50"W
C217	183.00	100.00	98.83	N59°50'48"W
C218	183.00	100.00	98.83	N30°20'26"W
C219	183.00	100.00	98.83	N00°50'04"W
C220	183.00	100.00	98.83	N29°38'39"E
C221	183.00	100.00	98.83	N59°09'13"E
C222	183.00	100.00	98.83	S81°20'12"E
C223	183.00	100.00	98.83	S51°50'48"E
C224	183.00	100.00	98.83	S22°21'25"E
C225	183.00	100.00	98.83	S07°08'02"W
C226	183.00	100.00	98.83	S36°38'40"W
C227	183.00	100.00	98.83	S66°09'17"W
C228	183.00	100.00	98.83	N84°20'06"W
C229	183.00	100.00	98.83	N54°50'44"W
C230	183.00	100.00	98.83	N25°21'21"W
C231	183.00	100.00	98.83	N04°08'03"E
C232	183.00	100.00	98.83	N33°38'45"E
C233	183.00	100.00	98.83	N63°09'27"E
C234	183.00	100.00	98.83	S87°19'50"E
C235	183.00	100.00	98.83	S57°50'32"E
C236	183.00	100.00	98.83	S28°21'14"E
C237	183.00	100.00	98.83	S01°08'04"E
C238	183.00	100.00	98.83	S30°38'46"W
C239	183.00	100.00	98.83	S60°09'28"W
C240	183.00	100.00	98.83	N89°19'50"W
C241	183.00	100.00	98.83	N59°50'48"W
C242	183.00	100.00	98.83	N30°20'26"W
C243	183.00	100.00	98.83	N00°50'04"W
C244	183.00	100.00	98.83	N29°38'39"E
C245	183.00	100.00	98.83	N59°09'13"E
C246	183.00	100.00	98.83	S81°20'12"E
C247	183.00	100.00	98.83	S51°50'48"E
C248	183.00	100.00	98.83	S22°21'25"E
C249	183.00	100.00	98.83	S07°08'02"W
C250	183.00	100.00	98.83	S36°38'40"W
C251	183.00	100.00	98.83	S66°09'17"W
C252	183.00	100.00	98.83	N84°20'06"W
C253	183.00	100.00	98.83	N54°50'44"W
C254	183.00	100.00	98.83	N25°21'21"W
C255	183.00	100.00	98.83	N04°08'03"E
C256	183.00	100.00	98.83	N33°38'45"E
C257	183.00	100.00	98.83	N63°09'27"E
C258	183.00	100.00	98.83	S87°19'50"E
C259	183.00	100.00	98.83	S57°50'32"E
C260	183.00	100.00	98.83	S28°21'14"E
C261	183.00	100.00	98.83	S01°08'04"E
C262	183.00	100.00	98.83	S30°38'46"W
C263	183.00	100.00	98.83	S60°09'28"W
C264	183.00	100.00	98.83	N89°19'50"W
C265	183.00	100.00	98.83	N59°50'48"W
C266	183.00	100.00	98.83	N30°20'26"W
C267	183.00	100.00	98.83	N00°50'04"W
C268	183.00	100.00	98.83	N29°38'39"E
C269	183.00	100.00	98.83	N59°09'13"E
C270	183.00	100.00	98.83	S81°20'12"E
C271	183.00	100.00	98.83	S51°50'48"E
C272	183.00	100.00	98.83	S22°21'25"E
C273	183.00	100.00	98.83	S07°08'02"W
C274	183.00	100.00	98.83	S36°38'40"W
C275	183.00	100.00	98.83	S66°09'17"W
C276	183.00	100.00	98.83	N84°20'06"W
C277	183.00	100.00	98.83	N54°50'44"W
C278	183.00	100.00	98.83	N25°21'21"W
C279	183.00	100.00	98.83	N04°08'03"E
C280	183.00	100.00	98.83	N33°38'45"E
C281	183.00	100.00	98.83	N63°09'27"E
C282	183.00	100.00	98.83	S87°19'50"E
C283	183.00	100.00	98.83	S57°50'32"E
C284	183.00	100.00	98.83	S28°21'14"E
C285	183.00	100.00	98.83	S01°08'04"E
C286	183.00	100.00	98.83	S30°38'46"W
C287	183.00	100.00	98.83	S60°09'28"W
C288	183.00	100.00	98.83	N89°19'50"W
C289	183.00	100.00	98.83	N59°50'48"W
C290	183.00	100.00	98.83	N30°20'26"W
C291	183.00	100.00	98.83	N00°50'04"W
C292	183.00	100.00	98.83	N29°38'39"E
C293	183.00	100.00	98.83	N59°09'13"E
C294	183.00	100.00	98.83	S81°20'12"E
C295	183.00	100.00	98.83	S51°50'48"E
C296	183.00	100.00	98.83	S22°21'25"E
C297	183.00	100.00	98.83	S07°08'02"W
C298	183.00	100.00	98.83	S36°38'40"W
C299	183.00	100.00	98.83	S66°09'17"W
C300	183.00	100.00	98.83	N84°20'06"W
C301	183.00	100.00	98.83	N54°50'44"W
C302	183.00	100.00	98.83	N25°21'21"W
C303	183.00	100.00	98.83	N04°08'03"E
C304	183.00	100.00	98.83	N33°38'45"E
C305	183.00	100.00	98.83	N63°09'27"E
C306	183.00	100.00	98.83	S87°19'50"E
C307	183.00	100.00	98.83	S57°50'32"E
C308	183.00	100.00	98.83	S28°21'14"E
C309	183.00	100.00	98.83	S01°08'04"E
C310	183.00	100.00	98.83	S30°38'46"W
C311	183.00	100.00	98.83	S60°09'28"W
C312	183.00	100.00	98.83	N89°19'50"W
C313	183.00	100.00	98.83	N59°50'48"W
C314	183.00	100.00	98.83	N30°20'26"W
C315	183.00	100.00	98.83	N00°50'04"W
C316	183.00	100.00	98.83	N29°38'39"E
C317	183.00	100.00	98.83	N59°09'13"E
C318	183.00	100.00	98.83	S81°20'12"E
C319	183.00	100.00	98.83	S51°50'48"E
C320	183.00	100.00	98.83	S22°21'25"E
C321	183.00	100.00	98.83	S07°08'02"W
C322	183.00	100.00	98.83	S36°38'40"W
C323	183.00	100.00	98.83	S66°09'17"W
C324	183.00	100.00	98.83	N84°20'06"W
C325	183.00	100.00	98.83	N54°50'44"W
C326	183.00	100.00	98.83	N25°21'21"W
C327	183.00	100.00	98.83	N04°08'03"E
C328	183.00	100.00	98.83	N33°38'45"E
C329	183.00	100.00	98.83	N63°09'27"E
C330	183.00	100.00	98.83	S87°19'50"E
C331	183.00	100.00	98.83	S57°50'32"E
C332	183.00	100.00	98.83	S28°21'14"E
C333	183.00	100.00	98.83	S01°08'04"E
C334	183.00	100.00	98.83	S30°38'46"W
C335	183.00	100.00	98.83	S60°09'28"W
C336	183.00	100.00	98.83	N89°19'50"W
C337	183.00	100.00	98.83	N59°50'48"W
C338	183.00	100.00	98.83	N30°20'26"W
C339	183.00	100.00	98.83	N00°50'04"W
C340	183.00	100.00	98.83	N29°38'39"E
C341	183.00	100.00	98.83	N59°09'13"E
C342	183.00	100.00	98.83	S81°20'12"E
C343	183.00	100.00	98.83	S51°50'48"E
C344	183.00	100.00	98.83	S22°21'25"E
C345	183.00	100.00	98.83	S07°08'02"W
C346	183.00	100.00	98.83	S36°38'40"W
C347	183.00	100.00	98.83	S66°09'17"W
C348	183.00	100.00	98.83	N84°20'06"W
C349	183.00	100.00	98.83	N54°50'44"W
C350	183.00	100.00	98.83	N25°21'21"W
C351	183.00	100.00	98.83	N04°08'03"E
C352	183.00	100.00	98.83	N33°38'45"E
C353	183.00	100.00	98.83	N63°09'27"E
C354	183.00	100.00	98.83	S87°19'50"E
C355	183.00	100.00	98.83	S57°50'32"E
C356	183.00	100.00	98.83	S28°21'14"E
C357	183.00	100.00	98.83	S01°08'04"E
C358	183.00	100.00	98.83	S30°38'46"W
C359	183.00	100.00	98.83	S60°09'28"W
C360	183.00	100.00	98.83	N89°19'50"W
C361	183.00	100.00	98.83	N59°50'48"W
C362	183.00	100.00	98.83	N30°20'26"W
C363	183.00	100.00	98.83	N00°50'04"W
C364	183.00	100.00	98.83	N29°38'39"E
C365	183.00	100.00	98.83	N59°09'13"E
C366	183.00	100.00	98.83	S81°20'12"E
C367	183.00	100.00	98.83	S51°50'48"E
C368	183.00	100.00	98.83	S22°21'25"E
C369	183.00	100.00	98.83	S07°08'02"W
C370	183.00	100.00	98.83	S36°38'40"W
C371	183.00	100.00	98.83	S66°09'17"W
C372	183.00	100.00	98.83	N84°20'06"W
C373	183.00	100.00	98.83	N54°50'44"W
C374	183.00	100.00	98.83	N25°21'21"W
C375	183.00	100.00	98.83	N04°08'03"E
C376	183.00	100.00	98.83	N33°38'45"E
C377	183.00	100.00	98.83	N63°09'27"E
C378	183.00	100.00	98.83	S87°19'50"E
C379	183.00	100.00	98.83	S57°50'32"E
C380	183.00	100.00	98.83	S28°21'14"E
C381	183.00	100.00	98.83	S01°08'04"E
C382	183.00	100.00	98.83	S30°38'46"W
C383	183.00	100.00	98.83	S60°09'28"W
C384	183.00	100.00	98.83	N89°19'50"W
C385	183.00	100.00	98.83	N59°50'48"W
C386	183.00	100.00	98.83	N30°20'26"W
C387	183.00	100.00	98.83	N00°50'04"W
C388	183.00	100.00	98.83	N29°38'39"E
C389	183.00	100.00	98.83	N59°09'13"E
C390	183.00	100.00	98.83	S81°20'12"E
C391	183.00	100.00	98.83	S51°50'48"E
C392	183.00	100.00	98.83	S22°21'25"E
C393	183.00	100.00	98.83	S07°08'02"W
C394	183.00	100.00	98.83	S36°38'40"W
C395	183.00	100.00	98.83	S66°09'17"W
C396	183.00	100.00	98.83	N84°20'06"W
C397	183.00	100.00	98.83	N54°50'44"W
C398	183.00	100.00	98.83	N25°21'21"W
C399	183.00	100.00	98.83	N04°08'03"E
C400	183.00	100.00	98.83	N33°38'45"E
C401	183.00	100.00	98.83	N63°09'27"E
C402	183.00	100.00	98.83	S87°19'50"E
C403	183.00	100.00	98.83	S57°50'32"E
C404	183.00	100.00	98.83	S28°21'14"E
C405	183.00	100.00	98.83	S01°08'04"E
C406	183.00	100.00	98.83	S30°38'46"W
C407	183.00	100.00	98.83	S60°09'28"W
C408	183.00	100.00	98.83	N89°19'50"W
C409	183.00	100.00	98.83	N59°50'48"W
C410	183.00	100.00	98.83	N30°20'26"W
C411	183.00	100.00	98.83	N00°50'04"W
C412	183.00	100.00	98.83	N29°38'39"E
C413	183.00	100.00	98.83	N59°09'13"E
C414	183.00	100.00	98.83	S81°20'12"E
C415	183.00	100.00	98.83	S51°50'48"E
C416	183.00	100.00	98.83	S22°21'25"E
C417	183.00	100.00	98.83	S07°08'02"W
C418	183.00	100.00	98.83	S36°38'40"W
C419	183.00	100.00	98.83	S66°09'17"W
C420	183.00	100.00	98.83	N84°20'06"W
C421	183.00	100.00	98.83	N54°50'44"W
C422	183.00	100.00	98.83	N25°21'21"W
C423	183.00	100.00	98.83	N04°08'03"E
C424	183.00	100.00	98.83	N33°38'45"E
C425	183.00	100.00	98.83	N63°09'27"E
C426	183.00	100.00	98.83	S87°19'50"E
C427	183.00	100.00	98.83	S57°50'32"E
C428	183.00	100.00	98.83	S28°21'14"E
C429	183.00	100.00	98.83	S01°08'04"E
C430	183.00	100.00	98.83	S30°38'46"W
C431	183.00	100.00	98.83	S60°09'28"W
C432	183.00	100.00	98.83	N89°19'50"W
C433	183.00	100.00	98.83	N59°50'48"W
C434	183.00	100.00	98.83	N30°20'26"W
C435	183.00	100.00	98.83	N00°50'04"W
C436	183.00	100.00	98.83	N29°38'39"E
C437	183.00	100.00	98.83	N59°09'13"E
C438	183.00	100.00	98.83	S81°20'12"E
C439	183.00	100.00	98.83	S51°50'48"E
C440	183.00	100.00	98.83	S22°21'25"E
C441	183.00	100.00	98.83	S07°08'02"W
C442	183.00	100.00	98.83	S36°38'40"W
C443	183.00	100.00	98.83	S66°09'17"W
C444	183.00	100.00	98.83	N84°20'06"W
C445	183.00	100.00	98.83	N54°50'44"W
C446	183.00	100.00	98.83	N25°21'21"W
C447	183.00	100.00	98.83	N04°08'03"E
C448	183.00	100.00	98.83	N33°38'45"E
C449	183.00	100.00	98.83	N63°09'27"E
C450	183.00	100.00	98.83	S87°19'50"E
C451	183.00	100.00	98.83	S57°50'32"E
C452	183.00	100.00	98.83	S28°21'14"E
C453	183.00	100.00	98.83	S01°08'04"E
C454	183.00	100.00	98.83	S30°38'46"W
C455	183.00	100.00	98.83	S60°09'28"W
C456	183.00	100.00	98.83	N89°19'50"W
C457	183.00	100.00	98.83	N59°50'48"W
C458	183.00	100.00	98.83	N30°20'26"W
C459	183.00	100.00	98.83	N00°50'04"W
C460	183.00	100.00	98.83	N29°38'39"E
C461	183.00	100.00	98.83	N59°09'13"E
C462	183.00	100.00	98.83	S81°20'12"E
C463	183.00	100.00	98.83	S51°50'48"E
C464	183.00	100.00	98.83	S22°21'25"E
C465	183.00	100.00	98.83	S07°08'02"W
C466	183.00	100.00	98.83	S36°38'40"W
C467	183.00	100.00	98.83	S66°09'17"W
C468	183.00	100.00	98.83	N84°20'06"W
C469	183.00	100.00	98.83	N54°50'44"W
C470	183.00	100.00	98.83	N25°21'21"W
C471	183.00	100.00	98.83	N04°08'03"E
C472	183.00	100.00	98.83	N33°38'45"E
C473	183.00	100.00	98.83	N63°09'27"E
C474	183.00	100.00	98.83	S87°19'50"E
C475	183.00	100.00

FINAL PLAT
OF
CALEDONIA SUBDIVISION – PHASE 3

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT CALATLANTIC GROUP, LLC IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND, PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, TELEPHONE, GAS OR CABLE TELEVISION COMPANY, PUBLIC UTILITY OR GOVERNMENTAL AGENCY HAVING AN ORDINANCE OR FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

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

DATED AT SCHAUMBURG, ILLINOIS THIS____DAY OF _____, 2022.

CALATLANTIC GROUP, LLC
1700 E. GOLF RD. SUITE 1100
SCHAUMBURG, IL 60173

BY: _____
PRESIDENT

ATTEST:
_____
SECRETARY

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT _____, AND _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF CALATLANTIC GROUP, LLC AS SHOWN ABOVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SUCH OFFICERS THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THE____DAY OF _____, 2022.

(SEAL) _____ NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

DATED THIS____DAY OF _____, 2022.

_____
ENGINEER

_____
OWNER OR ATTORNEY

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE. ILLINOIS.

THIS____DAY OF _____, 2022.

_____
CITY ADMINISTRATOR

PREPARED FOR: CALATLANTIC GROUP, LLC
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

DATED AT YORKVILLE. ILLINOIS THIS____DAY OF _____, 2022.

_____
CITY ENGINEER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE. ILLINOIS.

THIS____DAY OF _____, 2022.

_____
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE. ILLINOIS. BY ORDINANCE NO._____ AT A MEETING HELD THIS____DAY OF _____, 2022.

_____
CITY CLERK

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE. ILLINOIS.

THIS____DAY OF _____, 2022.

_____
CHAIRMAN

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS. DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE. ILLINOIS. THIS_____DAY OF _____, 2022.

_____
COUNTY CLERK

765 ILCS 205/3 CONVEYANCE AND ACCEPTANCE

ALL DEDICATIONS LISTED IN THE PLAT AS "HEREBY DEDICATED AND DONATED TO THE PUBLIC" OR "DEDICATION FOR ROADWAY PURPOSES" ARE A DONATION AND/OR GRANT TO THE PUBLIC OF THE REAL ESTATE SPECIFIED HEREIN FOR USE AS ROADS, RIGHT-OF-WAYS AND FOR THE INSTALLATION OF UTILITIES. AND EXECUTION OF THE PLAT BY THE UNITED CITY OF YORKVILLE IS THE ACCEPTANCE OF THE CONVEYANCE OF FEE SIMPLE TITLE TO SUCH PARCELS PURSUANT TO THE PROVISIONS OF 765 ILCS 205/3.

UNITED CITY OF YORKVILLE EASEMENT PROVISIONS

PUBLIC UTILITY AND DRAINAGE EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NIPC AND NICOR GAS COMPANY AND TO THOSE INTERESTED OTHER PUBLIC UTILITIES, AND AMERICAN TELEPHONE AND TELEGRAPH COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREIN GRANTED THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, REMOVE AND REPLACE, WATER MAINS, SANITARY AND STORM SEWERS, GAS MAINS, ELECTRIC AND TELEPHONE LINES, AND CABLE TELEVISION LINES, UNDER AND THROUGH THE PUBLIC UTILITY EASEMENT AREAS AS DESIGNATED ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS THERETO. THE GRANTEE SHALL HAVE THE RIGHT TO CUT TREES, BRUSH, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT INTERFERE WITH THE USE OF SAID EASEMENTS. THE GRANTEE SHALL USE REASONABLE CARE IN CONSTRUCTING AND MAINTAINING ITS FACILITIES AND RESTORING THE PROPERTY, BUT SHALL NOT BE RESPONSIBLE FOR THE REMOVAL OR RESTORATION OF ANY IMPROVEMENTS OR LANDSCAPING INSTALLED ON THE EASEMENT WHICH ARE NOT REQUIRED FOR THE RELOCATION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL OR REPLACEMENT OF THE GRANTEE'S FACILITIES.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS D/B/A ILLINOIS BELL TELEPHONE COMPANY, GRANTEE, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, REMOVE, RELOCATE, SUPPLEMENT, RENEW AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN ON THE PLAT AND MARKED OR DEFINED AS "PUBLIC UTILITY EASEMENT", "PUE" OR SIMILAR DESIGNATION, THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THIS

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: June 16, 2022
Subject: **PZC 2022-16 Caledonia – Phase 3 (Final Plat of Subdivision)**
Proposed Final Plat Approval for 61 Single-Family Homes

I have reviewed the application for Final Plat of Subdivision for Caledonia – Phase 3, as submitted by John McFarland on behalf of CalAtlantic Group, LLC, Petitioner. The Final Plat Caledonia Subdivision – Phase 3 was prepared by Spaceco, Inc. and date last revised 06/13/22.

The petitioner is seeking Final Plat approval to subdivide the approximately 22.77-acre parcel into 62 lots consisting of 61 single-family units and a 37,809-square foot open space lot (Lot C or Lot 203) in Caledonia – Phase 3. Based upon my review of the applications, documents, and plans; I have compiled the following comments:

GENERAL PUD/ANNEXATION AGREEMENT COMMENTS:

1. **PLANNED UNIT DEVELOPMENT (PUD)** – Per Ordinance No. 2003-72A, the subject property is currently zoned R-2 Single-Family Traditional Residence District as a Planned Unit Development (PUD).
2. **VARIATIONS**– Per Ordinance No. 2003-72, the Caledonia PUD Agreement permitted the following bulk regulation variances:
    - Lot size minimum of 9,350 sq. ft.
    - Minimum front yard setback of 30 feet.
    - Minimum rear yard setback of 40 feet.
    - Minimum side yard setback of 7.5 feet.
    - Minimum lot width of 70 feet.
    - Minimum corner lot width of 92.5 feet.
    - Minimum radius to centerlines of a minor street of 90 feet.
    - Minimum roadway width of 30 feet measured from back of curb.
    - Minimum right of way of 66 feet.
3. **BUILDING PERMIT FEES** – Per Ordinance No. 2016-08 the Clarification and Restatement of the PUD Agreement for Caledonia, the attached building permit fee schedule which is set to expire **November 25, 2023.**
4. **PARKWAY TREES & SIDEWALKS -** Per Ordinance No. 2016-08 the Clarification and Restatement of the PUD Agreement for Caledonia, the successor builder agrees that all parkway trees and sidewalk improvements required in the subdivision will be the responsibility of the builder.

5. **OFF-SITE PROJECT SIGNS** – Per Ordinance No. 2016-08 the Clarification and Restatement of the PUD Agreement for Caledonia, the subdivision is permitted to maintain and utilize up to three (3) offsite identification, marketing and location signs, subject to the following:
    - Each offsite sign may be double faced.
    - Each sign may not exceed twenty feet (20') in height.
    - Each sign may not exceed two hundred (200) square feet in area.

FINAL PLAT OF RESUBDIVISION COMMENTS:

1. **DORMANT SPECIAL SERVICE AREA** – Per Ordinance No. 2016-39, the City established Special Service Area **(SSA) No. 2016-1** for the certain lots within the Caledonia subdivision. The SSA was created as a backup mechanism should the maintenance, repair or reconstruction be needed of infrastructure in common areas indicated as Lot A, Lot B and Lot C.

June 7, 2022

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

Re: Caledonia – Unit 3
Final Plat of Subdivision Review
United City of Yorkville, Kendall County, Illinois

Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Final Plat for Caledonia Subdivision – Phase 3 dated May 5, 2007 and prepared by Spaceco, 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:

General

1. The following are required and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - Confirmation of Yorkville Bristol Sanitary District approval
    - IEPA construction permits for water main and sanitary sewer
    - Subdivision Bond or Letter of Credit
2. An engineer's estimate for the public, stormwater and soil erosion control improvements should be provided. This will be used to determine the amount for the Subdivision Bond or Letter of Credit.
3. Updated engineering plans with current standards and details should be submitted for review.
4. An updated landscape plan should be submitted for review.

Final Plat

5. The City Planning and Zoning certificate should be modified to say Planning and not Plan.
6. All lots shall be numbered and not lettered.

The Developer should make the necessary revisions and re-submit plans and plat and supporting documents along with a disposition letter for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Jason Engberg, Senior Planner (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Mr. Pete Ratos, Building Department (via e-mail)
Ms. Dee Weinert, Permit Tech (via e-mail)
Ms. Jori Behland, City Clerk (via e-mail)
Mr. John McFarland, Lennar (via e-mail)
Mr. Jason Wiesbrock, Spaceco, Inc. (via e-mail)
NLS EEI (Via e-mail)

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

Agenda Item Number

Mayor's Report #4a

Tracking Number

CC 2021-04a

Agenda Item Summary Memo

Title: City Buildings Updates – Prairie Pointe Change Orders

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Supermajority (6 out of 9)

Council Action Requested: Approval

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

Agenda Item Notes:

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

Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: August 23, 2022
Subject: Prairie Pointe Change orders

Summary

Prairie Pointe construction improvements and second round of change orders.

Background

The City Council was presented an estimated budget on March 8, 2022, for the Prairie Point construction project. The estimated budget included a line item of Owner Contingency in the amount of $190,389. The City Council last discussed change orders for the Prairie Pointe construction project on August 3rd, when the City Council approved Change Orders 07R1, 09R1, 12R1, 14, 16, 17, 19, and 23. After that approval, the amount of the change orders approved to date is $108,769, leaving $81,619 remaining for use.

The request for approval of Change Orders: 2 and 18, listed below.

1) Change Order 02 - $2,640
   Install an additional 10' of ductwork, to extend past the wall of the armory. It was discovered during construction, that the return air duct, did not extend through the wall of the Armory.
2) Change Order 18R1 - $620
   Installation of one light fixture in room 321. It was discovered during the construction process, that a light fixture was not designated for room 321 Janitor's Closet.

If the Council were to approve the two change orders listed above, this would account for $3,260 in use of the contingency fund, bringing the total amount authorized to $112,029 out of the $190,389 contingency fund.

In addition to these staff authorized change orders, we expect to have more change orders at a future meeting related to:

1) Generator install, unknown
   a. We are working through a few design and installation issues with the generator. We do not have details on cost estimates or responsibility for this item currently, but we expect to have more details in the coming weeks.
2) City Council Chamber ~$10,000

a. During the demolition phase of construction, we discovered that the height of the ceiling structure above the drop ceiling tiles in the City Council Chamber was higher than we expected. Additionally, we found that the configuration of the ducts and utilities in the ceiling allowed us, with a change order and a little cost, to increase the ceiling height in areas near the front of the crowd seats in the chamber and the dais. Given the City Council's prior discussion about maximizing the height of the ceiling in the Chamber, we are preparing documents for your review and approval at an upcoming City Council meeting. Renderings of the proposed ceiling are attached for your early review.

Recommendation

Staff recommends that the City Council approve Change Orders 02 and 18R1 to Lite Construction.

Resolution No. 2022-_____

A RESOLUTION APPROVING CHANGE ORDERS RELATING TO 651 PRAIRIE POINTE DRIVE, YORKVILLE, ILLINOIS (Third Set of Change Orders)

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

WHEREAS, the City has acquired the building and property commonly known as 651 Prairie Pointe Drive (the "*New City Hall*") for the purpose of rehabilitating the building and repurposing it as the new Yorkville City Hall and the headquarters of the Yorkville Police Department (the "*Project*"); and,

WHEREAS, the City issued a Request for Proposals to construct the Project and after review and evaluation of submittals from several firms, the City entered into a contract with Lite Construction of Montgomery, Illinois (the "*Contract*"); and,

WHEREAS, the Contract, as approved by the City with Lite Construction, provided a line item for unforeseen contingencies due to the fact that the New City Hall was constructed in 2007 and change orders were guaranteed to come as demolition of existing walls and ceilings occurred; and,

WHEREAS, Lite Construction has submitted change orders to the original Contract for additional costs which are the result of modifications to the original work design as mandated to conform to current code standards for a total cost of $3,260; and,

WHEREAS, the City has reviewed the change orders as submitted by Lite Construction and acknowledges that the work covered by these change orders was unforeseen but is necessary and in the best interest of the City; therefore, the City is prepared to approve the Change Order as hereinafter provided.

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

Section 1. The foregoing preambles are hereby adopted as if fully restated in this Section 1.

Section 2. That the change orders as submitted by Lite Construction in the total amount of $3,260 are hereby approved.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2022.

_____

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. 2022.

_____

MAYOR

Attest:

_____

CITY CLERK

LITE CONSTRUCTION
711 South Lake Street
P.O. Box 135
MONTGOMERY, IL 60538

(630) 896-7220
Fax (630) 896-1304

CHANGE ORDER

Number 2

TO Cordogan Clark & Associates
960 Ridgeway Ave
Aurora, IL 60506

PHONE	DATE 4/18/22
JOB NAME/LOCATION	Yorkville City Hall Police Facility
21-364	
JOB NUMBER	JOB PHONE
EXISTING CONTRACT NO.	DATE OF EXISTING CONTRACT

We hereby agree to make the change(s) specified below:

Add more duct work to extend past the Patrol Armory 121 wall.

Artlip and Son, Inc	$2,400.00
LCI Mark up	$240.00
Total	$2,640.00

NOTE: This Change Order becomes part of and in conformance with the existing contract.

WE AGREE hereby to make the change(s) specified above at this price ⇨		$ 2640	~
DATE 4-18-22	PREVIOUS CONTRACT AMOUNT	$	
AUTHORIZED SIGNATURE (CONTRACTOR)	REVISED CONTRACT TOTAL	$	

ACCEPTED — The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date of acceptance _____

Signature _____
(OWNER)

since 1969

ARTLIP AND SONS, INC.

230 South Broadway Aurora, IL 60505

Phone 630-896-1560 Fax 630-896-1198

www.artlipandsons.com

CHANGE ORDER

Number 1

Attn:

SUBMITTED TO:	PHONE	FAX	DATE
Lite Construction			04/16/22
STREET	JOB NAME: Extend Duct through Patrol Armory 121		
CITY,STATE, AND ZIP CODE	JOB LOCATION: Yorkville City Hall & Police Facility Renovation		
ARCHITECT/ ENGINEER / DATE OF PLANS			JOB PHONE

We hereby agree to make the change(s) specified below:

Fabricate and install an approximate 10' duct on the existing return air to extend past the Patrol Armory 121 wall.

Materials $1,050.00
Labor $1,350.00

Total $2,400.00

Original Contract Sum	$
Net change by previously authorized Change Orders	$
Contract Sum prior to this Change Order	$
This Change Order	$
New Contract Sum including this Change Order	$

Note: This Change Order may be withdrawn by us if not accepted within 15 days.

Authorized Signature HANK ARTLIP

ACCEPTANCE: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be preformed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date of acceptance _____

Signature _____

Print Name _____

CHANGE ORDER

LITE CONSTRUCTION
711 South Lake Street
P.O. Box 135
MONTGOMERY, IL 60538

(630) 896-7220
Fax (630) 896-1304

Number 18R1

PHONE	DATE
	8/5/22
JOB NAME/LOCATION	
Yorkville City Hall Police Facility	
JOB NUMBER 21-364	JOB PHONE
EXISTING CONTRACT NO.	DATE OF EXISTING CONTRACT

TO

Cordogan Clark & Associates
960 Ridgeway Ave
Aurora, IL 60506

We hereby agree to make the change(s) specified below:

PR 012 Remove light fixture and provide new F4 fixture

Valley Electric	$564.00
LCI subcontractor mark up	$56.00
Total	$620.00

NOTE: This Change Order becomes part of and in conformance with the existing contract.

WE AGREE hereby to make the change(s) specified above at this price ⇨		$ 620	ad
DATE 8-5-22	PREVIOUS CONTRACT AMOUNT	$	
AUTHORIZED SIGNATURE (CONTRACTOR)	REVISED CONTRACT TOTAL	$	

ACCEPTED — The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date of acceptance _____

Signature _____
(OWNER)

PROPOSED CHANGE ORDER

Valley Electrical Contractors
Po Box 461
Oswego, IL 60543
Telephone: 630-554-6200
Fax: 630-554-5543

CCN #	**10179-12**
CCN Date	7/19/2022
Date:	8/2/2022
Project Name:	Yorkville City Hall and Police Station
Project Number:	10179
Page Number:	1

Client Address:

Lite Construction
Contact: Tim Campbell
711 S. Lake St
Montgomery, IL 60538
Telephone: 630-896-7220
Contact: Tim Campbell

Work Description

We reserve the right to correct this quote for errors and omissions.

this Change Order to reflect the cost to take down existing light and add new switch and light in Janitor room 321 per PR-012.

Revision 1: Removed the wall switch from list of materials.

Itemized Breakdown

Description	Qty
F4	1
1/2" EMT	10
1/2" EMT DC SS CONN	2
1/2" EMT DC SS CPLG	2
1/2" MINRLAC W/BOLT 0-B	2
#12 THHN	34
4x2-1/8" SQ BOX 3/4" KO	1
4" SQ BLANK COVER	1
3/C #14 6' FIXTURE WHIP	1
DEMO FIXTURE	1
Totals	**55**

Summary

General Materials		37.94
LIGHTING FIXTURES		175.00
Material Overhead	(@ 10.000 %)	21.29
Material Markup	(@ 5.000 %)	11.71
Material Total		**245.94**
JOURNEYMAN	(2.32 Hrs @ $137.00)	317.84
Final Adjustment		0.22
Final Amount		**$564.00**

ORIGINAL

Tim

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Proposal Request

PROJECT: *(name and address)* City Hall & Police Facility Renovation 651 Prairie Point Dr. Yorkville, IL	**CONTRACT INFORMATION:** Contract For: General Construction Date: March 8, 2022	Architect's Project Number: **21-364** Proposal Request Number: 012 Proposal Request Date: 06/21/2022
OWNER: *(name and address)* United City of Yorkville 800 Game Farm Rd. Yorkville, IL	**ARCHITECT:** *(name and address)* Cordogan Clark & Associates 960 Ridgeway Ave. Aurora, IL	**CONTRACTOR:** *(name and address)* Lite Construction, Inc. 711 S. Lake St. Montgomery, IL

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Five (5) days or notify the Architect in writing of the anticipated date of submission.
(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

In Janitor 321, remove existing light fixture and associated wiring in its entirety. Provide new type F4 suspended fixture and locate on adjacent lighting circuit and operate via new occupancy switch per sheet E2.3 in 'For Construction' set. Refer to sheet E7.2 Lighting Fixture Schedule in 'For Construction' set for fixture specification and additional notes.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Lauren Kiley Architectural Designer
PRINTED NAME AND TITLE

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

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2021-38

Agenda Item Summary Memo

Title: Water Study Update

Meeting and Date: City Council – August 23, 2022

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

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

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

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