



United City of Yorkville

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
CITY COUNCIL MEETING
Tuesday, July 25, 2023
7:00 p.m.

City Hall Council Chambers
651 Prairie Pointe Drive, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk: WARD I

Ken Koch
Dan Transier

WARD II

Arden Joe Plocher
Craig Soling

WARD III

Chris Funkhouser
Matt Marek

WARD IV

Seaver Tarulis
Rusty Corneils

Establishment of Quorum:

Amendments to Agenda:

Presentations:

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. Minutes of the Regular City Council – June 27, 2023
2. Minutes of the Regular City Council – July 11, 2023
3. Bill Payments for Approval
 - \$ 2,757.40 (vendors – FY 23)
 - \$ 1,196,979.96 (vendors – FY 24)
 - \$ 371,196.72 (payroll period ending 07/07/2023)
 - \$ 1,570,934.08 (total)
4. PW 2023-60 Resolution Approving Recommendations for Stop Signs in the Grande Reserve Subdivision – *authorize the Mayor and City Clerk to execute*
5. PW 2023-61 Resolution Approving Recommendation for No Parking on the North Side of Garden Street – *authorize the Mayor and City Clerk to execute*
6. PW 2023-62 Corneils Road Interceptor – Change Order No. 2 (Balancing) – *approve Corneils Road Interceptor – Change Order No. 2 (Balancing) and authorize the Mayor to execute*
7. PW 2023-64 2023 Water Main Improvements Contract B – Change Order No. 1 – *approve 2023 Water Main Improvements Contract B – Change Order No.1 and authorize the Mayor to execute*

Consent Agenda (cont'd):

8. PW 2023-66 South Central EWST Rehabilitation - Design Engineering Agreement – *authorize the Mayor and City Clerk to execute*

Mayor's Report:

1. CC 2023-44 Ordinance Waiving Construction Guarantee for the Kendall County New Office Building at 105 West Fox Street
2. CC 2023-45 Resolution Approving a Janitorial Professional Services Agreement with Uni-Max Management Corp.
3. CC 2023-46 Countryside Pavilion Park Update

Public Works Committee Report:

1. PW 2023-59 BrightFarms – Well Modifications
2. PW 2023-63 2023 Water Main Improvements Contract A – Change Order No. 1
3. PW 2023-65 Beaver Street Pump Station Improvements – Change Order No. 1 (Balancing)

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

1. PZC 2023-02 & EDC 2023-22 Bristol Ridge Solar 105 & PZC 2023-03 & EDC 2023-23 Bristol Ridge Solar 106
 - a. Ordinance Approving the First Amendment to the Annexation Agreement for a Portion of the Bristol Ridge Subdivision (Daniel B Light)
 - b. First Amendment to the Annexation Agreement Between United City of Yorkville and Bristol Ridge, LLC (Bristol Ridge)
2. PZC 2023-02 & EDC 2023-22 Bristol Ridge 105 – Solar Farm
 - a. Ordinance Approving the Rezoning to the A-1 Agricultural Zoning District of Certain Territory Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line
 - b. Ordinance Granting a Freestanding Solar Energy Systems Clearance Variance for the Property Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line
 - c. Ordinance Approving a Special Use for the Property Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line

Planning and Zoning Commission (cont'd):

- 3. PZC 2023-03 & EDC 2023-23 Bristol Ridge 106 – Solar Farm
 - a. Ordinance Approving the Rezoning to the A-1 Agricultural Zoning District of Certain Territory Generally Located at East of Cannonball Trail and South of Galena Road
 - b. Ordinance Granting a Freestanding Solar Energy Systems Clearance Variance for the Property Generally Located at East of Cannonball Trail and South of Galena Road
 - c. Ordinance Approving a Special Use for the Property Generally Located at East of Cannonball Trail and South of Galena Road
- 4. PZC 2023-04 & EDC 2023-28 Ordinance Granting Sign Variances for the Property Located at 2505 Boomer Lane (Trinity Church United Methodist)

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
- 5. CC 2021-38 Water Study Update
 - a. WIFIA LOI Financial Projections

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: August 8, 2023 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Marek	Finance	Library
Vice-Chairman: Alderman Plocher	Administration	
Committee: Alderman Koch		
Committee: Alderman Corneils		

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

ECONOMIC DEVELOPMENT: August 1, 2023 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>		<u>Departments</u>	<u>Liaisons</u>
Chairman:	Alderman Plocher	Community Development	Planning & Zoning Commission
Vice-Chairman:	Alderman Funkhouser	Building Safety & Zoning	Kendall Co. Plan Commission
Committee:	Alderman Transier		
Committee:	Alderman Tarulis		

PUBLIC SAFETY: September 7, 2023 – 6:00 p.m. – City Hall Conference Room

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

PUBLIC WORKS: August 15, 2023 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>		<u>Departments</u>	<u>Liaisons</u>
Chairman:	Alderman Koch	Public Works	Park Board
Vice-Chairman:	Alderman Soling	Engineering	YBSD
Committee:	Alderman Marek	Parks and Recreation	
Committee:	Alderman Corneils		

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, July 25, 2023
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

1. Minutes of the Regular City Council – June 27, 2023

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

2. Minutes of the Special City Council – July 11, 2023

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

Removed _____

Notes _____

3. Bill Payments for Approval

Approved _____

As presented

As amended

Notes _____

4. PW 2023-60 Resolution Approving Recommendations for Stop Signs in the Grande Reserve Subdivision

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

Removed _____

Notes _____

5. PW 2023-61 Resolution Approving Recommendation for No Parking on the North Side of Garden Street

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

Removed _____

Notes _____

6. PW 2023-62 Corneils Road Interceptor – Change Order No. 2 (Balancing)

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

Removed _____

Notes _____

7. PW 2023-64 2023 Water Main Improvements Contract B – Change Order No. 1

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

Removed _____

Notes _____

8. PW 2023-66 South Central EWST Rehabilitation - Design Engineering Agreement

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

MAYOR'S REPORT:

1. CC 2023-44 Ordinance Waiving Construction Guarantee for the Kendall County New Office Building at 105 West Fox Street

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

2. CC 2023-45 Resolution Approving a Janitorial Professional Services Agreement with Uni-Max Management Corp.

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

3. CC 2023-46 Countryside Pavilion Park Update

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

PUBLIC WORKS COMMITTEE:

1. PW 2023-59 Bright Farms – Well Modifications

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

2. PW 2023-63 Water Main Improvements Contract A – Change Order No. 1

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

3. PW 2023-65 Beaver Street Pump Station Improvements – Change Order No. 1 (Balancing)

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

PLANNING AND ZONING COMMISSION:

1. PZC 2023-02 & EDC 2023-22 Bristol Ridge Solar 105 & PZC 2023-03 & EDC 2023-23 Bristol Ridge Solar 106

a. Ordinance Approving the First Amendment to the Annexation Agreement for a Portion of the Bristol Ridge Subdivision (Daniel B Light)

Approved: Y _____ N _____ Subject to _____

Removed _____

b. First Amendment to the Annexation Agreement Between United City of Yorkville and Bristol Ridge, LLC (Bristol Ridge)

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

2. PZC 2022-02 & EDC 2023-22 Bristol Ridge 105 – Solar Farm

a. Ordinance Approving the Rezoning to the A-1 Agricultural Zoning District of Certain Territory Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line

Approved: Y _____ N _____ Subject to _____

Removed _____

b. Ordinance Granting a Freestanding Solar Energy Systems Clearance Variance for the Property Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line

Approved: Y _____ N _____ Subject to _____

Removed _____

c. Ordinance Approving a Special Use for the Property Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

3. PZC 2022-03 & EDC 2023-23 Bristol Ridge 106 – Solar Farm

a. Ordinance Approving the Rezoning to the A-1 Agricultural Zoning District of Certain Territory Generally Located at East of Cannonball Trail and South of Galena Road

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

Removed _____

b. Ordinance Granting a Freestanding Solar Energy Systems Clearance Variance for the Property Generally Located at East of Cannonball Trail South of Galena Road

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

Removed _____

c. Ordinance Approving a Special Use for the Property Generally Located at East of Cannonball Trail and South of Galena Road

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

Removed _____

Notes _____

4. PZC 2023-04 & EDC 2023-28 Ordinance Granting Sign Variance for the Property Located at
2505 Boomer Lane (Trinity Church United Methodist)

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

MAYOR'S REPORT (CONT'D):

4. CC 2021-04 City Buildings Updates

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

5. CC 2021-38 Water Study Update

a. WIFIA LOI Financial Projections

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:



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

Agenda Item Number

Consent Agenda #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – June 27, 2023

Meeting and Date: City Council – July 25, 2023

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jori Behland Administration
Name Department

Agenda Item Notes:

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE DRIVE ON
TUESDAY, JUNE 27, 2023**

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

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Plocher	Present	(arrived at 7:04 p.m.)
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	
Ward IV	Tarulis	Present	
	Corneils	Present	

Staff in attendance at City Hall: City Clerk Behland, City Administrator Olson, Chief of Police Jensen, Attorney Lamb, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, and Assistant City Administrator Willrett.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/88516153855?pwd=QWxXWVhUOGJjVWFrTWpsZGwxQkFxdz09>. The Zoom meeting ID was 885 1615 3855.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Bill Payments for Approval
 - \$ 33,693.77 (vendors – FY 23)
 - \$ 603,404.26 (vendors – FY 24)
 - \$ 200,000.00 (wire payments)
 - \$ 380,361.50 (payroll period ending 06/09/2023)
 - \$ 1,217,459.53 (total)
2. **Resolution 2023-20** Authorizing the Expenditure of Funds – *authorize the Mayor and City Clerk to execute* (PW 2023-51)
3. E. Main Street Improvements – Balancing Change Order – *approve E. Main Street Improvements – Change Order No. 2 (Balancing) and authorize the Mayor to execute* (PW 2023-55)
4. Treasurer’s Reports for March-May 2023 (ADM 2023-22)
5. FY24 Travel Authorizations – *approve travel authorizations for elected officials as presented in packet materials* (ADM 2023-28)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Transier; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR'S REPORT

Ordinance 2023-21

**Amending the Yorkville City Code, Title 3, Chapter 2,
Section 3-2-10 (Places of Eating Tax)
(CC 2023-40)**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Yorkville City Code, Title 3, Chapter 2, Section 3-2-10 (Places of Eating Tax) and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-1
Plocher-aye, Funkhouser-nay, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

**DuPage Water Commission
(CC 2023-43)**

Ordinance 2023-22

**a. Authorizing the Third Amendment to the Annual Budget of the
United City of Yorkville, for the Fiscal Year Commencing
on May 1, 2023 and Ending on April 30, 2024**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Third Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2023 and Ending on April 30, 2024 and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

Resolution 2023-21

**b. Approving an Amended and Restated Escrow Intergovernmental
Agreement By and Among the United City of Yorkville,
The Village of Oswego, The Village of Montgomery
and the DuPage Water Commission**

Mayor Purcell entertained a motion to approve a Resolution Approving an Amended and Restated Escrow Intergovernmental Agreement By and Among the United City of Yorkville, The Village of Oswego, The Village of Montgomery and the DuPage Water Commission and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye

PUBLIC WORKS COMMITTEE REPORT

**2023 Water Main Replacement Contract B –
Contract Award
(PW 2023-53)**

Alderman Koch made a motion to approve the bid and award contract to Winner Excavating, Inc. in the amount not to exceed \$1,983,518.44 and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye

**2023 Water Main Replacement Contract B –
Construction Engineering Agreement
(PW 2023-54)**

Alderman Koch made a motion to approve the 2023 Water Main Replacement Contract B – Professional Services Agreement – Construction Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0
Soling-aye, Marek-aye, Corneils-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

**Scanning Proposal Phase 2 – ComDev
(ADM 2023-27)**

Alderman Marek made a motion to approve the Scanning Proposal for Phase 2 with Konica Minolta in the amount not to exceed \$108,742 and authorize the Mayor to execute; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye

**IT Contract
(ADM 2023-29)**

Resolution 2023-22

a. Dissolving of the GovITC Consortium

Alderman Marek made a motion to approve a Resolution of the United City of Yorkville, Kendall County, Illinois Dissolving of the GovITC Consortium and authorize the Mayor and City Clerk to execute; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye

b. Approval of IT Contract with InterDev

Alderman Marek made a motion to approve the IT Contract with InterDev and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

PARK BOARD

Independence Day Celebration

Parks and Recreation Director Evans reported on the City's Independence Day Celebration that will take place on Tuesday, July 4th at the Town Square Park. The parade starts at 9:00 a.m., with Town Square Park activities immediately following. A fireworks display will begin at dusk near the corner of Route 47 and Countryside Parkway (south of Menards).

PLANNING AND ZONING COMMISSION

Ordinance 2023-23

**Approving a Special Use for a Multi-Unit Dwelling
Unit Located Above a Commercial Land Use
(Little Loaf Bakehouse)
(PZC 2023-05)**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Special Use for a Multi-Unit Dwelling Unit Located Above a Commercial Land Use and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

Certificate of Achievement

Mayor Purcell shared that the City of Yorkville was awarded for the 12th time the Certificate of Achievement for Excellence in Financial Reporting. This is for the annual comprehensive financial report for the April 30, 2022 fiscal year. Mayor Purcell thanked Finance Director Rob Fredrickson for his continued outstanding work.

City Building Updates

(CC 2022-04)

No update.

Water Study Update

(CC 2021-38)

No update.

ADDITIONAL BUSINESS

BrightFarms Status

Alderman Funkhouser asked for a status update on the BrightFarms project from City staff. City Administrator Olson stated they still have an active permit. We have received their well request. And our staff believes we have enough material to begin the review, and they hope to have material at the following public works committee meeting.

CITIZEN COMMENTS

Barb, a resident from Plano, shared with the Council that the Sound of Freedom movie is showing on the 4th of July which is regarding children being trafficked. She is concerned with age constrictions being removed on drag activity in Yorkville.

Molly Krempsi discussed the Christian founding of America and the separation of church and state. She stated the primary source of the founding fathers' words is from the Bible. She then discussed the distinction between the founding of Christ vs. man-made religion.

EXECUTIVE SESSION

1. Mayor Purcell entertained a motion to go into executive session for litigation. So moved by Alderman Marek seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

The City Council entered executive session at 7:35 p.m.

The City Council returned to regular session at 7:51 p.m.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:52 p.m.

Minutes submitted by:

Jori Behland,
City Clerk, City of Yorkville, Illinois



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

Agenda Item Number

Consent Agenda #2

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – July 11, 2023

Meeting and Date: City Council – July 25, 2023

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Monica Cisija Administration
Name Department

Agenda Item Notes:

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE ROAD ON
TUESDAY, JULY 11, 2023**

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

ROLL CALL

Deputy Clerk Cisija called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Tarulis	Present
	Corneils	Present

Staff in attendance at City Hall: Deputy Clerk Monica Cisija, City Administrator Olson, Chief of Police Jensen, Attorney Orr, Public Works Director Dhuse, Parks and Recreation Director Evans, Community Development Director Barksdale-Noble, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

Staff in attendance electronically: Finance Director Fredrickson.

Members of the public were able to attend this meeting in person as well as being able to access the meeting remotely via Zoom which allowed for video, audio, and telephonic participation.

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/85000158131?pwd=OTBScUVWTE9VSThdGoraGVVQnlidz09>. The Zoom meeting ID was 850 0015 8131.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – June 13, 2023
2. Bill Payments for Approval
 - \$ 391,087.01 (vendors – FY 23)
 - \$ 1,414,815.31 (vendors – FY 24)
 - \$ 291,389.02 (wire payments)
 - \$ 412,415.43 (payroll period ending 06/23/2023)
 - \$ 2,509,706.77 (total)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR'S REPORT

Independence Day Celebration

Mayor reported there was a great turnout for the Independence Day Parade. Parks and Recreation Director Evans thanked everyone and the volunteers for attending. The parade was fantastic, and the fireworks show was great.

Ordinance 2023-24

Authorizing and providing for the issuance of General Obligation (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois, in the aggregate principal amount not to exceed \$11,000,000, for the purpose of providing for certain enhancements to the City's water supply system, authorizing the execution of one or more bond orders and providing for the imposition of taxes to pay principal of and interest on such bonds
(CC 2022-37)

Mayor Purcell entertained a motion to approve an Ordinance authorizing and providing for the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2023A, of the United City of Yorkville, Kendall County, Illinois, in the aggregate principal amount not to exceed \$11,000,000, for the purpose of providing for certain enhancements to the City's water supply system, authorizing the execution of one or more bond orders and providing for the imposition of taxes to pay principal of and interest on such bonds and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Soling.

Finance Director Rob Fredrickson reported this is the final step in the bond issuance process, which sets up terms and conditions and authorizes the City Administrator to execute the bond purchase agreement. The City did better than it was initially expected. The bonds are callable, and any time after December 30, 2033, they can be called, assuming it is a favorable environment. Mayor Purcell added that these dollars would be used as part of the DuPage water project this year, and EEI Engineer Sanderson added water mains would be replaced.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Yorkville River Fest

Parks and Recreation Director Evans reported River Fest will be Friday, July 14, 2023, and Saturday, July 15, 2023, at Riverfront Park. There will be live music and a cardboard boat race on Friday. On Saturday there will also be live music and a ton of activities. All details can be found on the City's website at: https://www.yorkville.il.us/579/Yorkville-River-Fest?fbclid=IwAR2TyvM3DG7-hCwb9x_G_vz4Q5QS_Mn1yhLp1DLYUprR09JzC9unoGMJ0No).

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Alderman Soling reported YSBD is currently reviewing its ordinances in accordance with IEPA phosphorous removal. They will continue doing smoke testing at the end of August or the beginning of September and put outdoor hangers for affected residents.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

City Building Updates

(CC 2022-04)

No update.

Water Study Update

(CC 2021-38)

Mayor Purcell stated we would have to look at water connection fees and will be coming up with something in the next couple of months. City Administrator Olson gave an overview of the WIFIA Letter of Interest and the loan process. Alderman Transier asked if Montgomery and Oswego are doing the same type of loan application and whether the likelihood of success is greater with multiple municipalities. Bart responded they are, and we are the first. He further explained that the main WIFIA contact encouraged us to narrow down internally what type of application we wanted to do and apply. Yorkville is eligible for an 8% WIFIA loan because of population size, whereas Montgomery and Oswego are not.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Barb from Plano discussed the Sound of Freedom movie and clarified a statement she made last week. She also shared a scripture from the Bible.

EXECUTIVE SESSION

None.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:18 p.m.

Minutes submitted by:

Monica Cisija,
Deputy Clerk, City of Yorkville, Illinois



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

Agenda Item Number

Consent Agenda #3

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – July 25, 2023

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 Finance
Name Department

Agenda Item Notes:

INVOICES DUE ON/BEFORE 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
538959	INTERDEV	INTERDEV, LLC					
	CW1038707	04/30/23	01	DUO SECURITY AND SENTINEL ONE	01-640-54-00-5450		1,203.65
			02	BILLING FOR APR 2023	** COMMENT **		
					INVOICE TOTAL:		1,203.65 *
					CHECK TOTAL:		1,203.65
538960	PRINTSRC	LAMBERT PRINT SOURCE, LLC					
	3281	03/29/23	01	CUSTOM TRUCK DECALS	79-790-56-00-5620		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
D003039	SENGM	MATT SENG					
	041823	MILEAGE	07/10/23	01 LOCAL 150 TRAINING MILEAGE	01-410-54-00-5415		103.75
			02	REIMBURSEMENT FOR 04/18 &	** COMMENT **		
			03	04/19	** COMMENT **		
					INVOICE TOTAL:		103.75 *
					DIRECT DEPOSIT TOTAL:		103.75
538961	WERDERW	WALLY WERDERICH					
	071423-APR 2023	07/14/23	01	APR 2023 ADMIN HEARINGS	01-210-54-00-5467		300.00
					INVOICE TOTAL:		300.00 *
	071423-FEB 2023	07/14/23	01	FEB 2023 ADMIM HEARINGS	01-210-54-00-5467		300.00
					INVOICE TOTAL:		300.00 *
	071423-JAN 2023	07/14/23	01	JAN 2023 ADMIN HEARINGS	01-210-54-00-5467		450.00
					INVOICE TOTAL:		450.00 *
	071423-MAR 2023	07/14/23	01	MAR 2023 ADMIN HEARINGS	01-210-54-00-5467		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		1,350.00

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
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TOTAL CHECKS PAID:	2,653.65
TOTAL DIRECT DEPOSITS PAID:	103.75
TOTAL AMOUNT PAID:	2,757.40

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	LIBRARY 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

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM # DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131217 & 131218	KCR	KENDALL COUNTY RECORDER'S		07/06/23		
	145224	07/06/23	01 LITTLE LOAF BAKERY SPECIAL		90-205-00-00-0011	57.00
			02 USE ORDINANCE		** COMMENT **	
			03 BRISTOL BAY PLAT OF EASEMENT		90-186-00-00-0011	91.00
					INVOICE TOTAL:	148.00 *
					CHECK TOTAL:	148.00
					TOTAL AMOUNT PAID:	148.00

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	LIBRARY 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

CHECK DATE: 07/12/23

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
538950	EUCLIDBE	EUCLID BEVERAGE					
	W-3131052		07/12/23	01	2023 RIVER FEST ALCOHOL	79-795-56-00-5606	12,671.00
						INVOICE TOTAL:	12,671.00 *
						CHECK TOTAL:	12,671.00
538951	MORROW	MORROW BROTHERS FORD, INC					
	070623-0447X		07/06/23	01	NEW 2023 FORD SQUAD	25-205-60-00-6070	57,170.00
						INVOICE TOTAL:	57,170.00 *
						CHECK TOTAL:	57,170.00
538952	MORROW	MORROW BROTHERS FORD, INC					
	070623-1453X		07/11/23	01	NEW 2023 FORD SQUAD	25-215-60-00-6070	57,170.00
						INVOICE TOTAL:	57,170.00 *
						CHECK TOTAL:	57,170.00
						TOTAL AMOUNT PAID:	127,011.00

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	LIBRARY 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

CHECK DATE: 07/18/23

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT
538954	USTREAS	UNITED STATES TREASURY					
	2023 PCORI		07/18/23	01	2023 PCORI PAYMENT	01-120-54-00-5462	192.75
						INVOICE TOTAL:	192.75 *
						CHECK TOTAL:	192.75
						TOTAL AMOUNT PAID:	192.75

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	LIBRARY 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 07/25/2023

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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
538963	5STARSOC	5 STAR SOCCER CAMPS INC					
	629233	06/29/23	01	SOCCER CAMP INSTRUCTION	79-795-54-00-5462		2,136.00
						INVOICE TOTAL:	2,136.00 *
					CHECK TOTAL:		2,136.00
538964	AACVB	AURORA AREA CONVENTION					
	06/23-ALL	07/11/23	01	JUN 2023 ALLSEASON HOTEL TAX	01-640-54-00-5481		83.70
						INVOICE TOTAL:	83.70 *
					CHECK TOTAL:		83.70
538965	AHW	ARENDS HOGAN WALKER LLC					
	I9713144A	07/05/23	01	JOHN DEERE BACKHOE	25-225-60-00-6060		13,089.68
						INVOICE TOTAL:	13,089.68 *
					CHECK TOTAL:		13,089.68
538966	AKREN	NATHAN AKRE					
	062823	06/28/23	01	REFEREE	79-795-54-00-5462		60.00
						INVOICE TOTAL:	60.00 *
					CHECK TOTAL:		60.00
D003040	ANTPLACE	ANTHONY PLACE YORKVILLE LP					
	AUG 2023	07/01/23	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		946.00
			02	ASSISTANCE PROGRAM RENT	** COMMENT **		
			03	REIMBURSEMENT FOR THE MONTH OF	** COMMENT **		
			04	AUG 2023	** COMMENT **		
						INVOICE TOTAL:	946.00 *
					DIRECT DEPOSIT TOTAL:		946.00

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
538967	ARTLIP	ARTLIP & SONS, INC.					
	207949	06/16/23	01	REPLACE MOTOR AND SPEED	24-216-54-00-5446		2,556.00
			02	CONTROL ON FAN POWERED VAV BOX	** COMMENT **		
					INVOICE TOTAL:		2,556.00 *
					CHECK TOTAL:		2,556.00
538968	ATT	AT&T					
	6305536805-0623	06/25/23	01	06/25-07/24 RIVERFRONT PARK	79-795-54-00-5440		121.47
					INVOICE TOTAL:		121.47 *
					CHECK TOTAL:		121.47
538969	BATTERY	BATTERY SERVICE CORPORATION					
	0100179	06/22/23	01	BATTERY	01-410-56-00-5628		114.95
					INVOICE TOTAL:		114.95 *
					CHECK TOTAL:		114.95
538970	BEEBED	DAVID BEEBE					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		195.00
					INVOICE TOTAL:		195.00 *
	062823	06/28/23	01	REFEREE	79-795-54-00-5462		70.00
					INVOICE TOTAL:		70.00 *
	070523	07/05/23	01	REFEREE	79-795-54-00-5462		70.00
					INVOICE TOTAL:		70.00 *
					CHECK TOTAL:		335.00
538971	COMED	COMMONWEALTH EDISON					

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
538971	COMED	COMMONWEALTH EDISON					
	0091033126-0623	06/28/23	01	05/30-06/28 RT34 & AUTUMN CRK	23-230-54-00-5482		178.44
						INVOICE TOTAL:	178.44 *
	1647065335-0623	06/28/23	01	05/30-06/28 SARAVANOS PUMP	52-520-54-00-5480		51.30
						INVOICE TOTAL:	51.30 *
	2947052031-0623	06/27/23	01	05/26-06/27 RT47 & RIVER	23-230-54-00-5482		240.47
						INVOICE TOTAL:	240.47 *
	6819027011-0623	07/03/23	01	05/25-06/27 PR BUILDINGS	79-795-54-00-5480		735.99
						INVOICE TOTAL:	735.99 *
	7982120022-0623	07/10/23	01	05/26-06/27 609 N BRIDGE	01-110-54-00-5480		15.72
						INVOICE TOTAL:	15.72 *
						CHECK TOTAL:	1,221.92
538972	COREMAIN	CORE & MAIN LP					
	S998513	06/09/23	01	100CF METERS AND HARDWARE	51-510-56-00-5664		7,285.50
						INVOICE TOTAL:	7,285.50 *
	T036922	06/14/23	01	BACKFLOW METERS	51-510-56-00-5664		5,747.80
						INVOICE TOTAL:	5,747.80 *
	T071659	06/28/23	01	METER WIRE	51-510-56-00-5664		241.68
						INVOICE TOTAL:	241.68 *
	T113495	06/28/23	01	METER FLAG SET, PULSE CABLE	51-510-56-00-5664		2,730.00
						INVOICE TOTAL:	2,730.00 *
						CHECK TOTAL:	16,004.98
538973	COXLAND	COX LANDSCAPING LLC					

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
538973	COXLAND	COX LANDSCAPING LLC					
	192162	06/30/23	01	JUN 2023 MOWING & HERBICIDE	11-111-54-00-5495		1,838.00
			02	TREATMENT	** COMMENT **		
					INVOICE TOTAL:		1,838.00 *
	192163	06/30/23	01	JUN 2023 MOWING, MULCH AND	12-112-54-00-5495		3,015.00
			02	HERBICIDE TREATMENT	** COMMENT **		
					INVOICE TOTAL:		3,015.00 *
					CHECK TOTAL:		4,853.00
538974	DIETERG	GARY M. DIETER					
	062823	06/28/23	01	REFEREE	79-795-54-00-5462		60.00
					INVOICE TOTAL:		60.00 *
					CHECK TOTAL:		60.00
538975	DIRENRGY	DIRECT ENERGY BUSINESS					
	1704705-231810052025	06/30/23	01	05/25-06/25 KENNEDY & MCHUGH	23-230-54-00-5482		74.91
					INVOICE TOTAL:		74.91 *
	1704706-231860052044	07/05/23	01	05/31-06/28 RT34 & BEECHER	23-230-54-00-5482		58.46
					INVOICE TOTAL:		58.46 *
	1704708-231810052025	06/30/23	01	05/26-06/26 1850 MARKETVIEW	23-230-54-00-5482		107.71
					INVOICE TOTAL:		107.71 *
	1704709-231810052025	06/30/23	01	05/26-06/26 7 COUNTRYSIDE PKWY	23-230-54-00-5482		174.62
					INVOICE TOTAL:		174.62 *
	1704710-231800052011	06/29/23	01	05/25-06/25 VAN EMMON LOT	23-230-54-00-5482		14.80
					INVOICE TOTAL:		14.80 *
	1704712-231790052000	06/28/23	01	05/19-06/20 421 POPLAR	23-230-54-00-5482		4,630.93
					INVOICE TOTAL:		4,630.93 *

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	LIBRARY 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 07/25/2023

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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
538975	DIRENRGY	DIRECT ENERGY BUSINESS						
	1704714-231810052025	06/30/23	01	05/26-06/26 1 MCHUGH RD	23-230-54-00-5482		78.24	
						INVOICE TOTAL:	78.24 *	
	1704716-231810052025	06/30/23	01	05/26-06/27 1 COUNTRYSIDE PKWY	23-230-54-00-5482		116.51	
						INVOICE TOTAL:	116.51 *	
	1704719-231780051992	06/30/23	01	05/23-06/22 LEASURE & SUNSET	23-230-54-00-5482		114.08	
						INVOICE TOTAL:	114.08 *	
	1704721-231810052025	06/30/23	01	05/26-06/26 610 TOWER WELLS	51-510-54-00-5480		10,951.35	
						INVOICE TOTAL:	10,951.35 *	
	1704723-231800052011	06/29/23	01	05/25-06/25 2224 TREMONT	51-510-54-00-5480		4,439.30	
						INVOICE TOTAL:	4,439.30 *	
					CHECK TOTAL:		20,760.91	
538976	DOEPELN	NOAH DOEPEL						
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		25.00	
						INVOICE TOTAL:	25.00 *	
					CHECK TOTAL:		25.00	
538977	DYNEGY	DYNEGY ENERGY SERVICES						
	386643523061	06/29/23	01	04/27-05/25 420 FAIRHAVEN	52-520-54-00-5480		104.75	
			02	04/28-05/29 6780 RT47	51-510-54-00-5480		89.28	
			03	05/25-06/25 456 KENNEDY RD	51-510-54-00-5480		49.38	
			04	05/11-06/11 4600 N BRIDGE	51-510-54-00-5480		41.60	
			05	05/24-06/22 1106 PRAIRIE CR	52-520-54-00-5480		97.66	
			06	05/25-06/25 301 E HYDRAULIC	79-795-54-00-5480		54.44	
			07	05/01/05/30 FOXHILL 7 LIFT	52-520-54-00-5480		74.74	
			08	05/24-06/22 872 PRAIRIE CR	79-795-54-00-5480		58.10	

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
538977	DYNEGY	DYNEGY ENERGY SERVICES					
	386643523061	06/29/23	09	05/11-06/11 9257 GALENA PARK	79-795-54-00-5480		36.48
			11	05/24-06/22 1908 RAINTREE	51-510-54-00-5480		530.09
			12	05/25-06/25 PRESTWICK LIFT	52-520-54-00-5480		111.11
			13	05/25-06/25 1991 CANNONBALL TR	51-510-54-00-5480		192.30
			14	04/27-05/25 610 TOWER	51-510-54-00-5480		162.92
			15	05/25-06/25 276 WINDHAM LIFT	52-520-54-00-5480		180.74
			16	05/25-06/25 133 E HYDRAULIC	79-795-54-00-5480		107.96
			17	04/27-05/25 1975 N BRIDGE LIFT	52-520-54-00-5480		293.63
			18	04/27-05/25 101 BRUELL ST	52-520-54-00-5480		275.35
						INVOICE TOTAL:	2,460.53 *
						CHECK TOTAL:	2,460.53
538978	EEI	ENGINEERING ENTERPRISES, INC.					
	77500	06/29/23	01	BRISTOL RIDGE RD RESURFACING	23-230-60-00-6032		2,599.01
						INVOICE TOTAL:	2,599.01 *
	77504	06/30/23	01	TRAFFIC CONTROL SIGNAGE AND	01-640-54-00-5465		6,274.00
			02	MARKINGS	** COMMENT **		
						INVOICE TOTAL:	6,274.00 *
	77505	06/30/23	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		5,047.00
						INVOICE TOTAL:	5,047.00 *
	77506	06/30/23	01	PRESTWICK	01-640-54-00-5465		1,655.00
						INVOICE TOTAL:	1,655.00 *
	77507	06/30/23	01	HEARTLAND MEADOWS	90-064-64-00-0111		764.50
						INVOICE TOTAL:	764.50 *
	77508	06/30/23	01	BLACKBERRY WOODS PHASE B	01-640-54-00-5465		119.50
						INVOICE TOTAL:	119.50 *
	77509	06/30/23	01	WELL #7 REHAB	51-510-60-00-6022		599.50
						INVOICE TOTAL:	599.50 *

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	LIBRARY 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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538978	EEI	ENGINEERING ENTERPRISES, INC.						
	77511	06/30/23	01	WINDETT RIDGE UNIT 2	90-048-48-00-0111		3,317.50	
						INVOICE TOTAL:	3,317.50 *	
	77512	06/30/23	01	KENDALL MARKETPLACE-LOT 52	90-154-00-00-0111		48.00	
						INVOICE TOTAL:	48.00 *	
					CHECK TOTAL:		20,424.01	
538979	EEI	ENGINEERING ENTERPRISES, INC.						
	77513	06/30/23	01	BEAVER ST PUMP STATION	51-510-60-00-6060		1,323.50	
			02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:	1,323.50 *	
					CHECK TOTAL:		1,323.50	
538980	EEI	ENGINEERING ENTERPRISES, INC.						
	77514	06/30/23	01	GRANDE RESERVE UNIT 7	01-640-54-00-5465		2,241.00	
						INVOICE TOTAL:	2,241.00 *	
	77515	06/30/23	01	GRANDE RESERVE UNITS 15 & 22	01-640-54-00-5465		132.75	
						INVOICE TOTAL:	132.75 *	
	77516	06/30/23	01	KENDALL MARKETPLACE LOT 52	90-154-00-00-0111		510.50	
			02	PHASE 2 & 3 RESUB	** COMMENT **			
						INVOICE TOTAL:	510.50 *	
	77517	06/30/23	01	GRANDE RESERVE UNITS 13 & 14	01-640-54-00-5465		48.00	
						INVOICE TOTAL:	48.00 *	
	77518	06/30/23	01	GRANDE RESERVE UNIT 9	01-640-54-00-5465		2,667.00	
						INVOICE TOTAL:	2,667.00 *	
	77519	06/30/23	01	BRIGHT FARMS	90-173-00-00-0111		3,991.25	
						INVOICE TOTAL:	3,991.25 *	

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	LIBRARY 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 07/25/2023

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538980	EEI	ENGINEERING ENTERPRISES, INC.						
	77520	06/30/23	01	KENDALLWOOD ESTATES-RALLY	90-174-00-00-0111		2,209.50	
						INVOICE TOTAL:	2,209.50 *	
	77521	06/30/23	01	WELL MONITORING DASHBOARDS	01-640-54-00-5465		243.00	
						INVOICE TOTAL:	243.00 *	
	77522	06/30/23	01	NORTH CENTRAL EWST REHAB	51-510-60-00-6015		2,414.25	
						INVOICE TOTAL:	2,414.25 *	
	77523	06/30/23	01	LOT 8 YORKVILLE BUSINESS	90-176-00-00-0111		1,187.00	
			02	CENTER	** COMMENT **			
						INVOICE TOTAL:	1,187.00 *	
					CHECK TOTAL:		15,644.25	
538981	EEI	ENGINEERING ENTERPRISES, INC.						
	77524	06/30/23	01	CORNEILS RD INTERCEPTOR SEWER	52-520-60-00-6092		21,111.75	
						INVOICE TOTAL:	21,111.75 *	
					CHECK TOTAL:		21,111.75	
538982	EEI	ENGINEERING ENTERPRISES, INC.						
	77525	06/30/23	01	BRISTOL BAY UNIT 3 RESUB	90-179-00-00-0111		3,548.50	
						INVOICE TOTAL:	3,548.50 *	
	77526	06/30/23	01	BRISTOL BAY UNIT 13	90-179-00-00-0111		2,576.00	
						INVOICE TOTAL:	2,576.00 *	
	77527	06/30/23	01	GREEN DOOR LINCOLN PRAIRIE	90-191-00-00-0111		3,267.00	
						INVOICE TOTAL:	3,267.00 *	
	77528	06/30/23	01	2023 WATER MAIN REPLACEMENT-A	51-510-60-00-6025		24,704.23	
						INVOICE TOTAL:	24,704.23 *	

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	LIBRARY 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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538982	EEI	ENGINEERING ENTERPRISES, INC.						
	77529	06/30/23	01	KENNEDY RD & FREEDOM PLACE	23-230-60-00-6087		869.00	
			02	INTERSECTION IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		869.00 *	
	77530	06/30/23	01	CALEDONIA UNIT 3	90-188-00-00-0111		8,376.52	
					INVOICE TOTAL:		8,376.52 *	
	77531	06/30/23	01	BRISTOL BAY UNIT 10	90-186-00-00-0111		7,631.87	
					INVOICE TOTAL:		7,631.87 *	
	77532	06/30/23	01	BRISTOL BAY UNIT 12	90-186-00-00-0111		1,979.38	
					INVOICE TOTAL:		1,979.38 *	
	77533	06/30/23	01	GRANDE RESERVE UNIT 4	01-640-54-00-5465		354.00	
					INVOICE TOTAL:		354.00 *	
	77534	06/30/23	01	GRANDE RESERVE UNIT 6	01-640-54-00-5465		315.50	
					INVOICE TOTAL:		315.50 *	
	77536	06/30/23	01	BASELINE RD IMPROVEMENTS	23-230-60-00-6071		2,029.00	
					INVOICE TOTAL:		2,029.00 *	
	77537	06/30/23	01	2023 ROAD IMPROVEMENTS	23-230-60-00-6025		806.75	
					INVOICE TOTAL:		806.75 *	
	77538	06/30/23	01	RESTORE CHURCH-PARKING LOT	90-121-00-00-0111		254.25	
			02	EXPANSION	** COMMENT **			
					INVOICE TOTAL:		254.25 *	
	77539	06/30/23	01	YORKVILLE SOURCE WATER	01-640-54-00-5465		6,754.20	
			02	PROTECTION PLAN	** COMMENT **			
					INVOICE TOTAL:		6,754.20 *	
	77541	06/30/23	01	BOWMAN SUBDIVISION	90-194-00-00-0111		743.50	
					INVOICE TOTAL:		743.50 *	

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	LIBRARY 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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538982	EEI	ENGINEERING ENTERPRISES, INC.						
	77542	06/30/23	01	2023 WATER MAIN REPLACEMENT-B	51-510-60-00-6025		21,049.85	
						INVOICE TOTAL:	21,049.85 *	
	77543	06/30/23	01	CITY OF YORKVILLE-GENERAL	01-640-54-00-5465		1,053.00	
						INVOICE TOTAL:	1,053.00 *	
	77544	06/30/23	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
						INVOICE TOTAL:	1,900.00 *	
	77545	06/30/23	01	2023 SANITARY SEWER LINING	52-520-60-00-6025		2,122.56	
						INVOICE TOTAL:	2,122.56 *	
	77546	06/30/23	01	GALENA & CANNONBALL	01-640-54-00-5465		209.50	
			02	INTERSECTION IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:	209.50 *	
	77547	06/30/23	01	YORKVILLE HIGH SCHOOL STADIUM	01-640-54-00-5465		3,784.00	
			02	PROJECT	** COMMENT **			
						INVOICE TOTAL:	3,784.00 *	
	77548	06/30/23	01	BRISTOL RIDGE SOLAR 105	90-201-00-00-0111		340.00	
						INVOICE TOTAL:	340.00 *	
	77549	06/30/23	01	LAKE MICHIGAN-WIFIA LOI	51-510-60-00-6011		3,300.00	
						INVOICE TOTAL:	3,300.00 *	
	77550	06/30/23	01	SCOOTERS COFFEE	90-204-00-00-0111		2,103.50	
						INVOICE TOTAL:	2,103.50 *	
	77552	06/30/23	01	2024 WATER MAIN REPLACEMENT-A	51-510-60-00-6025		8,603.50	
						INVOICE TOTAL:	8,603.50 *	
	77553	06/30/23	01	2024 WATER MAIN REPLACEMENT-B	51-510-60-00-6025		18,528.07	
						INVOICE TOTAL:	18,528.07 *	

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	LIBRARY 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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538982	EEI	ENGINEERING ENTERPRISES, INC.						
	77554	06/30/23	01	KENDALL COUNTY BUILDING-FOX ST	01-640-54-00-5465		1,765.50	
						INVOICE TOTAL:	1,765.50 *	
	77555	06/30/23	01	DWC TRANSMISSION MAIN	51-510-60-00-6011		4,063.00	
						INVOICE TOTAL:	4,063.00 *	
					CHECK TOTAL:		133,032.18	
538983	EVP	EVP ACADEMIES, LLC						
	2404	07/06/23	01	VOLLEYBALL & BASKETBALL CAMP	79-795-54-00-5462		693.00	
			02	INSTRUCTION	** COMMENT **			
						INVOICE TOTAL:	693.00 *	
					CHECK TOTAL:		693.00	
538984	FIRSTNET	AT&T MOBILITY						
	287313454005X0703202	06/25/23	01	05/26-06/25 MOBILE DEVICES	01-220-54-00-5440		42.11	
			02	05/26-06/25 MOBILE DEVICES	01-110-54-00-5440		126.33	
			03	05/26-06/25 MOBILE DEVICES	01-210-54-00-5440		908.81	
			04	05/26-06/25 MOBILE DEVICES	79-795-54-00-5440		42.11	
						INVOICE TOTAL:	1,119.36 *	
	287313454207X0703202	06/25/23	01	05/26-06/25 MOBILE DEVICES	01-220-54-00-5440		252.66	
			02	05/26-06/25 MOBILE DEVICES	79-790-54-00-5440		36.24	
			03	05/26-06/25 MOBILE DEVICES	79-795-54-00-5440		156.70	
			04	05/26-06/25 MOBILE DEVICES	51-510-54-00-5440		235.05	
			05	05/26-06/25 MOBILE DEVICES	52-520-54-00-5440		72.48	
						INVOICE TOTAL:	753.13 *	
					CHECK TOTAL:		1,872.49	
538985	FONSECAR	RAIUMUNDO FONSECA						

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	LIBRARY 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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538989	GOTO GOTO COMMUNICATIONS INC						
	IN7102119016	07/01/23	04	JUL 2023 PHONE SERVICE	79-795-54-00-5440		158.90
			05	JUL 2023 PHONE SERVICE	01-120-54-00-5440		79.44
				INVOICE TOTAL:			1,350.62 *
				CHECK TOTAL:			1,350.62
538990	GROOT GROOT INC						
	107093307102	06/01/23	01	MAY 2023 REFUSE SERVICE	01-540-54-00-5442		138,355.62
			02	MAY 2023 SENIOR REFUSE	01-540-54-00-5441		3,886.32
			03	SERVICE	** COMMENT **		
				INVOICE TOTAL:			142,241.94 *
	10788564T102	07/01/23	01	JUNE 2023 REFUSE SERVICE	01-540-54-00-5442		138,243.75
			02	JUNE 2023 SENIOR REFUSE	01-540-54-00-5441		3,901.75
			03	SERVICE	** COMMENT **		
				INVOICE TOTAL:			142,145.50 *
				CHECK TOTAL:			284,387.44
538991	HARTROB ROBBIE HART						
	071023-TUITION	07/10/23	01	TUITION REIMBURSEMENT FOR	01-210-54-00-5410		2,412.00
			02	COMPLETION OF 2 COURSES AT	** COMMENT **		
			03	AURORA UNIVERSITY	** COMMENT **		
				INVOICE TOTAL:			2,412.00 *
				CHECK TOTAL:			2,412.00
538992	HIXH HAROLD HIX						
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		65.00
				INVOICE TOTAL:			65.00 *
				CHECK TOTAL:			65.00

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	LIBRARY 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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538993	HRENR ROBERT HREN						
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		40.00
						INVOICE TOTAL:	40.00 *
						CHECK TOTAL:	40.00
538994	HUMBERSC CARTER HUMBERS						
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		135.00
						INVOICE TOTAL:	135.00 *
						CHECK TOTAL:	135.00
538995	ILEPA ILLINOIS EPS (NPDES)						
	ILR400554-062923	06/29/23	01	FY-2024 STORMWATER BILLING FEE	23-230-54-00-5462		1,000.00
						INVOICE TOTAL:	1,000.00 *
						CHECK TOTAL:	1,000.00
538996	ILRAILWA ILLINOIS RAILWAY LLC						
	135558	07/07/23	01	RIVERFRONT PARK RAILWAY	79-790-54-00-5485		6,119.91
			02	PARKING LOT ACCESS AGREEMENT	** COMMENT **		
						INVOICE TOTAL:	6,119.91 *
						CHECK TOTAL:	6,119.91
538997	IMPERINV IMPERIAL INVESTMENTS						
	MAY 2023-REBATE	07/11/23	01	DOWNTOWN BUSINESS DIST TAX	01-000-24-00-2488		1,460.54
			02	REBATE-MAY 2023	** COMMENT **		
						INVOICE TOTAL:	1,460.54 *
						CHECK TOTAL:	1,460.54

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
538998	INTERDEV	INTERDEV, LLC					
	CW1038818	05/05/23	01	CITY HALL CONSTRUCTION PROJECT	01-640-54-00-5450		1,920.00
						INVOICE TOTAL:	1,920.00 *
	CW1039160	05/31/23	01	DUO SECURITY AND SENTINEL ONE	01-640-54-00-5450		1,203.65
			02	BILLING FOR MAY 2023	** COMMENT **		
						INVOICE TOTAL:	1,203.65 *
					CHECK TOTAL:		3,123.65
538999	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	197950	06/28/23	01	TRUCK INSPECTION	79-790-54-00-5495		41.00
						INVOICE TOTAL:	41.00 *
	197954	06/28/23	01	TRUCK INSPECTION	79-790-54-00-5495		84.00
						INVOICE TOTAL:	84.00 *
	197960	06/28/23	01	TRUCK INSPECTION	79-790-54-00-5495		41.00
						INVOICE TOTAL:	41.00 *
	197964	06/28/23	01	TRUCK INSPECTION	79-790-54-00-5495		41.00
						INVOICE TOTAL:	41.00 *
					CHECK TOTAL:		207.00
539000	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE					
	KENDALL-JUN 2023	07/03/23	01	KENDALL COUNTY FTA BOND FEE	01-000-24-00-2412		70.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	70.00 *
					CHECK TOTAL:		70.00
539001	KENDCROS	KENDALL CROSSING, LLC					

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539001	KENDCROS	KENDALL CROSSING, LLC					
	AMU REBATE 05-23	07/03/23	01	AMUSEMENT TAX REBATE-MAY 2023	01-640-54-00-5439		2,858.79
						INVOICE TOTAL:	2,858.79 *
	BD REBATE 05/23	07/11/23	01	COUNTRYSIDE BUSINESS DIST TAX	01-000-24-00-2487		5,610.68
			02	FOR MAY 2023	** COMMENT **		
						INVOICE TOTAL:	5,610.68 *
						CHECK TOTAL:	8,469.47
539002	KWIATKOJ	JOSEPH KWIATKOWSKI					
	070523	07/05/23	01	REFEREE	79-795-54-00-5462		60.00
						INVOICE TOTAL:	60.00 *
						CHECK TOTAL:	60.00
539003	LINDERH	HUNTER LINDER					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		260.00
						INVOICE TOTAL:	260.00 *
						CHECK TOTAL:	260.00
539004	LIPSCOJA	JACOB LIPSCOMB					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		70.00
						INVOICE TOTAL:	70.00 *
						CHECK TOTAL:	70.00
539005	LRS	LRS, LLC					
	PS542276	06/29/23	01	06/02-06/29 PORTOLET UPKEEP	79-795-56-00-5620		260.00
			02	AT TOWN SQUARE PARK	** COMMENT **		
						INVOICE TOTAL:	260.00 *

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539005	LRS LRS, LLC						
	PS542277	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT RIVERFRONT PARK	79-795-56-00-5620 ** COMMENT **		452.00
					INVOICE TOTAL:		452.00 *
	PS542278	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT VAN EMMON PARK	79-795-56-00-5620 ** COMMENT **		92.00
					INVOICE TOTAL:		92.00 *
	PS542279	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT FOX HILL	79-795-56-00-5620 ** COMMENT **		92.00
					INVOICE TOTAL:		92.00 *
	PS542280	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT FOX HILL	79-795-56-00-5620 ** COMMENT **		92.00
					INVOICE TOTAL:		92.00 *
	PS542281	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT BEECHER PARK	79-795-56-00-5620 ** COMMENT **		907.00
					INVOICE TOTAL:		907.00 *
	PS542282	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT REIMENSCHNEIDER BALLFIELD	79-795-56-00-5620 ** COMMENT **		127.00
					INVOICE TOTAL:		127.00 *
	PS542283	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT BRIDGE PARK	79-795-56-00-5620 ** COMMENT **		254.00
					INVOICE TOTAL:		254.00 *
	PS542284	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT RAINTREE A	79-795-56-00-5620 ** COMMENT **		92.00
					INVOICE TOTAL:		92.00 *
	PS542285	06/29/23	01 02	06/02-06/29 PORTOLET UPKEEP AT BRISTOL BAY PARK	79-795-56-00-5620 ** COMMENT **		92.00
					INVOICE TOTAL:		92.00 *

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539005	LRS LRS, LLC						
	PS542286	06/29/23	01	06/02-06/29 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT GREENS FILLING STATION	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS542287	06/29/23	01	06/02-06/29 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT 2735 ALAN DALE RD	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS542288	06/29/23	01	06/02-06/29 PORTOLET UPKEEP	79-795-56-00-5620		664.00
			02	AT RIEMENSCHNEIDER PARK	** COMMENT **		
					INVOICE TOTAL:		664.00 *
	PS542289	06/29/23	01	06/02-06/29 PORTOLET UPKEEP	79-795-56-00-5620		671.00
			02	AT BRISTOL BAY REGIONAL PARK	** COMMENT **		
					INVOICE TOTAL:		671.00 *
	PS542291	06/29/23	01	06/02-06/29 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT 3142 GRANDE TRAIL	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS542292	06/29/23	01	06/02-06/29 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT HIDING SPOT PARK	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS542293	06/29/23	01	BRISTOL BAY PORTOLET SERVICE	79-795-56-00-5620		92.00
			02	FOR PARK RENTAL	** COMMENT **		
					INVOICE TOTAL:		92.00 *
					CHECK TOTAL:		4,255.00
539006	MALKOWSO OLIVER MALKOWSKI						
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		35.00
					INVOICE TOTAL:		35.00 *
					CHECK TOTAL:		35.00

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539007	MATSONA 06/28-07/11	AIDAN MATSON 07/12/23	01	UMPIRE	79-795-54-00-5462		115.00
						INVOICE TOTAL:	115.00 *
					CHECK TOTAL:		115.00
539008	MATSONT 06/28-07/11	THOMAS MATSON 07/12/23	01	UMPIRE	79-795-54-00-5462		135.00
						INVOICE TOTAL:	135.00 *
					CHECK TOTAL:		135.00
539009	MEADE 705188	MEADE ELECTRIC COMPANY, INC. 06/27/23	01 02	TRAFFIC SIGNAL REPAIR AT RT47 & RT71	01-410-54-00-5435		630.44
					** COMMENT **		
						INVOICE TOTAL:	630.44 *
					CHECK TOTAL:		630.44
539010	MIDWSALT P468771	MIDWEST SALT 07/05/23	01	BULK ROCK SALT	51-510-56-00-5638		3,221.24
						INVOICE TOTAL:	3,221.24 *
					CHECK TOTAL:		3,221.24
539011	MOHRR 070923	RANDY MOHR 07/09/23	01	REFEREE	79-795-54-00-5462		105.00
						INVOICE TOTAL:	105.00 *
					CHECK TOTAL:		105.00
539012	MULLENSA	ANTHONY MULLENS					

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539012	MULLENSA 06/28-07/11	ANTHONY MULLENS 07/12/23	01	UMPIRE	79-795-54-00-5462		130.00 INVOICE TOTAL: 130.00 *
					CHECK TOTAL:		130.00
539013	NARVICK 86042	NARVICK BROS. LUMBER CO, INC 06/22/23	01	4000 PSI AE	24-216-56-00-5656		272.00 INVOICE TOTAL: 272.00 *
					CHECK TOTAL:		272.00
539014	NEOPOST 071223-CITY	QUADIENT FINANCE USA, INC 07/12/23	01	POSTAGE MACHINE REFILL	01-000-14-00-1410		200.00 INVOICE TOTAL: 200.00 *
					CHECK TOTAL:		200.00
539015	NICOR 00-41-22-8748 4-0623	NICOR GAS 07/03/23	01	06/02-07/03 1107 PRAIRIE LN	01-110-54-00-5480		63.95 INVOICE TOTAL: 63.95 *
	12-43-53-5625 3-0623	07/05/23	01	06/05-07/05 609 N BRIDGE ST	01-110-54-00-5480		29.16 INVOICE TOTAL: 29.16 *
	14-49-64-6209 5-0623	07/05/23	01	06/05-07/05 651 PRAIRIE POINTE	01-110-54-00-5480		175.25 INVOICE TOTAL: 175.25 *
	15-64-61-3532 5-0623	07/03/23	01	06/02-07/03 1991 CANNONBALL	01-110-54-00-5480		53.24 INVOICE TOTAL: 53.24 *
	20-52-56-2042 1-0623	06/29/23	01	05/31-06/29 420 FAIRHAVEN	01-110-54-00-5480		165.94 INVOICE TOTAL: 165.94 *

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539015	NICOR 23-45-91-4862	NICOR GAS 5-0623	07/05/23	01 06/05-07/05 101 BRUELL ST	01-110-54-00-5480		168.27
						INVOICE TOTAL:	168.27 *
					CHECK TOTAL:		655.81
539016	NYDEGGEA 06/28-07/11	AYDEN NYDEGGER 07/12/23	01	UMPIRE	79-795-54-00-5462		90.00
						INVOICE TOTAL:	90.00 *
					CHECK TOTAL:		90.00
539017	OLEARYC 070723-KICKBALL	CYNTHIA O'LEARY 07/07/23	01	SRING 2023 KICKBALL ASSIGNING	79-795-54-00-5462		130.00
			02	FEE	** COMMENT **		
						INVOICE TOTAL:	130.00 *
					CHECK TOTAL:		130.00
539018	PATTONS 06/28-07/11	SHANE PATTON 07/12/23	01	UMPIRE	79-795-54-00-5462		70.00
						INVOICE TOTAL:	70.00 *
					CHECK TOTAL:		70.00
539019	PIZZO 339-4	PIZZO AND ASSOCIATES, LTD 07/01/23	01	PRAIRIE POINTE STEWARDSHIP	24-216-54-00-5446		732.19
						INVOICE TOTAL:	732.19 *
					CHECK TOTAL:		732.19
539020	PRINTSRC 01-111	LAMBERT PRINT SOURCE, LLC					

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539020	PRINTSRC	LAMBERT PRINT SOURCE, LLC					
	3440	06/05/23	01	WATER CONSERVATION SIGNS	51-510-54-00-5490		185.00
						INVOICE TOTAL:	185.00 *
	3512	07/06/23	01	EVENT BANNERS	79-795-56-00-5606		1,002.00
						INVOICE TOTAL:	1,002.00 *
						CHECK TOTAL:	1,187.00
539021	R&PCARR	ROBIN SMITH					
	11418	07/23/23	01	TRAILER PARTS	79-790-56-00-5640		339.98
						INVOICE TOTAL:	339.98 *
						CHECK TOTAL:	339.98
539022	R0001975	RYAN HOMES					
	3024 GRANDE TR	06/29/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
	3032 GRANDE TR	06/29/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
						CHECK TOTAL:	10,000.00
539023	R0002288	LENNAR					
	2088 CUNTRY HILLS	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00
						INVOICE TOTAL:	7,500.00 *
	2281 FAIRFAX	07/16/21	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		2,625.00
						INVOICE TOTAL:	2,625.00 *
	2437 FAIRFIELD	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539023	R0002288	LENNAR					
	2456 RICHMOND	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00
						INVOICE TOTAL:	7,500.00 *
	538 BRAEMORE	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
	555 BRAEMORE	06/29/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
	605 BRAEMORE	06/29/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
	608 BRAEMORE	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00
						INVOICE TOTAL:	7,500.00 *
	642 ASHWORTH	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
	648 BRAEMORE	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
	665 BRAEMORE	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00
						INVOICE TOTAL:	7,500.00 *
	668 BRAEMORE	07/10/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00
						INVOICE TOTAL:	7,500.00 *
						CHECK TOTAL:	70,125.00
539024	R0002587	SHANNON SETCHELL					
	20230765-RFND	06/29/23	01	PUBLIC HEARING SIGN REFUND	01-000-42-00-4210		50.00
						INVOICE TOTAL:	50.00 *
						CHECK TOTAL:	50.00

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539025	RALLY	RALLY HOMES					
	596 ALDER	06/29/23	01	SURETY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
						CHECK TOTAL:	5,000.00
539026	REINDERS	REINDERS, INC.					
	6035487-00	06/30/23	01	AIR CONTROL VALVE	79-790-56-00-5640		347.84
						INVOICE TOTAL:	347.84 *
						CHECK TOTAL:	347.84
539027	RIETZJ	JACKSON RIETZ					
	062823	06/28/23	01	REFEREE	79-795-54-00-5462		60.00
						INVOICE TOTAL:	60.00 *
	070523	07/05/23	01	REFEREE	79-795-54-00-5462		60.00
						INVOICE TOTAL:	60.00 *
						CHECK TOTAL:	120.00
539028	RIETZR	ROBERT L. RIETZ JR.					
	062823	06/28/23	01	REFEREE	79-795-54-00-5462		60.00
						INVOICE TOTAL:	60.00 *
	062923	06/29/23	01	UMPIRE	79-795-54-00-5462		120.00
						INVOICE TOTAL:	120.00 *
	070523	07/05/23	01	REFEREE	79-795-54-00-5462		60.00
						INVOICE TOTAL:	60.00 *
						CHECK TOTAL:	240.00

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539029	SANDOVAA	ANTONIO SANDOVAL					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		130.00
						INVOICE TOTAL:	130.00 *
					CHECK TOTAL:		130.00
539030	SCHOUD	DECLAN SCHOU					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		35.00
						INVOICE TOTAL:	35.00 *
					CHECK TOTAL:		35.00
539031	STANDE	STANDARD EQUIPMENT CO					
	P43870	06/21/23	01	SONETICS HEADSET REPAIR	51-510-54-00-5490		223.95
						INVOICE TOTAL:	223.95 *
					CHECK TOTAL:		223.95
539032	STUCKL	LOGAN STUCK					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		35.00
						INVOICE TOTAL:	35.00 *
					CHECK TOTAL:		35.00
539033	SUBURLAB	SUBURBAN LABORATORIES INC.					
	215579	06/29/23	01	ROUTINE COLIFORM	51-510-54-00-5429		635.70
						INVOICE TOTAL:	635.70 *
	215715	06/30/23	01	WATER TESTING	51-510-54-00-5429		266.78
						INVOICE TOTAL:	266.78 *
					CHECK TOTAL:		902.48

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539034	VOITIKM	MICHAEL VOITIK					
	062923	06/29/23	01	UMPIRE	79-795-54-00-5462		120.00
						INVOICE TOTAL:	120.00 *
						CHECK TOTAL:	120.00
539035	WALTJOSH	JOSH WALTERS					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		65.00
						INVOICE TOTAL:	65.00 *
						CHECK TOTAL:	65.00
539036	WASONG	GERALD WASON					
	062923	06/29/23	01	UMPIRE	79-795-54-00-5462		120.00
						INVOICE TOTAL:	120.00 *
						CHECK TOTAL:	120.00
539037	WATERSYS	WATER SOLUTIONS UNLIMITED, INC					
	114297	06/25/23	01	CHEMICALS	51-510-56-00-5638		4,082.19
						INVOICE TOTAL:	4,082.19 *
						CHECK TOTAL:	4,082.19
539038	WILLEK	KEEGAN WILLE					
	06/28-07/11	07/12/23	01	UMPIRE	79-795-54-00-5462		35.00
						INVOICE TOTAL:	35.00 *
						CHECK TOTAL:	35.00
539039	WILLMAN	WILLMAN & GROESCH					

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	LIBRARY 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 07/25/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539039	WILLMAN 48583	WILLMAN & GROESCH 06/27/23	01 02	3752 BAILEY ST RPZ LINE REPAIRS	51-510-54-00-5495 ** COMMENT **		2,084.00
					INVOICE TOTAL:		2,084.00 *
					CHECK TOTAL:		2,084.00
D003041	YBSD 2023.013	YORKVILLE BRISTOL 07/05/23	01	JULY 2023 LANDFILL EXPENSE	51-510-54-00-5445		19,392.87
					INVOICE TOTAL:		19,392.87 *
	23-JUN	07/12/23	01	JUN 2023 SANITARY FEES	95-000-24-00-2450		362,933.76
					INVOICE TOTAL:		362,933.76 *
					DIRECT DEPOSIT TOTAL:		382,326.63
539040	YOUNGM 062023-PW	MARLYS J. YOUNG 06/29/23	01	06/20/23 PW MEETING MINUTES	01-110-54-00-5462		85.00
					INVOICE TOTAL:		85.00 *
	062123-ADMIN	07/10/23	01	06/21/23 ADMIN MEETING MINUTES	01-110-54-00-5462		85.00
					INVOICE TOTAL:		85.00 *
	62223-PC	07/05/23	01 02	06/22/23 PLAN COUNCIL MEETING MINUTES	90-206-00-00-0011 ** COMMENT **		85.00
					INVOICE TOTAL:		85.00 *
					CHECK TOTAL:		255.00

TOTAL CHECKS PAID: 686,355.58

TOTAL DIRECT DEPOSITS PAID: 383,272.63

TOTAL AMOUNT PAID: 1,069,628.21

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	LIBRARY 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 July 7, 2023

	<u>REGULAR</u>	<u>OVERTIME</u>	<u>TOTAL</u>	<u>IMRF</u>	<u>FICA</u>	<u>TOTALS</u>
ADMINISTRATION	20,649.88	-	20,649.88	1,354.64	1,526.50	23,531.02
FINANCE	12,503.58	-	12,503.58	820.23	925.32	14,249.13
POLICE	132,093.52	2,082.98	134,176.50	438.73	9,951.75	144,566.98
COMMUNITY DEV.	37,277.05	-	37,277.05	2,465.05	2,796.97	42,539.07
STREETS	23,395.07	226.34	23,621.41	1,556.15	1,756.68	26,934.24
BUILDING & GROUNDS	5,854.29	-	5,854.29	393.88	450.82	6,698.99
WATER	17,674.52	487.30	18,161.82	1,191.38	1,314.78	20,667.98
SEWER	7,795.86	57.58	7,853.44	515.18	572.42	8,941.04
PARKS	30,817.06	206.99	31,024.05	1,824.66	2,306.62	35,155.33
RECREATION	25,772.95	-	25,772.95	1,357.03	1,931.24	29,061.22
LIBRARY	16,874.35	-	16,874.35	717.05	1,260.32	18,851.72
TOTALS	\$ 330,708.13	\$ 3,061.19	\$ 333,769.32	\$ 12,633.98	\$ 24,793.42	\$ 371,196.72

TOTAL PAYROLL \$ 371,196.72



UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, July 25, 2023

ACCOUNTS PAYABLE

DATE

FY 23

City Check Register - FY 23 *(Pages 1 - 2)*

07/25/2023 2,757.40

SUB-TOTAL: \$ 2,757.40

FY 24

Clerk's Check #131217 & 1311218 Kendall County Recorder *(Page 3)*

07/06/2023 \$ 148.00

City Check Manual Register - FY 24 *(Page 4)*

07/12/2023 127,011.00

City Check Manual Register - FY 24 *(Page 5)*

07/18/2023 192.75

City Check Register - FY 24 *(Pages 6 - 32)*

07/25/2023 1,069,628.21

SUB-TOTAL: \$ 1,196,979.96

PAYROLL

Bi - Weekly *(Page 33)*

07/07/2023 \$ 371,196.72

SUB-TOTAL: \$ 371,196.72

TOTAL DISBURSEMENTS: \$ 1,570,934.08



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

Agenda Item Number

Consent Agenda #4

Tracking Number

PW 2023-60

Agenda Item Summary Memo

Title: Grande Reserve – Signage Recommendations

Meeting and Date: City Council – July 25, 2023

Synopsis: Review of Recommendations

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2023-60

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Jori Behland, City Clerk
Krysti Barksdale Noble, Community Development Director

Date: June 26, 2023
Subject: Grande Reserve – Signage Recommendations

With the continuous build-out of the Grande Reserve development, an updated review of the signage within the development was warranted. The intersections noted in the attached exhibit were each analyzed based on MUTCD standards for possible signage modifications. For reference, detailed reports for each intersection are attached.

A summary of the recommendations is noted below:

1. Grande Trail and American Way
 - a. Add stop sign to American Way – south leg; currently a yield sign exists.
2. Grande Trail and Freedom Place
 - a. Create three-way stop; currently a stop sign exists on the west leg.
3. Grande Trail and Justice Drive
 - a. Create three-way stop; currently it is uncontrolled.
4. Grande Trail and McClellan Boulevard – North
 - a. Add stop sign to McClellan – south leg; currently it is uncontrolled.
5. Grande Trail and McClellan Boulevard – South
 - a. Create four-way stop; currently yields exist on the north and south legs.
6. Berrywood Lane and Seely Street
 - a. Add stop sign to Seely – south leg; currently a stop sign exists on the north leg.
7. Grande Trail and Sunset Avenue
 - a. Add stop sign to Sunset – west leg; currently a yield sign exists.

If you have any questions, please let us know.

Resolution No. 2023-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING RECOMMENDATIONS FOR STOP SIGNS IN THE GRANDE RESERVE SUBDIVISION

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City is granted authority under the Illinois Vehicle Code to erect stop and yield signs at intersections under its jurisdiction (625 ILCS 5/11-302); and

WHEREAS, the Grande Reserve Subdivision (the "Subdivision"), located within the corporate boundaries of the City, continues to experience growth and buildout; and

WHEREAS, the City's Public Works Department evaluated various intersections within the Subdivision for traffic volume and other criteria indicating the need to install stop signs; and

WHEREAS, these studies resulted in the recommendation by the City's Public Works Department that stop signs be added at various intersections within the Subdivision; and

WHEREAS, the City wishes to move forward with the recommendations of the Public Works Department that stop signs be installed at various intersections within the Subdivision.

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 recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. The recommendations for a stop sign to be installed in the Grande Reserve subdivision on American Way at the intersection of Grande Trail and American Way, on McClellan Boulevard at the intersection of Grande Trail and McClellan Boulevard – North, on

Seely Street at the intersection of Berrywood Lane and Seely Street, on Sunset Avenue at the intersection of Grande Trail and Sunset Avenue; for a three-way stop to be installed at Grande Trail and Freedom Place and at Grande Trail and Justice Drive; and for a four-way stop to be installed at Grande Trail and McClellan Boulevard – South are hereby approved.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

MAYOR

Attest:

CITY CLERK



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: 5/31/2023
Subject: Grande Trail and American Way

As requested, we investigated the possible installation of two way yield or stop signs at the intersection of Grande Trail and American Way. Our findings were as follows:

- Currently the intersection is controlled by a yield sign on American Way.
- The intersection at Grande Trail and American Way does not appear to have any sight distance constraints and appears to be “open”.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to yield or stop sign installation: *Guidance: Engineering judgment should be used to establish intersection control. The following factors should be considered:*
 - A. *Vehicular, bicycle, and pedestrian traffic volumes on all approaches;*
 - B. *Number and angle of approaches;*
 - C. *Approach speeds;*
 - D. *Sight distance available on each approach; and*
 - E. *Reported crash experience.*

YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:

- A. *An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law.*
- B. *A street entering a designed through highway or street; and/or*
- C. *An unsignalized intersection in a signalized area.*

In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

- A. *The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;*
- B. *The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or*
- C. *Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.*

*The manual also states as follows in regards to stop sign installation:
Yield or Stop signs should not be used for speed control.*

The application of normal right-of-way rule is expected to provide reasonable compliance for this intersection. This intersection is not in a signalized area. American Way and Grande Trail only has three approaches. American Way approaches Grande Trail which is a through street. This makes American Way a good candidate for a stop sign installation.

**UNITED CITY OF YORKVILLE
TWO WAY STOP
PRELIMINARY ENGINEERING EVALUATION**

Location: Grande Trail and American Way

Evaluation Criteria

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

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

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

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

- A. Criteria are clearly met recommending installation of a YIELD or STOP sign (Circle designated sign type)
Designate Location: American Way
- B. Criteria are not clearly met at this time - no further action recommended
- C. Criteria may or may not be met - additional engineering study required

By: TODD WELLS Date: 5/31/2023

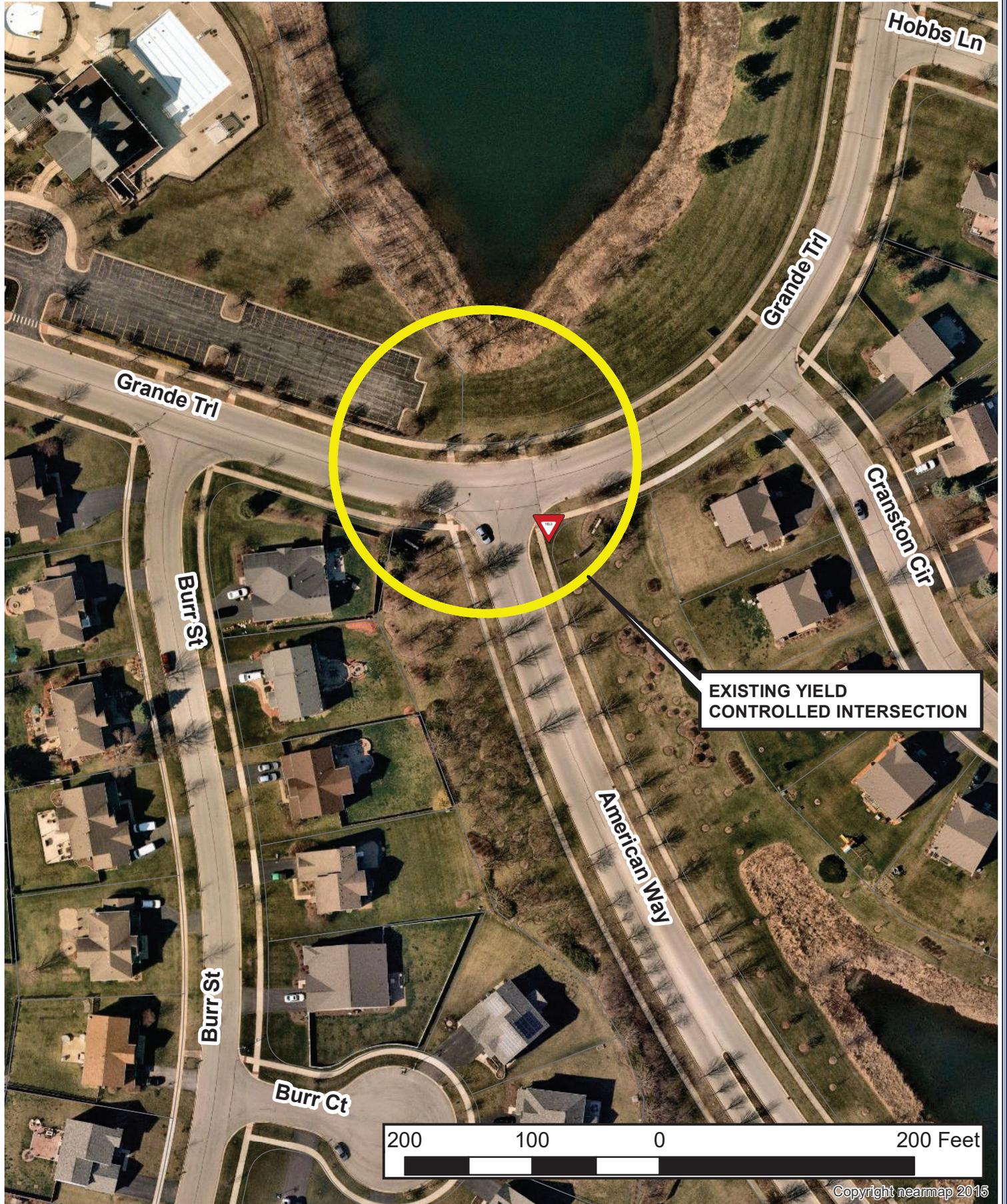
SENIOR PROJECT ENGINEER II
Title

By: BRAD SANDERSON Date: 5/31/2023

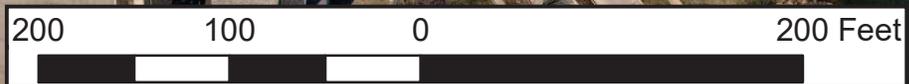
CHIEF OPERATING OFFICER / PRESIDENT
Title

* Based upon Professional Engineer's Review

** Manual on Uniform Traffic Control Devices (MUTCD)



EXISTING YIELD CONTROLLED INTERSECTION



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

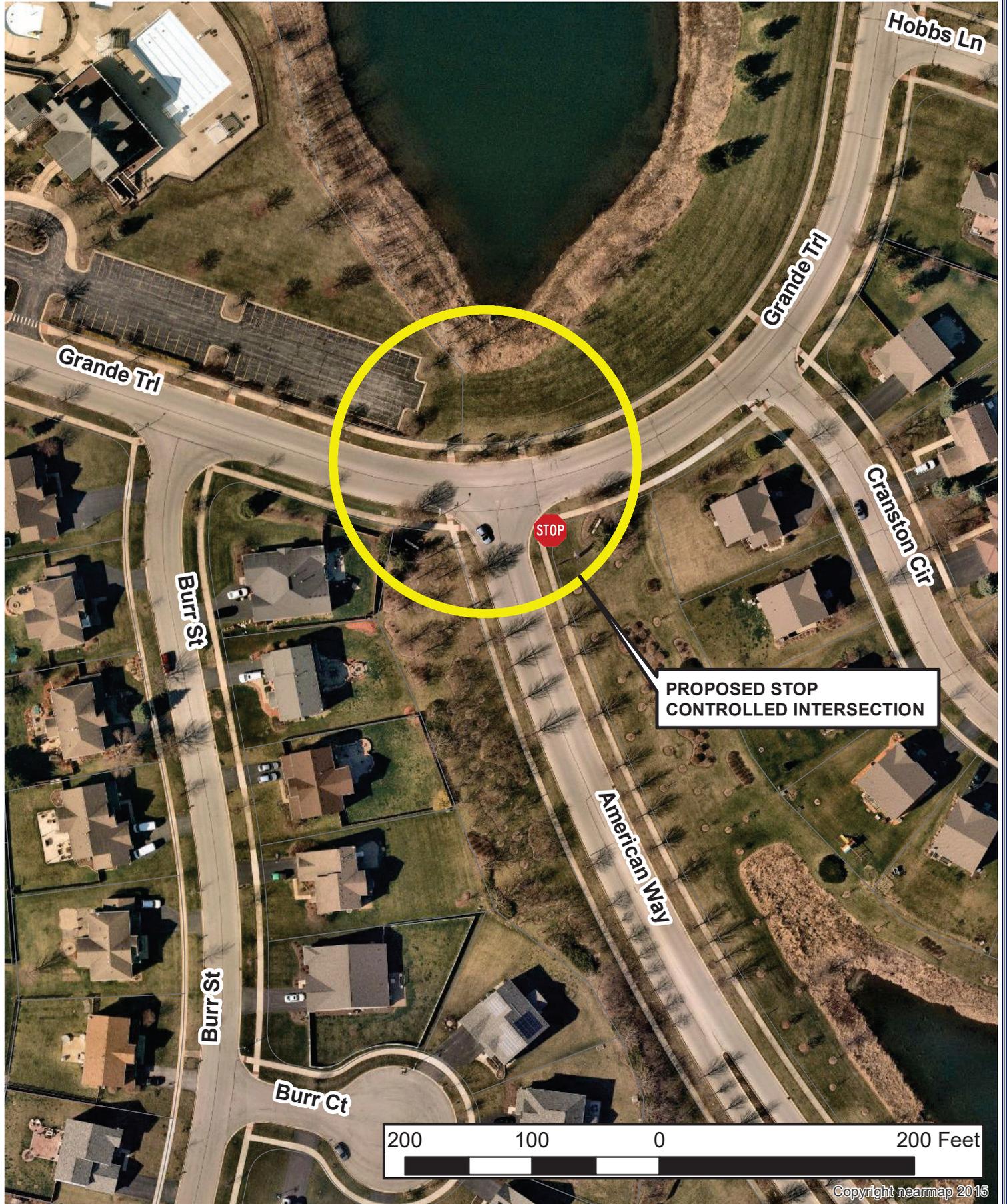


United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350

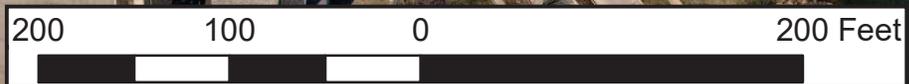
DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS\PUBLIC\YORKVILLE\2011
FILE:	

**GRANDE TRAIL & AMERICAN WAY
 STOP SIGN ANALYSIS**





**PROPOSED STOP
CONTROLLED INTERSECTION**



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DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS\PUBLIC\YORKVILLE\2011
FILE:	

**GRANDE TRAIL & AMERICAN WAY
STOP SIGN ANALYSIS**





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TEL: (630) 466-6700
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PROJECT _____
 SUBJECT Grande Trail and American Way

PROJECT NUMBER _____
 BY HTI DATE 5/15/2023
 PAGE 1 OF 2

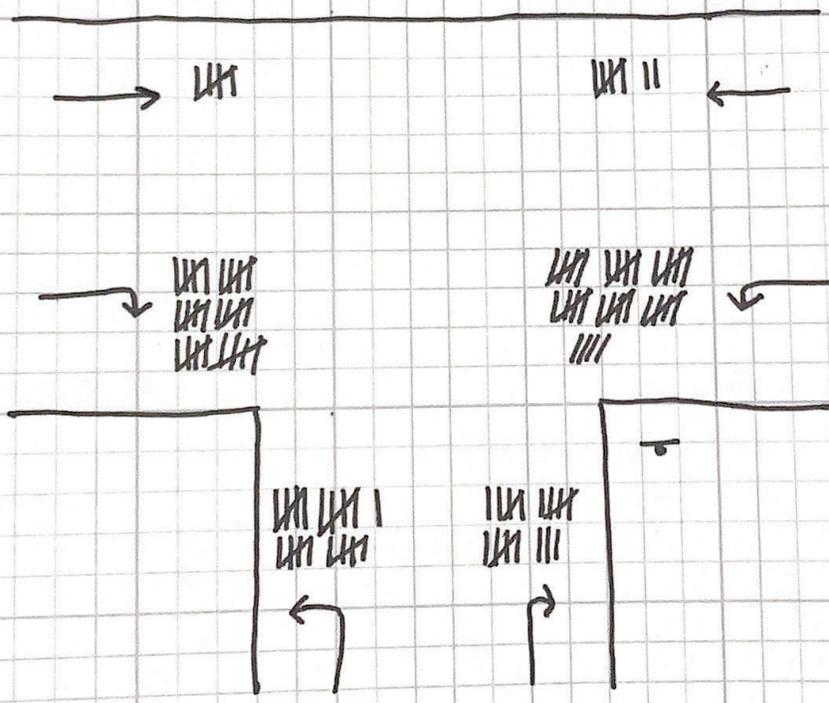
10:35-11:35

Tot: 115



Traffic Controlled

Grande Trail



American Way

PED:



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PROJECT _____ PROJECT NUMBER _____
SUBJECT Grande Trail and American Way BY HTI DATE 5/16/2023
PAGE 2 OF 2

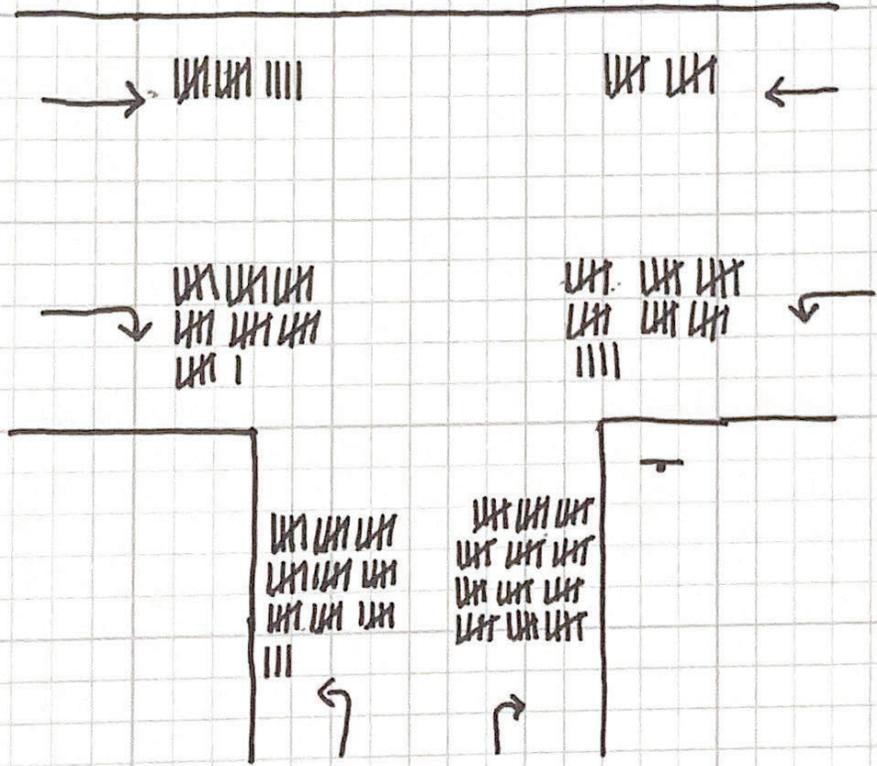
2:15 - 3:15

TOT: 202



Traffic Controlled

Grande Trail



PED:

American Way

**American Way and Grande Trail
Intersection Photos**



Northbound approach, looking North



Northbound approach, looking West

**American Way and Grande Trail
Intersection Photos**

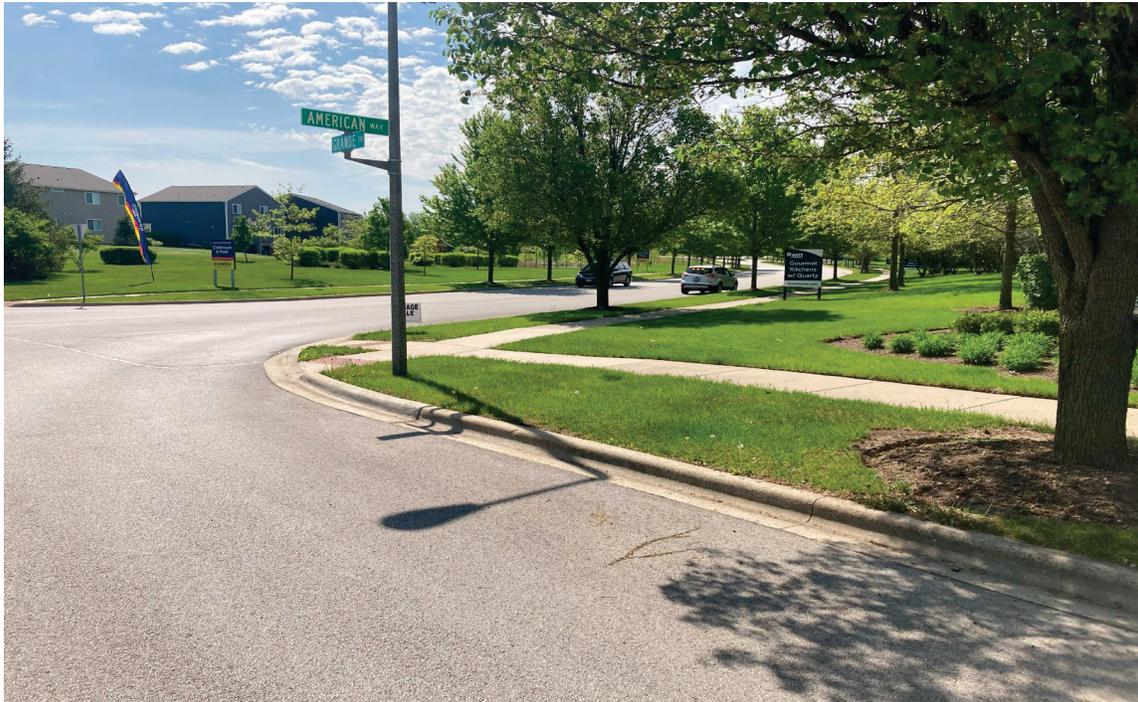


Northbound approach, looking East



Eastbound approach, looking East

American Way and Grande Trail Intersection Photos



Eastbound approach, looking South



Westbound approach, looking West

American Way and Grande Trail Intersection Photos



Westbound approach, looking South



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: 5/18/2023
Subject: Grande Trail and Freedom Place

As requested, we investigated the possible installation of multi-way stop signs at the intersection of Grande Trail and Freedom Place. Our findings were as follows:

- Currently the intersection is controlled by stop sign on Freedom Place.
- The intersection at Grande Trail and Freedom Place has occasional sight constraints due to parked vehicles on Grande Trail.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to multi-way stop sign installation: *Guidance: The decision to install multi-way stop control should be based on an engineering study. The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*

A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.

C. Minimum volumes:

- 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
- 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
- 3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

- A. The need to control left-turn conflicts;*

B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;

C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and

D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

- The manual also states as follows in regards to stop sign installation:

Yield or Stop signs should not be used for speed control.

The traffic volume on the major street approach would appear to be below the average of 300 vehicles per hour and the traffic volume on the minor street approach would appear to be below the average of 200 units per hour for any 8 hours of an average day. Parked vehicles along Grande Trail could be a sight constraint for this intersection. This is an area with high pedestrian volumes due to the vicinity to the school. Due to the high number of pedestrians and sight constraints, this intersection is a good candidate for a multi-way stop based on the above criteria. Stop signs should be implemented at all approaches to this intersection.

**UNITED CITY OF YORKVILLE
MULTI-WAY STOP
PRELIMINARY ENGINEERING EVALUATION**

Location: Grande Trail and Freedom Place

Primary Criteria to Consider*

<u>Criteria Met</u>			<u>Criteria**</u>
Yes	Additional Study Required	No	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
			C. Minimum Volumes:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. The vehicular volume entering the intersections from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. The combined vehicular, pedestrian, and bicycle volume entering the intersections from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Where no single criterion is satisfied, but where Criteria B, C.1 and C.2 are all satisfied to 80 percent of the minimum values, criterion C.3 is excluded from this condition.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. The need to control left-turn conflicts;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Based on a preliminary review of the criteria for a multi-way stop sign the following action is recommended:

- Criteria are clearly met recommending installation of a multi-way stop
- Criteria are not clearly met at this time - no further action recommended
- Criteria may or may not be met - additional engineering study required

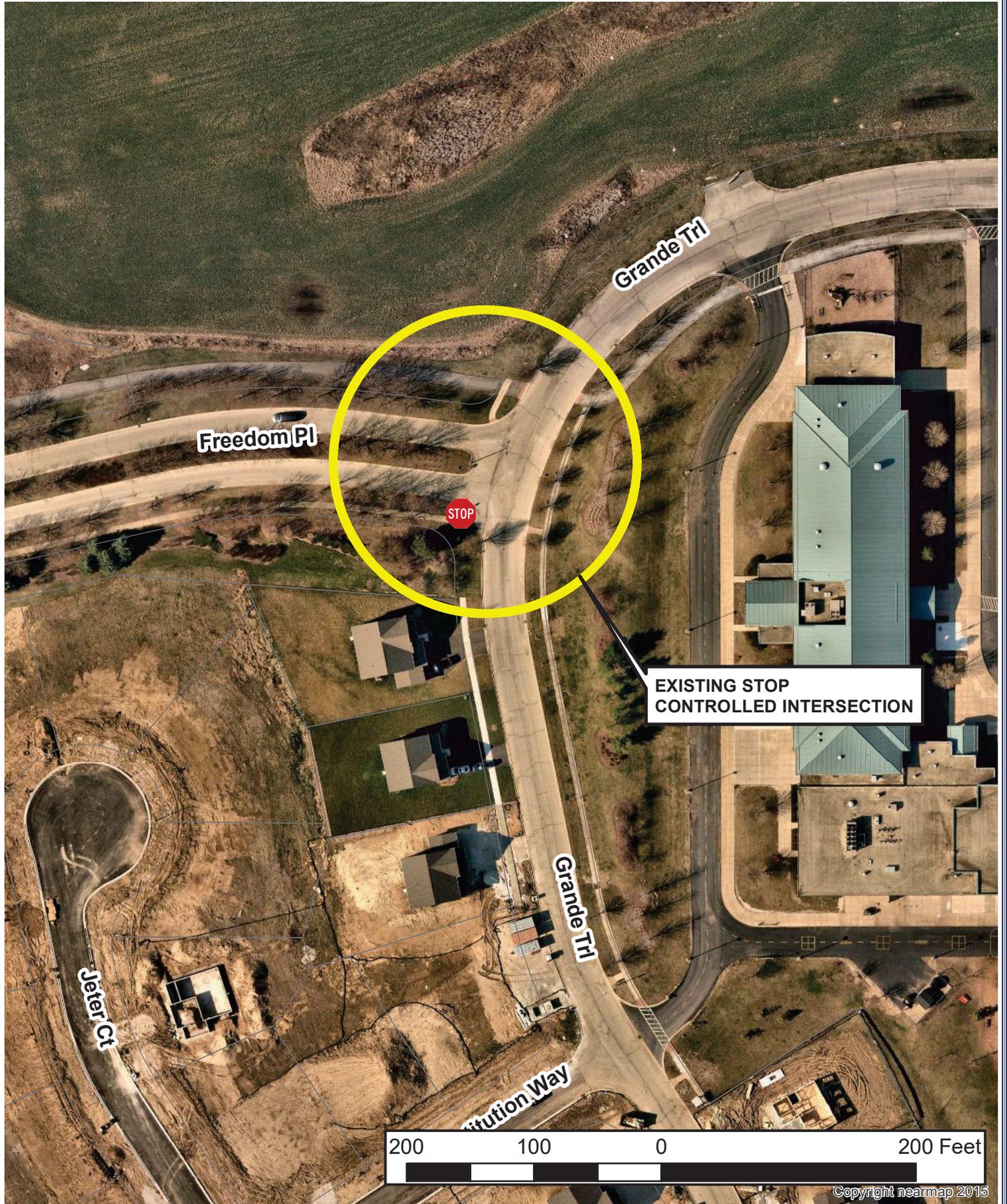
By: Todd Wells Date: 5/18/2023

SENIOR PROJECT ENGINEER II
Title

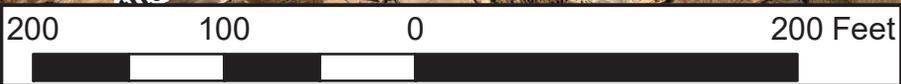
By: Brad Sanderson Date: 5/18/2023

CHIEF OPERATING OFFICER/ PRESIDENT
Title

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



**EXISTING STOP
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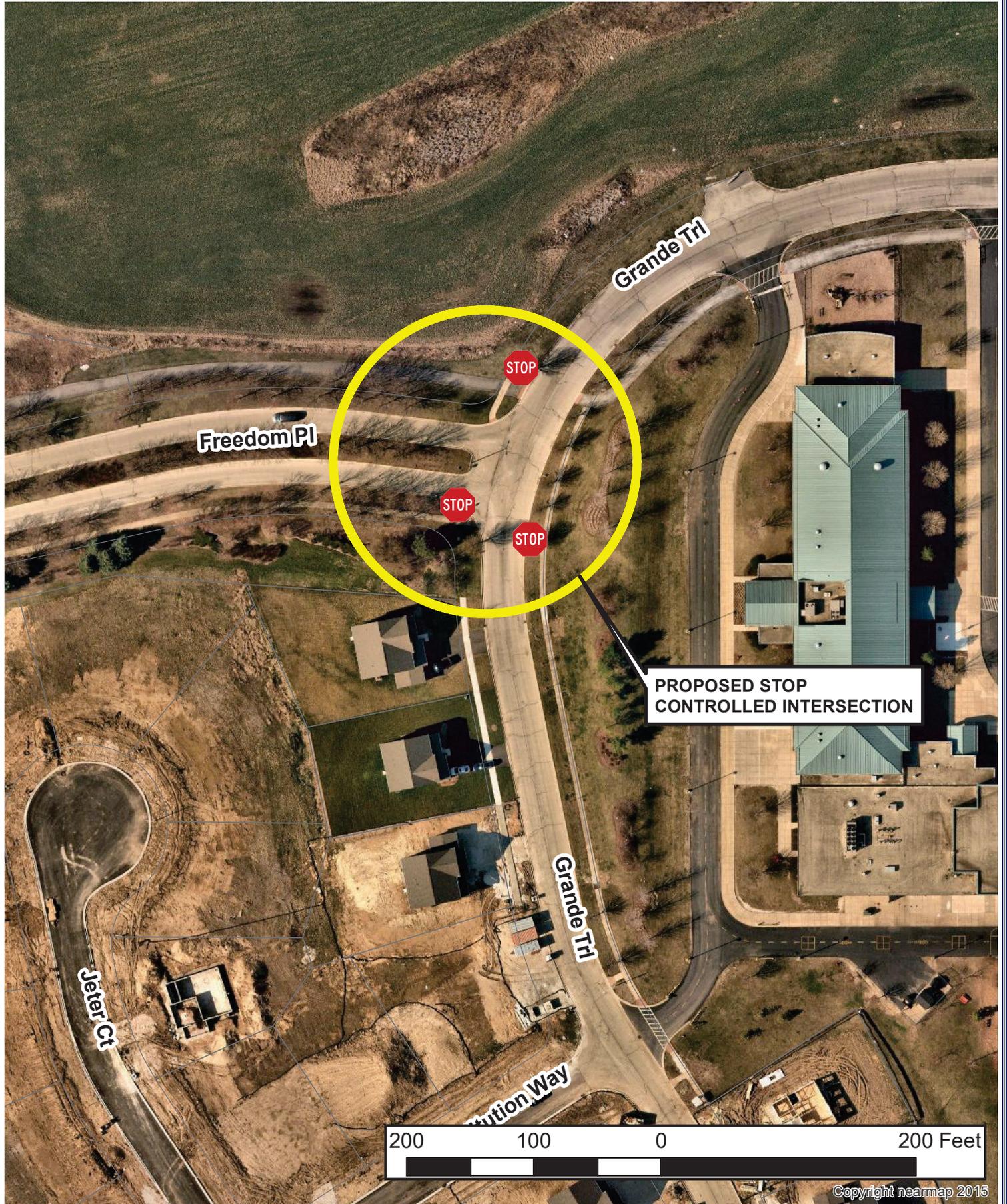


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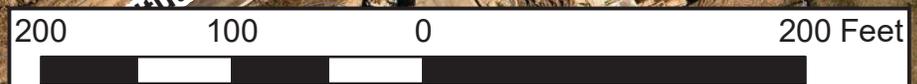
DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS/PUBLIC/YORKVILLE/2011
FILE:	10107_Grande Trail & Freedom Pl Stop Analysis

**GRANDE TRAIL & FREEDOM PL.
STOP SIGN ANALYSIS**





**PROPOSED STOP
CONTROLLED INTERSECTION**



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DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS/PUBLIC/YORKVILLE/2011
FILE:	10107_Grande Trail & Freedom Pl_Sig_Analysis - Proposed

**GRANDE TRAIL & FREEDOM PL.
STOP SIGN ANALYSIS**





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PROJECT _____

SUBJECT Grande Trail and Freedom PL

PROJECT NUMBER _____

BY HTI

DATE 5/12/2023

PAGE 1

OF 2

8:05 - 9:06 Am

TOT: 229



Traffic
Controlled

↑
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PED: |||||



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PROJECT _____ PROJECT NUMBER _____

SUBJECT Grande Trail and Freedom PL BY HTI DATE 5/12/2023

PAGE 2 OF 2

~~3:45 - 4:45 pm~~
2:45 - 3:45 pm

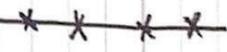
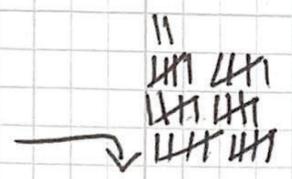
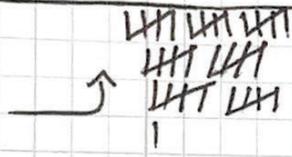
Grande Trail

TOT: 276



Traffic Controlled

Freedom PL



PED: H H H

Freedom Pl and Grande Trail

Intersection photos



Southbound approach, looking South



Southbound approach, looking West

**Freedom Pl and Grande Trail
Intersection photos**



Northbound approach, looking North



Northbound approach, looking West

Freedom Pl and Grande Trail

Intersection photos



Eastbound approach, looking East



Eastbound approach, looking North

Freedom Pl and Grande Trail

Intersection photos



Eastbound approach, looking South



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: 5/18/2023
Subject: Grande Trail and Justice Drive

As requested, we investigated the possible installation of multi-way stop signs at the intersection of Grande Trail and Justice Drive. Our findings were as follows:

- Currently the intersection is uncontrolled.
- The intersection at Grande Trail and Justice Drive does not appear to have any sight distance constraints and appears to be “open”.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to multi-way stop sign installation: *Guidance: The decision to install multi-way stop control should be based on an engineering study. The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*

A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.

C. Minimum volumes:

- 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
- 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
- 3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

- A. The need to control left-turn conflicts;*

B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;

C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and

D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

- The manual also states as follows in regards to stop sign installation:

Yield or Stop signs should not be used for speed control.

The traffic volume on the major street approach would appear to be below the average of 300 vehicles per hour and the traffic volume on the minor street approach would appear to be below the average of 200 units per hour for any 8 hours of an average day. There are no sight distance constraints. This is an area with high pedestrian volumes due to the bike path leading to the park and school. Due to the high number of pedestrians this intersection is a good candidate for a multi-way stop based on the above criteria. Stop signs should be implemented at all approaches to this intersection.

**UNITED CITY OF YORKVILLE
MULTI-WAY STOP
PRELIMINARY ENGINEERING EVALUATION**

Location: Grande Trail and Justice Drive

Primary Criteria to Consider*

<u>Criteria Met</u>			<u>Criteria**</u>
Yes	Additional Study Required	No	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
			C. Minimum Volumes:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. The vehicular volume entering the intersections from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. The combined vehicular, pedestrian, and bicycle volume entering the intersections from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Where no single criterion is satisfied, but where Criteria B, C.1 and C.2 are all satisfied to 80 percent of the minimum values, criterion C.3 is excluded from this condition.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. The need to control left-turn conflicts;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Based on a preliminary review of the criteria for a multi-way stop sign the following action is recommended:

- Criteria are clearly met recommending installation of a multi-way stop
- Criteria are not clearly met at this time - no further action recommended
- Criteria may or may not be met - additional engineering study required

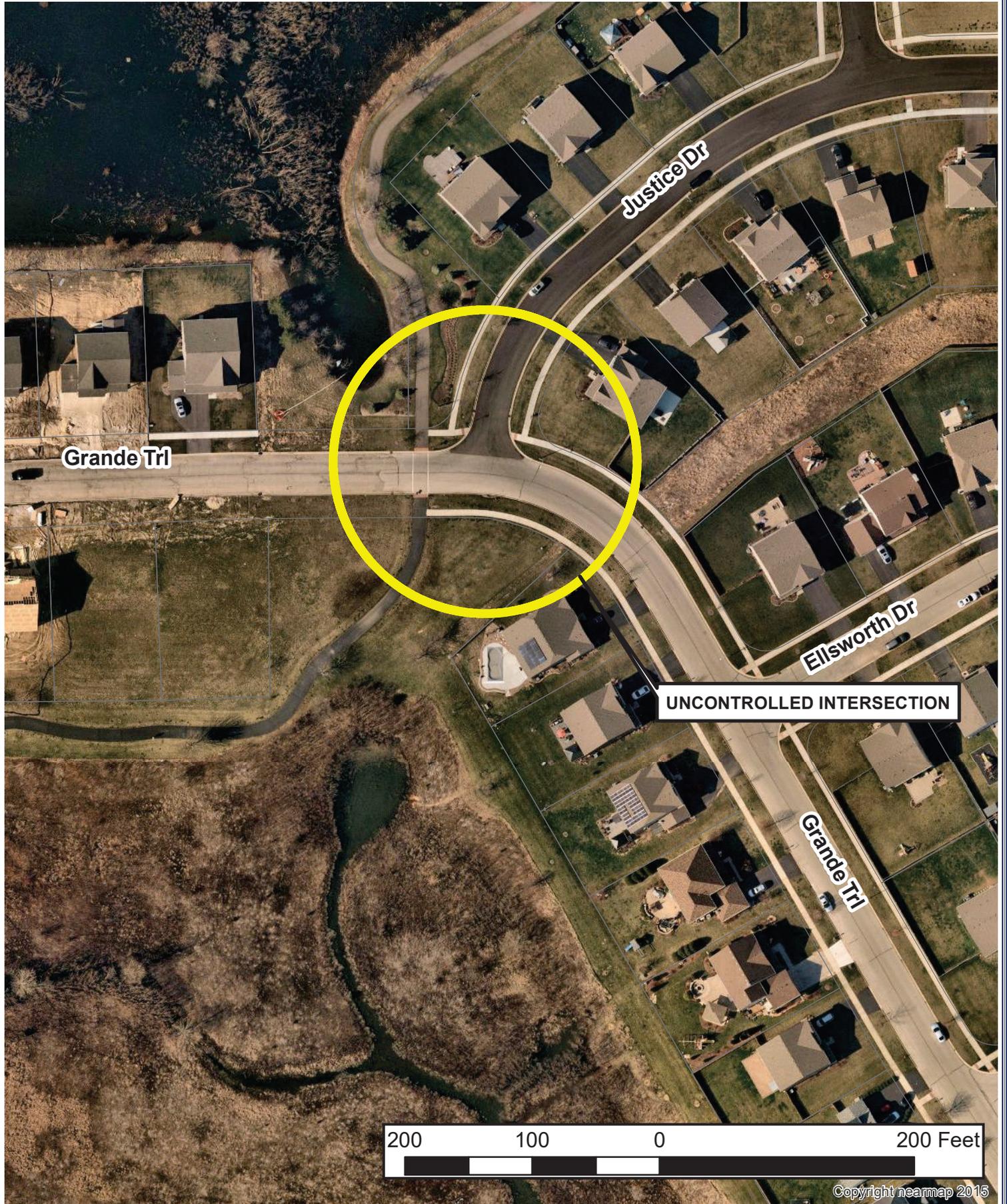
By: Todd Wells Date: 5/18/2023

SENIOR PROJECT ENGINEER II
Title

By: Brad Sanderson Date: 5/18/2023

CHIEF OPERATING OFFICER/ PRESIDENT
Title

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



UNCONTROLLED INTERSECTION



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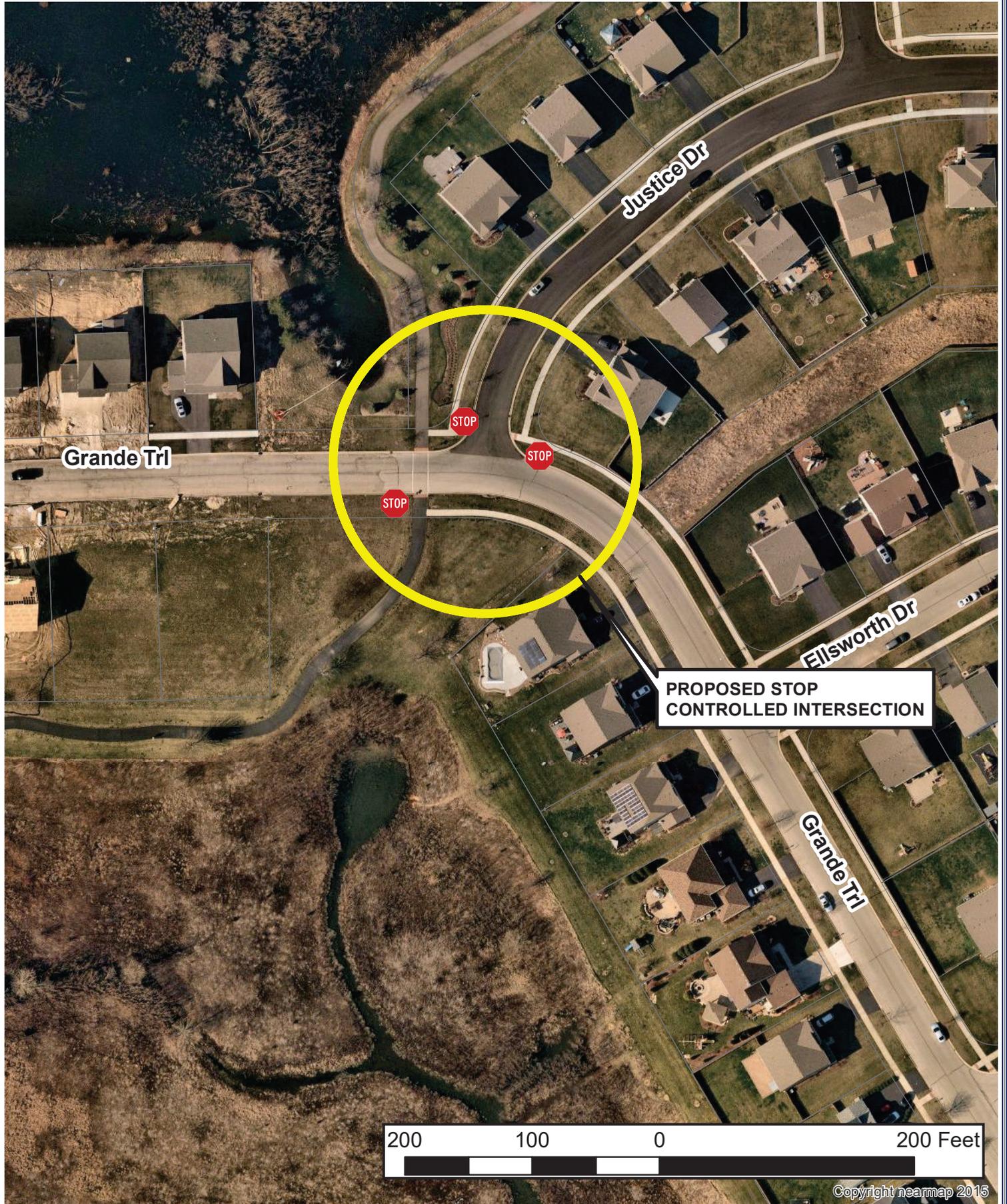


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 Yorkville, IL 60560
 630-553-4350

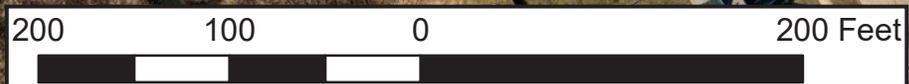
DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS\PUBLIC\YORKVILLE\2011
FILE:	10107_Grande Trl & Justice Dr_Stop Analysis - Existing

**GRANDE TRAIL & JUSTICE DR.
 STOP SIGN ANALYSIS**





**PROPOSED STOP
CONTROLLED INTERSECTION**



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DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS/PUBLIC/YORKVILLE/2011
FILE:	

**GRANDE TRAIL & JUSTICE DR.
STOP SIGN ANALYSIS**

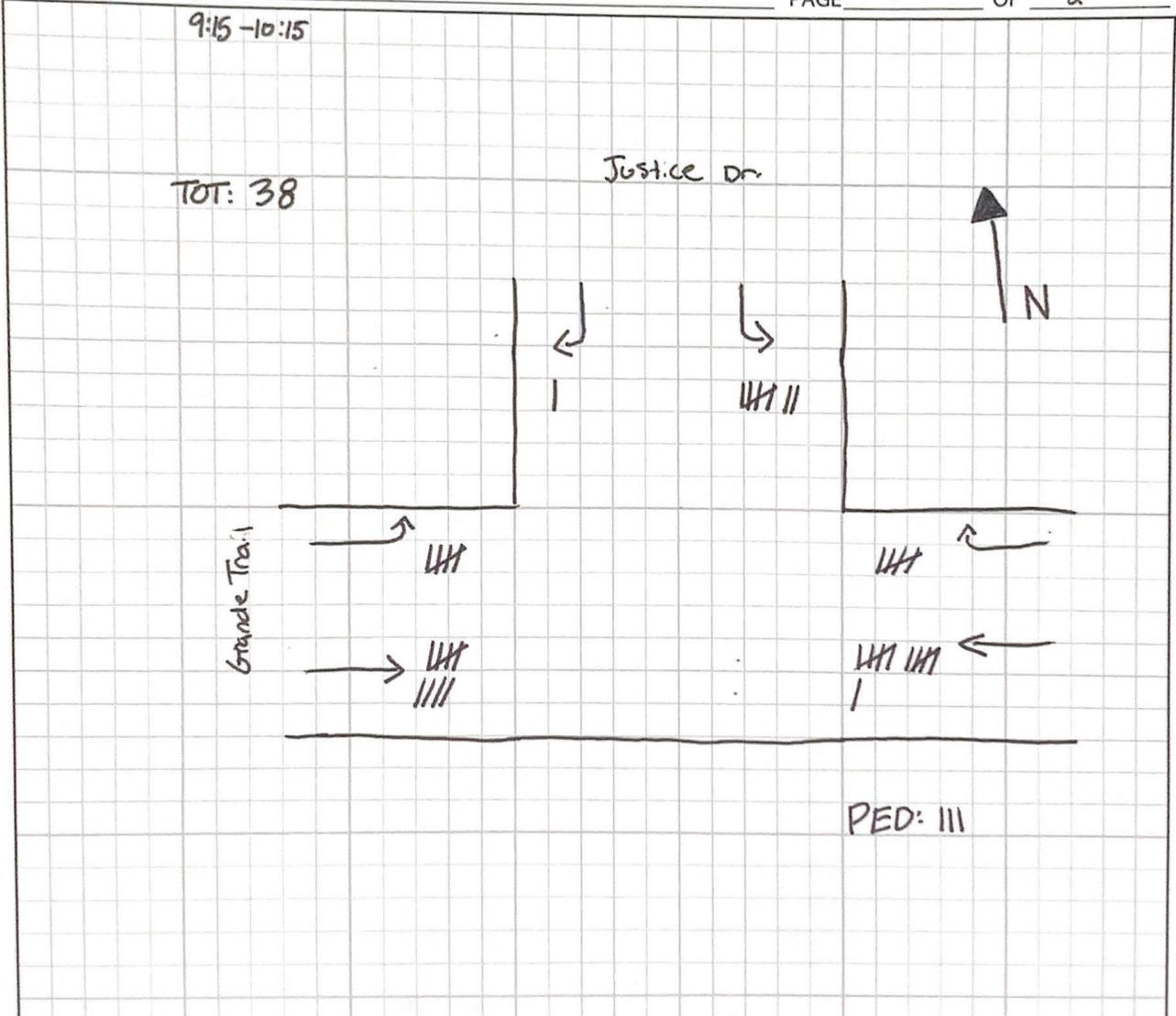




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PROJECT _____ PROJECT NUMBER _____
 SUBJECT Grande Trail and Justice Dr. BY HTI DATE 5/15/2023
 PAGE 1 OF 2





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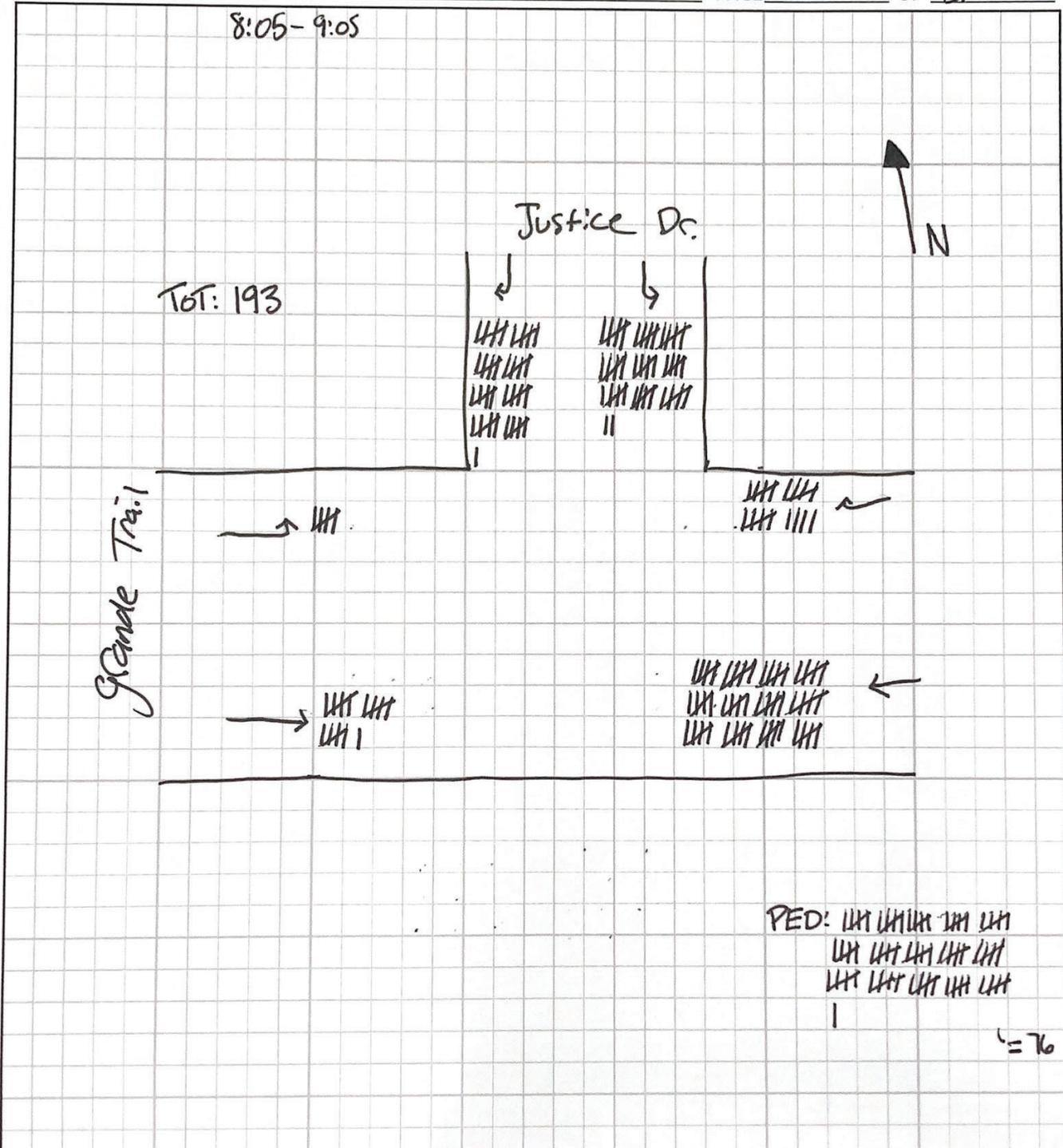
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FAX: (630) 466-6701

PROJECT _____ PROJECT NUMBER _____
SUBJECT Justice Dr. and Grande Trail BY HTI DATE 5/18/2023
PAGE 2 OF 2

8:05-9:05



Justice Drive and Grande Trail Intersection Photos



Westbound approach, looking West



Westbound approach, looking North

Justice Drive and Grande Trail Intersection Photos



Eastbound approach, looking East



Eastbound approach, looking North

Justice Drive and Grande Trail Intersection Photos



Southbound approach, looking South



Southbound approach, looking East

Justice Drive and Grande Trail Intersection Photos



Southbound approach, looking West



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: 5/31/2023
Subject: Grande Trail and McLellan Boulevard (North Intersection)

As requested, we investigated the possible installation of two way yield or stop signs at the intersection of Grande Trail and McLellan Blvd.. Our findings were as follows:

- Currently the intersection is uncontrolled.
- The intersection at Grande Trail and McLellan Blvd. does not appear to have any sight distance constraints and appears to be “open”.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to yield or stop sign installation: *Guidance: Engineering judgment should be used to establish intersection control. The following factors should be considered:*
 - A. *Vehicular, bicycle, and pedestrian traffic volumes on all approaches;*
 - B. *Number and angle of approaches;*
 - C. *Approach speeds;*
 - D. *Sight distance available on each approach; and*
 - E. *Reported crash experience*

YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:

- A. *An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law.*
- B. *A street entering a designed through highway or street; and/or*
- C. *An unsignalized intersection in a signalized area.*

In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

- A. *The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;*
- B. *The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or*
- C. *Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.*

*The manual also states the following in regards to stop or yield sign installation:
Yield or Stop signs should not be used for speed control.*

The application of normal right-of-way rule is expected to provide reasonable compliance for this intersection. This intersection is not in a signalized area. This intersection only has three approaches. McLellan Boulevard approaches Grande Trail which is a through street. This makes McLellan Boulevard a good candidate for a stop sign installation.

**UNITED CITY OF YORKVILLE
TWO WAY STOP
PRELIMINARY ENGINEERING EVALUATION**

Location: Grande Trail and McLellan Boulevard (North)

Evaluation Criteria

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

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

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

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

- A. Criteria are clearly met recommending installation of a YIELD or STOP sign (Circle designated sign type)
Designate Location: McLellan Blvd.
- B. Criteria are not clearly met at this time - no further action recommended
- C. Criteria may or may not be met - additional engineering study required

By: TODD WELLS Date: 6/1/2023

SENIOR PROJECT ENGINEER II
Title

By: BRAD SANDERSON Date: 6/1/2023

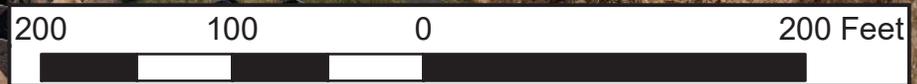
CHIEF OPERATING OFFICER/ PRESIDENT
Title

* Based upon Professional Engineer's Review

** Manual on Uniform Traffic Control Devices (MUTCD)



UNCONTROLLED INTERSECTION



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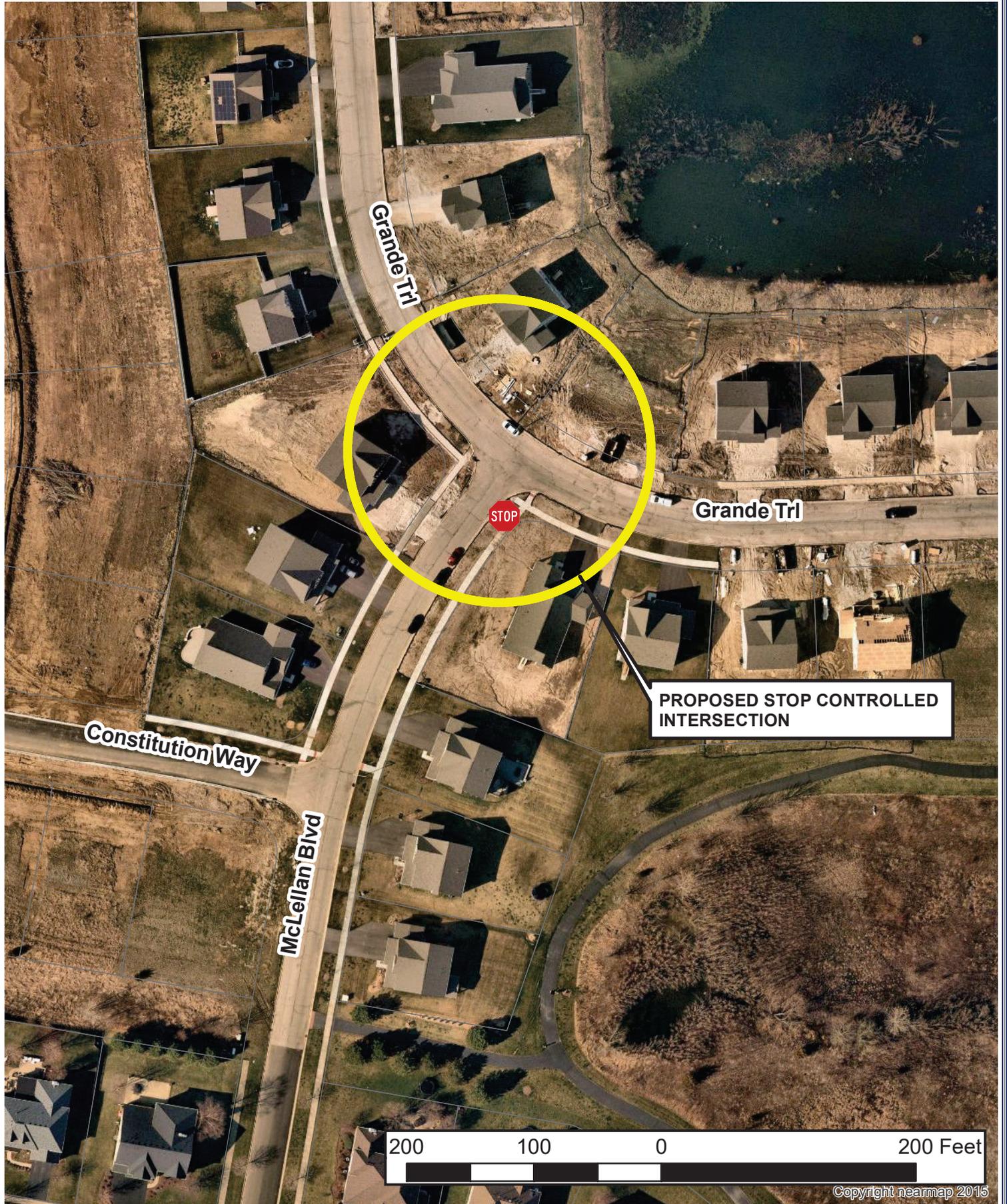


United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350

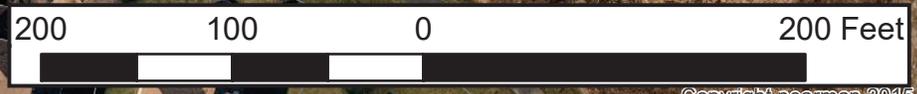
DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HIGIS/PUBLIC/YORKVILLE/2011
FILE:	YO1107_Grande Trl & McLellan Blvd North_Stop Analysis.mxd

**GRANDE TRAIL & MCLELLAN BLVD
 NORTH
 STOP SIGN ANALYSIS**





PROPOSED STOP CONTROLLED INTERSECTION



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 630-553-4350

DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS\PUBLIC\YORKVILLE\2011
FILE:	Grande Trail & McLellan Blvd North Stop Sign Analysis Proposed

**GRANDE TRAIL & MCLELLAN BLVD
 NORTH
 STOP SIGN ANALYSIS**





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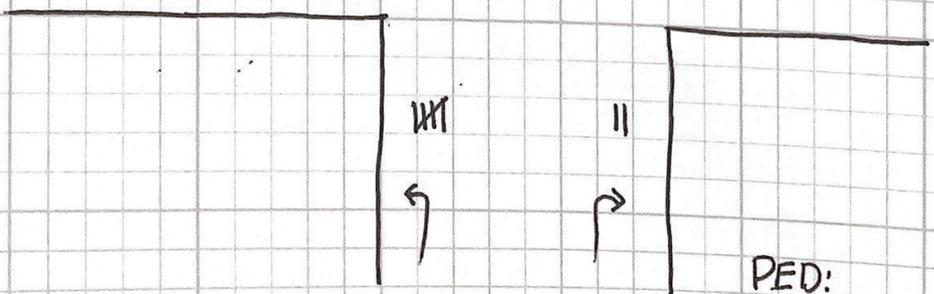
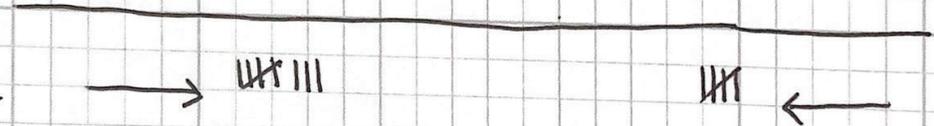
PROJECT _____ PROJECT NUMBER _____
 SUBJECT Grande Trail and McLellan Blvd BY HTI DATE 5/15/2023
 (North) PAGE 1 OF 2

12:15-1:15

TOT: 31



Grande Trail



McLellan Blvd.
 (North)

PED:



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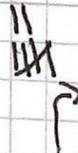
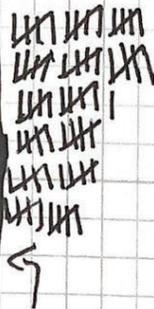
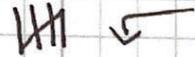
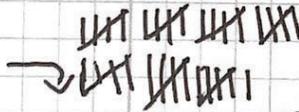
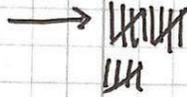
PROJECT _____ PROJECT NUMBER _____
 SUBJECT Grande Trail and McLellan Blvd BY HTI DATE 5/16/2023
North PAGE 2 OF 2

8:00 - 9:00 Am

TOT: 207



Grande Ave



PED:

McLellan
North

**McLellan Blvd and Grande Trail
North Intersection Photos**



Westbound approach, looking West



Westbound approach, looking South

**McLellan Blvd and Grande Trail
North Intersection Photos**



Eastbound approach, looking East



Eastbound approach, looking South

McLellan Blvd and Grande Trail North Intersection Photos



Northbound approach, looking North



Northbound approach, looking West

**McLellan Blvd and Grande Trail
North Intersection Photos**



Northbound approach, looking East



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: 5/18/2023
Subject: Grande Trail and McLellan Boulevard (South Intersection)

As requested, we investigated the possible installation of multi-way stop signs at the intersection of Grande Trail and McLellan Boulevard. Our findings were as follows:

- Currently the intersection is controlled by yield signs on McLellan Boulevard.
- The intersection at Grande Trail and McLellan Boulevard appears to have occasional sight constraints due to parked cars on the road.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to multi-way stop sign installation: *Guidance: The decision to install multi-way stop control should be based on an engineering study. The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*

A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.

C. Minimum volumes:

- 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
- 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
- 3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

- A. The need to control left-turn conflicts;*

B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;

C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and

D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

- The manual also states as follows in regards to stop sign installation:

Yield or Stop signs should not be used for speed control.

The traffic volume on the major street approach would appear to be below the average of 300 vehicles per hour and the traffic volume on the minor street approach would appear to be below the average of 200 units per hour for any 8 hours of an average day. Parked vehicles on both Grande Trail and McLellan Boulevard create sight constraints. This is an area with high pedestrian volumes due to the vicinity of the park and public pool. Due to the high number of pedestrians and sight constraints, this intersection is a good candidate for a multi-way stop based on the above criteria. Stop signs should be implemented at all approaches to this intersection.

**UNITED CITY OF YORKVILLE
MULTI-WAY STOP
PRELIMINARY ENGINEERING EVALUATION**

Location: Grande Trail and McLellan Boulevard (South)

Primary Criteria to Consider*

<u>Criteria Met</u>			<u>Criteria**</u>
Yes	Additional Study Required	No	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
			C. Minimum Volumes:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. The vehicular volume entering the intersections from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. The combined vehicular, pedestrian, and bicycle volume entering the intersections from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Where no single criterion is satisfied, but where Criteria B, C.1 and C.2 are all satisfied to 80 percent of the minimum values, criterion C.3 is excluded from this condition.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. The need to control left-turn conflicts;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Based on a preliminary review of the criteria for a multi-way stop sign the following action is recommended:

- Criteria are clearly met recommending installation of a multi-way stop
- Criteria are not clearly met at this time - no further action recommended
- Criteria may or may not be met - additional engineering study required

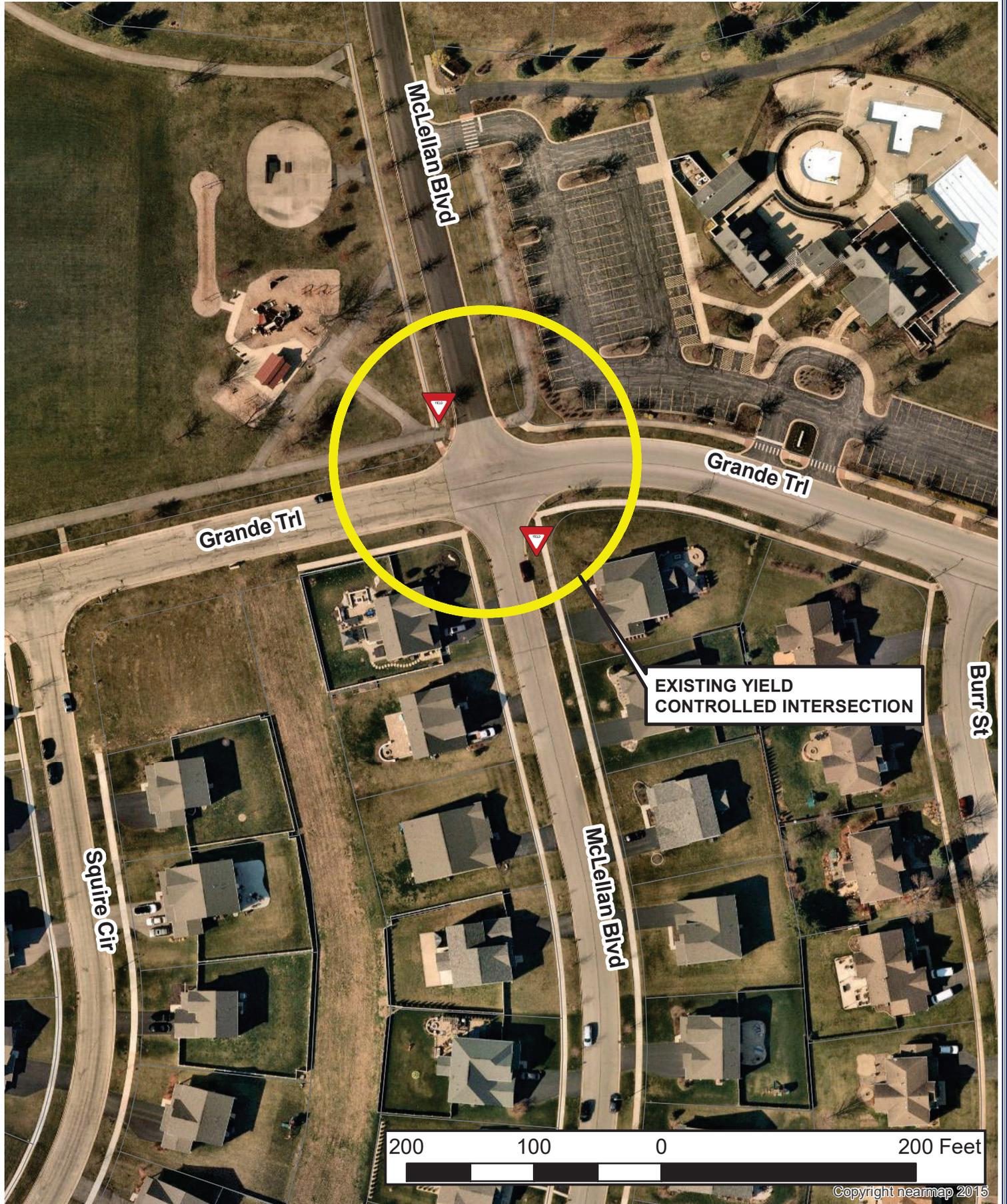
By: Todd Wells Date: 5/18/2023

SENIOR PROJECT ENGINEER II
Title

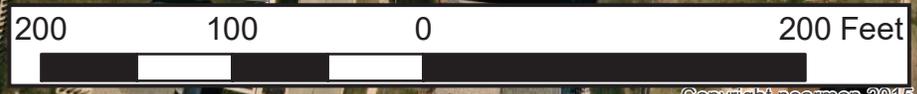
By: Brad Sanderson Date: 5/18/2023

CHIEF OPERATING OFFICER/ PRESIDENT
Title

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



**EXISTING YIELD
CONTROLLED INTERSECTION**



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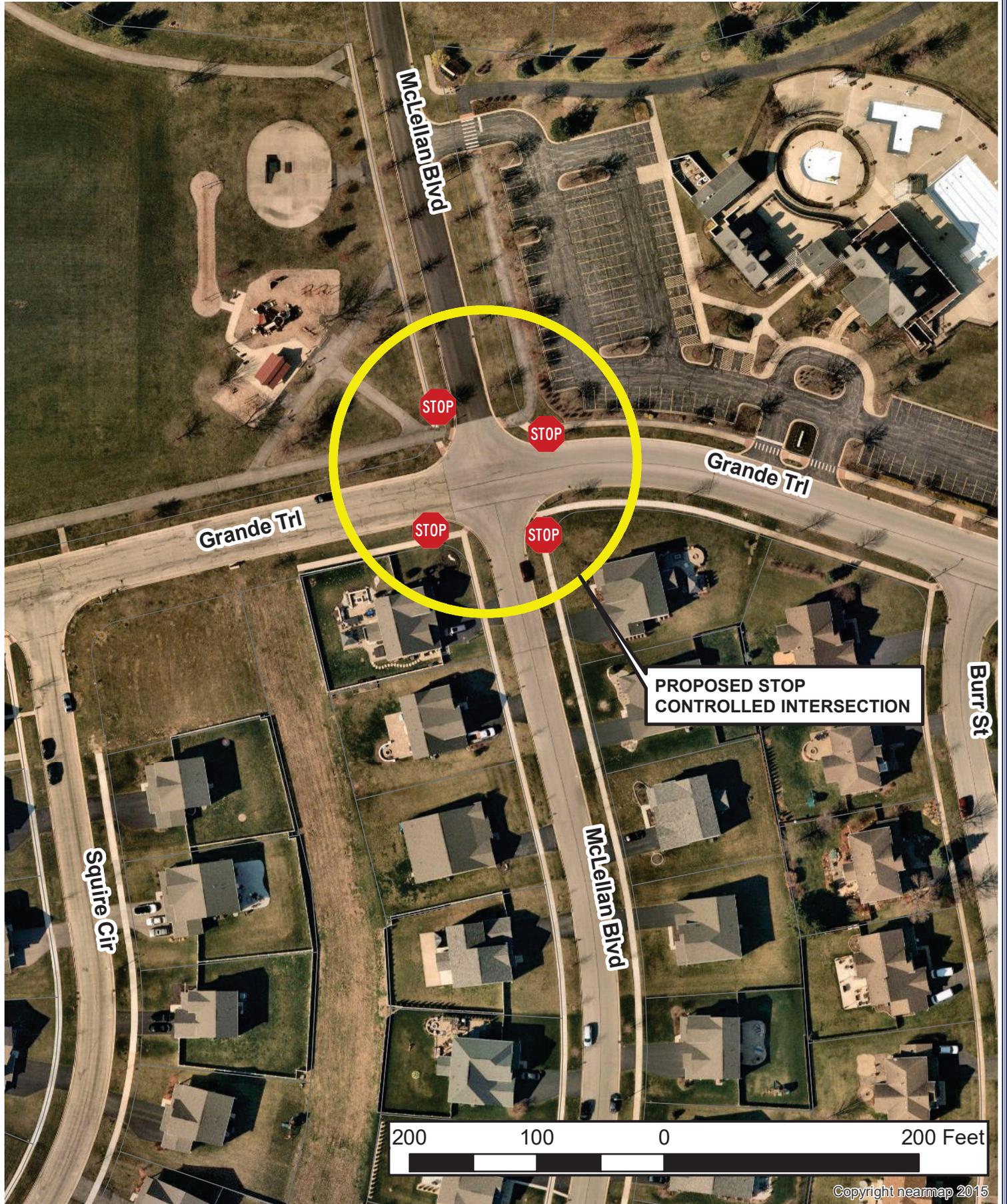


United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560
 630-553-4350

DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS/PUBLIC/YORKVILLE/2011
FILE:	Y0107_Grande Trl & McLeellan Blvd South Stop Analysis.mxd

**GRANDE TRAIL & MCLELLAN BLVD
SOUTH
STOP SIGN ANALYSIS**





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 630-553-4350

DATE: MAY 2023
 PROJECT NO.: YO1107
 BY: MJT
 PATH: HIGIS/PUBLIC/YORKVILLE/2011
 FILE: Y0107_Grande Trl & McLeellan Blvd South Stop Analysis.dwg

**GRANDE TRAIL & MCLELLAN BLVD
 SOUTH
 STOP SIGN ANALYSIS**



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PROJECT _____

PROJECT NUMBER _____

SUBJECT McLellan Blvd. and Granite Trail
South Intersection

BY HTI

DATE 5/11/2023

PAGE 1

OF 2

12:00-1:00pm

TOT: 98

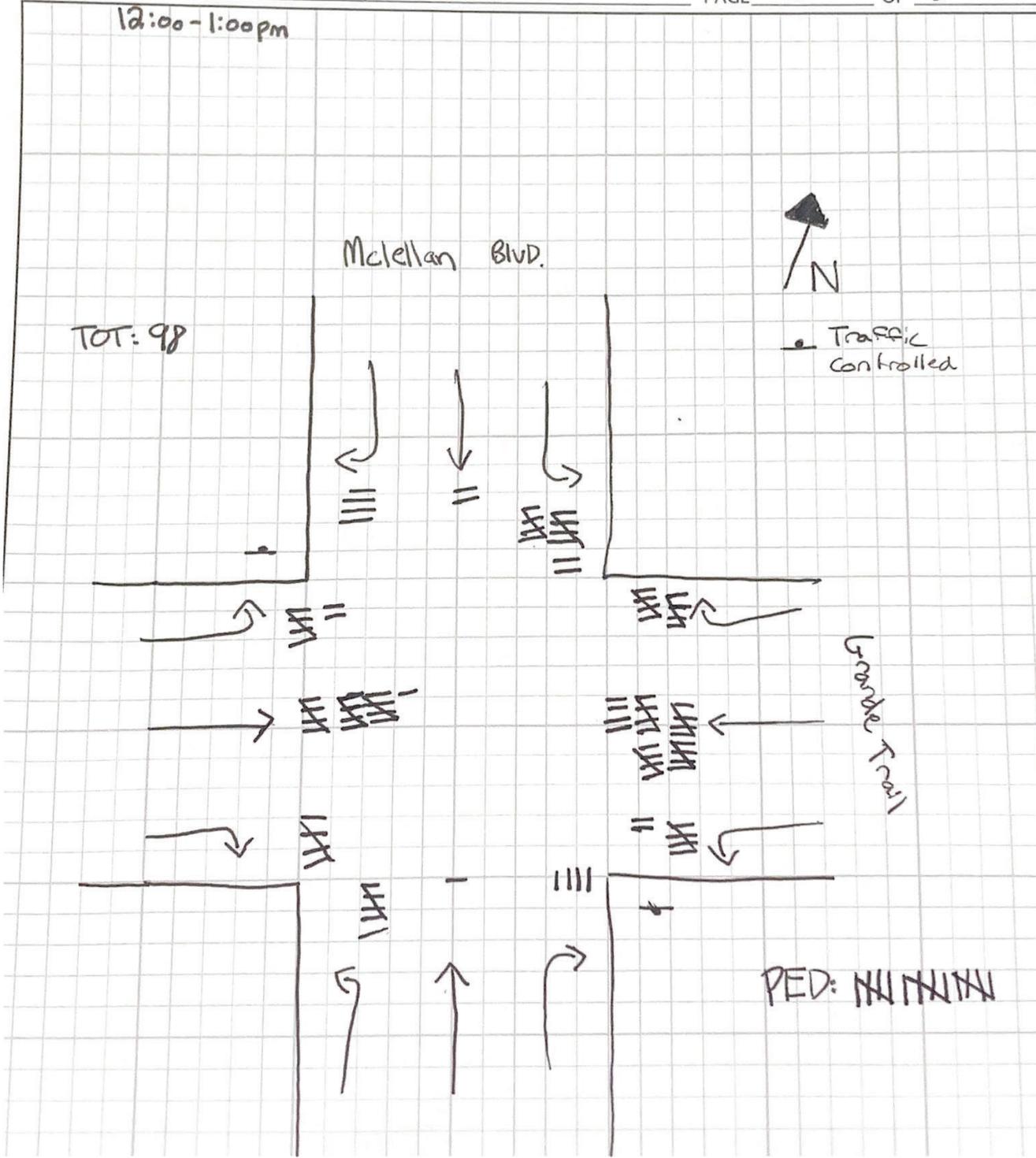
McLellan Blvd.



• Traffic Controlled

Granite Trail

PED: |||||





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PROJECT _____ PROJECT NUMBER _____
 SUBJECT McClellan Blvd. and Grande Trail BY HTI DATE 5/16/2023
South Intersection PAGE 2 OF 2

3:20-4:20

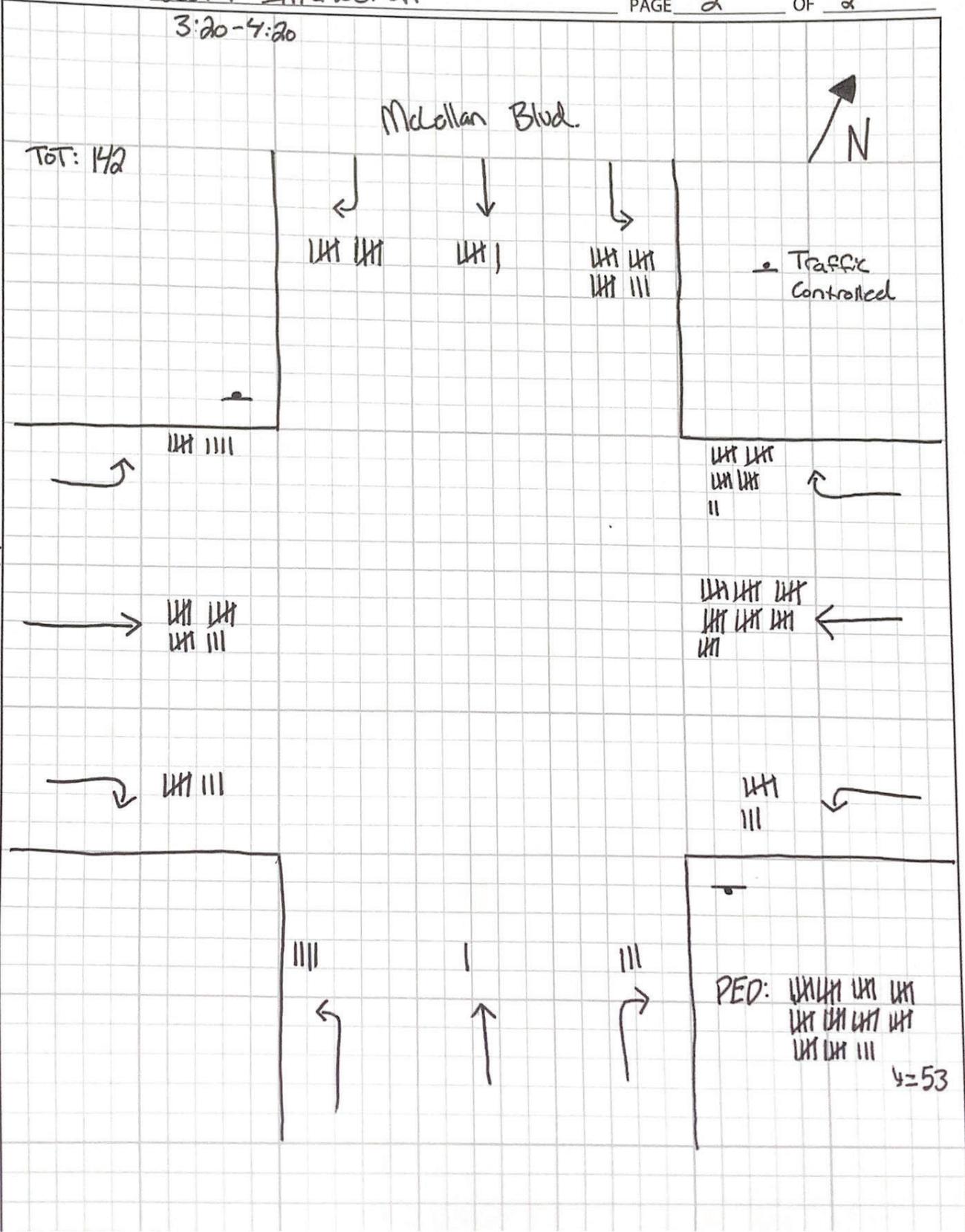
McClellan Blvd.



TOT: 142

Traffic Controlled

Grande Trail



**McLellan Blvd. and Grande Trail
Intersection Photos**



Eastbound approach, looking East



Eastbound approach, looking North

**McLellan Blvd. and Grande Trail
Intersection Photos**



Eastbound approach, looking South



Southbound approach, looking South

**McLellan Blvd. and Grande Trail
Intersection Photos**



Southbound approach, looking East

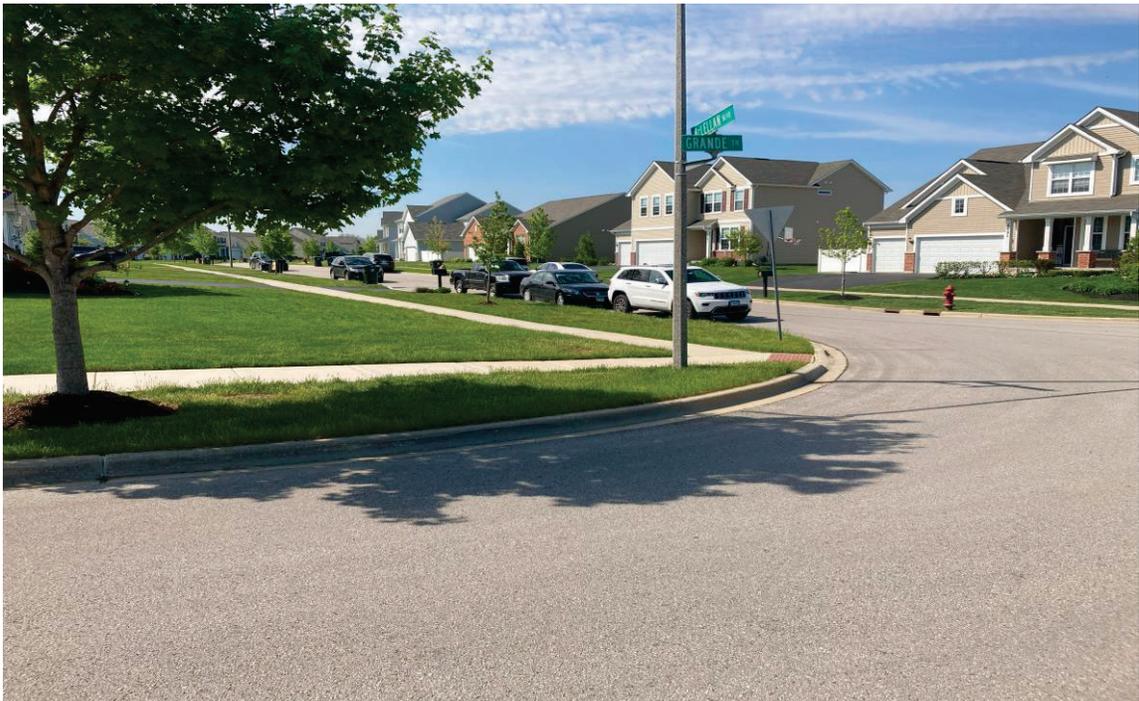


Southbound approach, looking West

**McLellan Blvd. and Grande Trail
Intersection Photos**



Westbound approach, looking West



Westbound approach, looking South

**McLellan Blvd. and Grande Trail
Intersection Photos**



Westbound approach, looking North



Northbound approach, looking North

**McLellan Blvd. and Grande Trail
Intersection Photos**



Northbound approach, looking West



Northbound approach, looking East



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: 5/31/2023
Subject: Berrywood Lane and Seeley Street

As requested, we investigated the possible installation of two way yield or stop signs at the intersection of Berrywood Lane and Seeley Street. Our findings were as follows:

- Currently the intersection is controlled by a stop sign on the southbound approach of Seeley Street.
- The intersection at Berrywood Lane and Seeley Street does not appear to have any sight distance constraints and appears to be “open”.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to yield or stop sign installation: *Guidance: Engineering judgment should be used to establish intersection control. The following factors should be considered:*
 - A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;
 - B. Number and angle of approaches;
 - C. Approach speeds;
 - D. Sight distance available on each approach; and
 - E. Reported crash experience.

YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:

- A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law.
- B. A street entering a designed through highway or street; and/or
- C. An unsignalized intersection in a signalized area.

In addition, the use of YIELD or STOP signs should be considered at the intersection of the two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

- A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;
- B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or
- C. Crash records indicate that five or more crashes that involve the failure to yield to the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.

The manual also states as follows in regards to stop or yield sign installation:

Yield or Stop signs should not be used for speed control.

The application of normal right-of-way rule is expected to provide reasonable compliance for this intersection. This intersection is not in a signalized area. This intersection averages over 2,000 units a day of all combined traffic and pedestrians. Seeley Street approaches Berrywood Lane which is a through street. This makes Seeley Street a good candidate for a stop sign installation for the Northbound approach.

**UNITED CITY OF YORKVILLE
TWO WAY STOP
PRELIMINARY ENGINEERING EVALUATION**

Location: Berrywood Lane and Seeley Street

Evaluation Criteria

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

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

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

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

- A. Criteria are clearly met recommending installation of a YIELD or STOP sign (Circle designated sign type)
Designate Location: Seeley Street
- B. Criteria are not clearly met at this time - no further action recommended
- C. Criteria may or may not be met - additional engineering study required

By: TODD WELLS Date: 6/1/2023

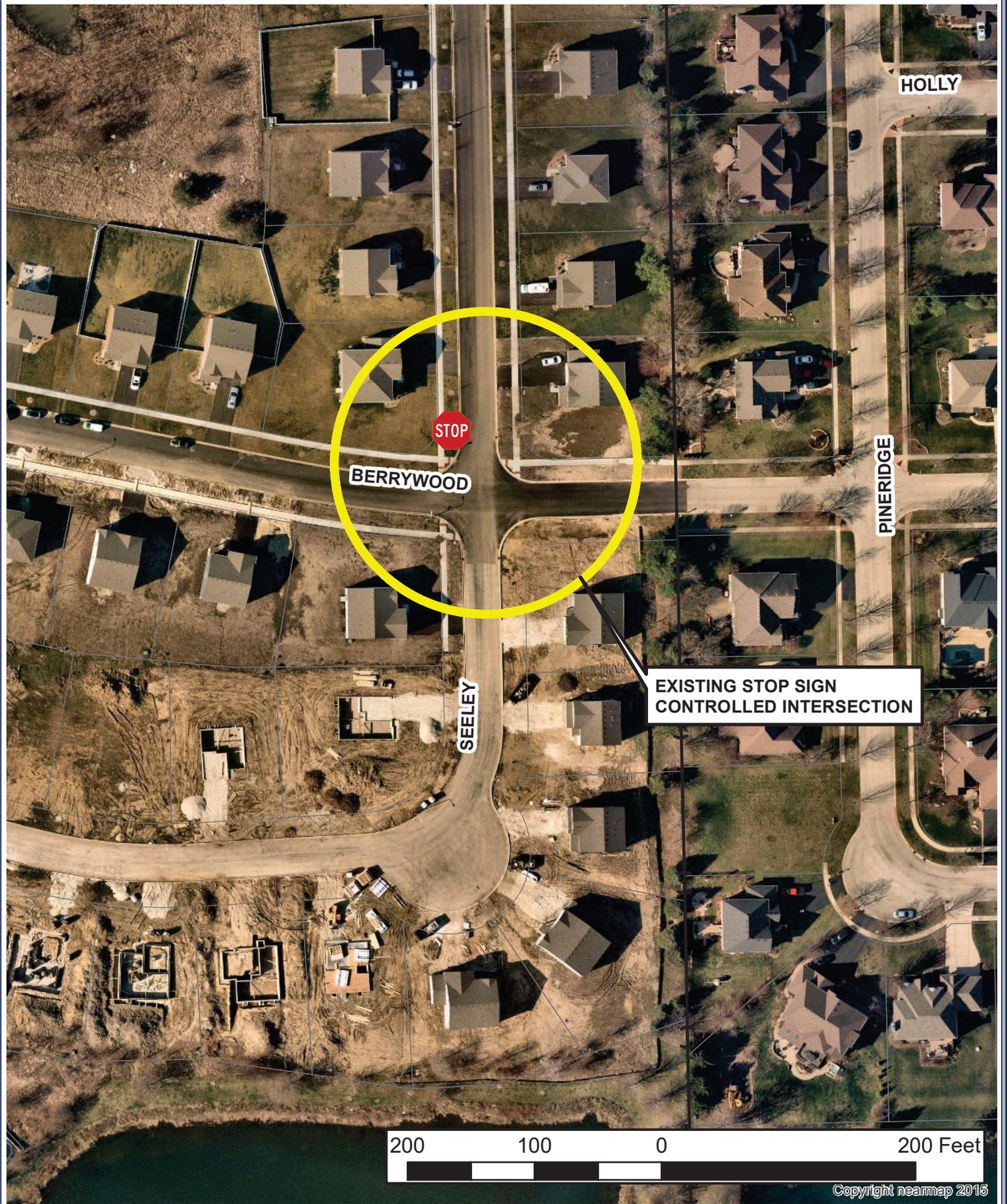
SENIOR PROJECT ENGINEER II
Title

By: BRAD SANDERSON Date: 6/1/2023

CHIEF OPERATING OFFICER/ PRESIDENT
Title

* Based upon Professional Engineer's Review

** Manual on Uniform Traffic Control Devices (MUTCD)



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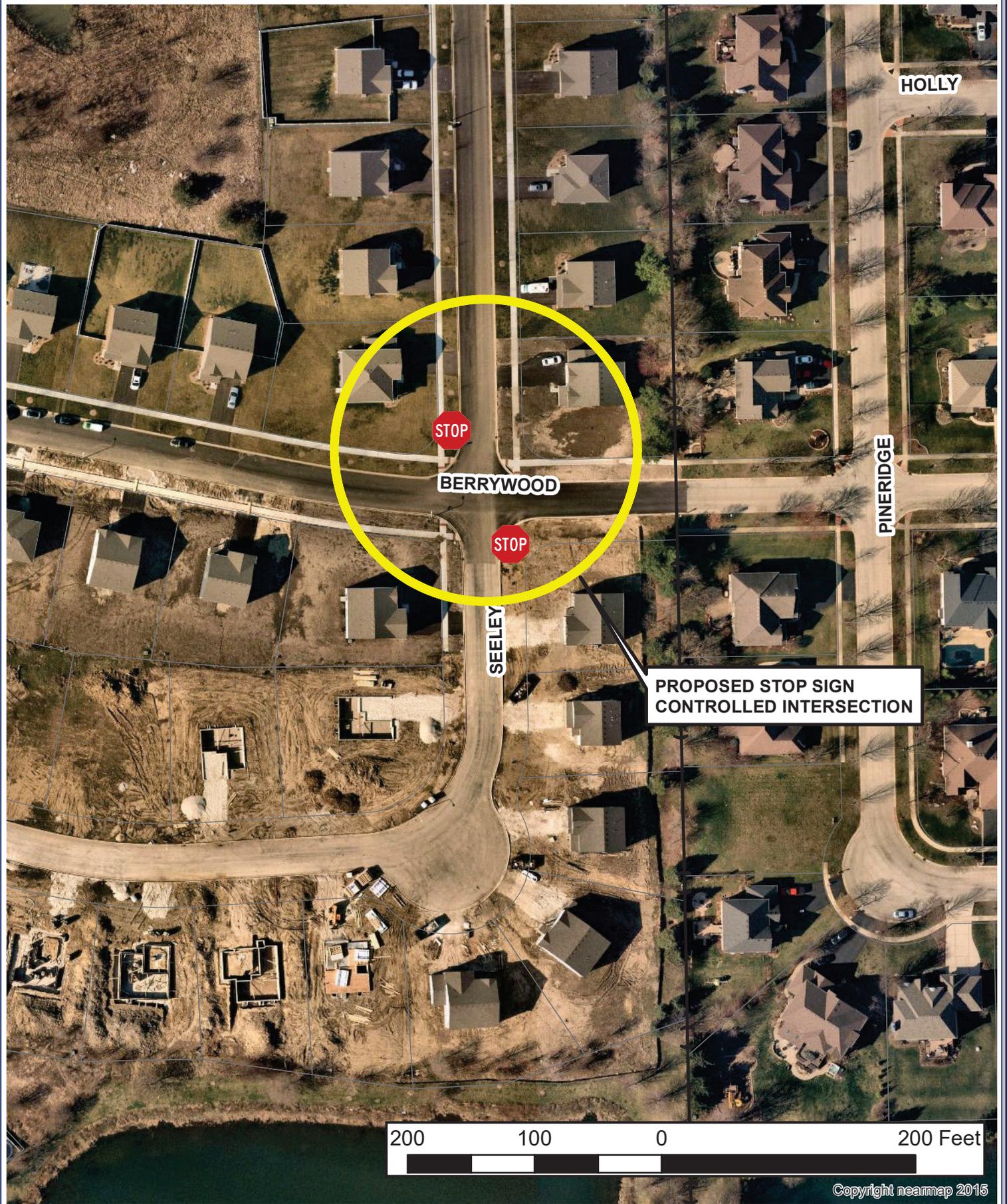
United City of Yorkville
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 Yorkville, IL 60560
 630-553-4350

DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HGIS\PUBLIC\YORKVILLE\2011
FILE:	Y0107_Berrywood Ln & Seeley St_Stop Analysis - Existing

**Seeley St and Berrywood Ln
 STOP SIGN ANALYSIS**



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DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HIGIS\PUBLIC\YORKVILLE\2011
FILE:	Y0107_Berrywood Ln & Seeley St_Stop Analysis - Proposed

**Seeley St and Berrywood Ln
 STOP SIGN ANALYSIS**



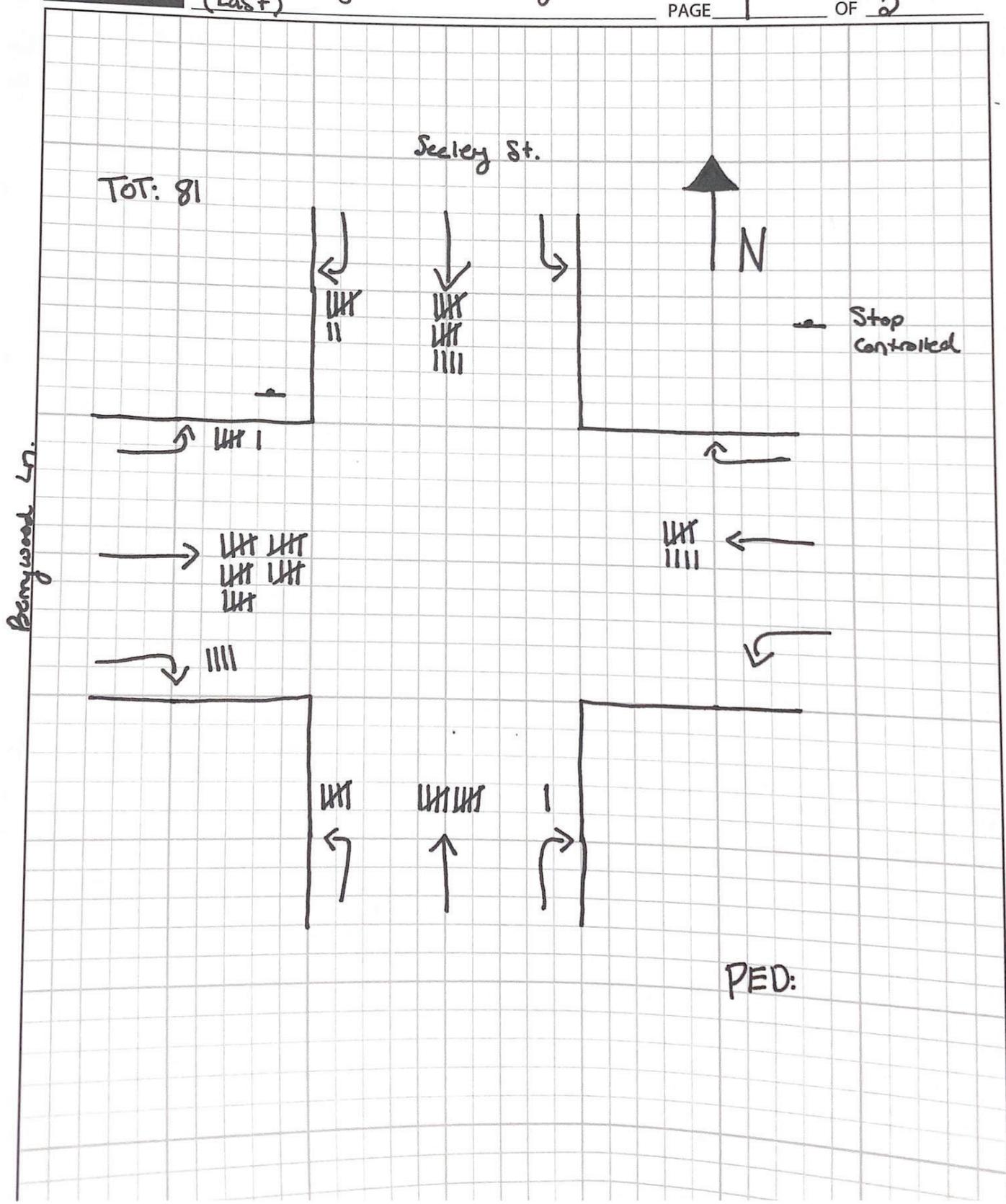
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PROJECT _____ PROJECT NUMBER _____
SUBJECT Seeley St and Berrywood Ln BY HTI DATE 5/12/2023
(East) PAGE 1 OF 2

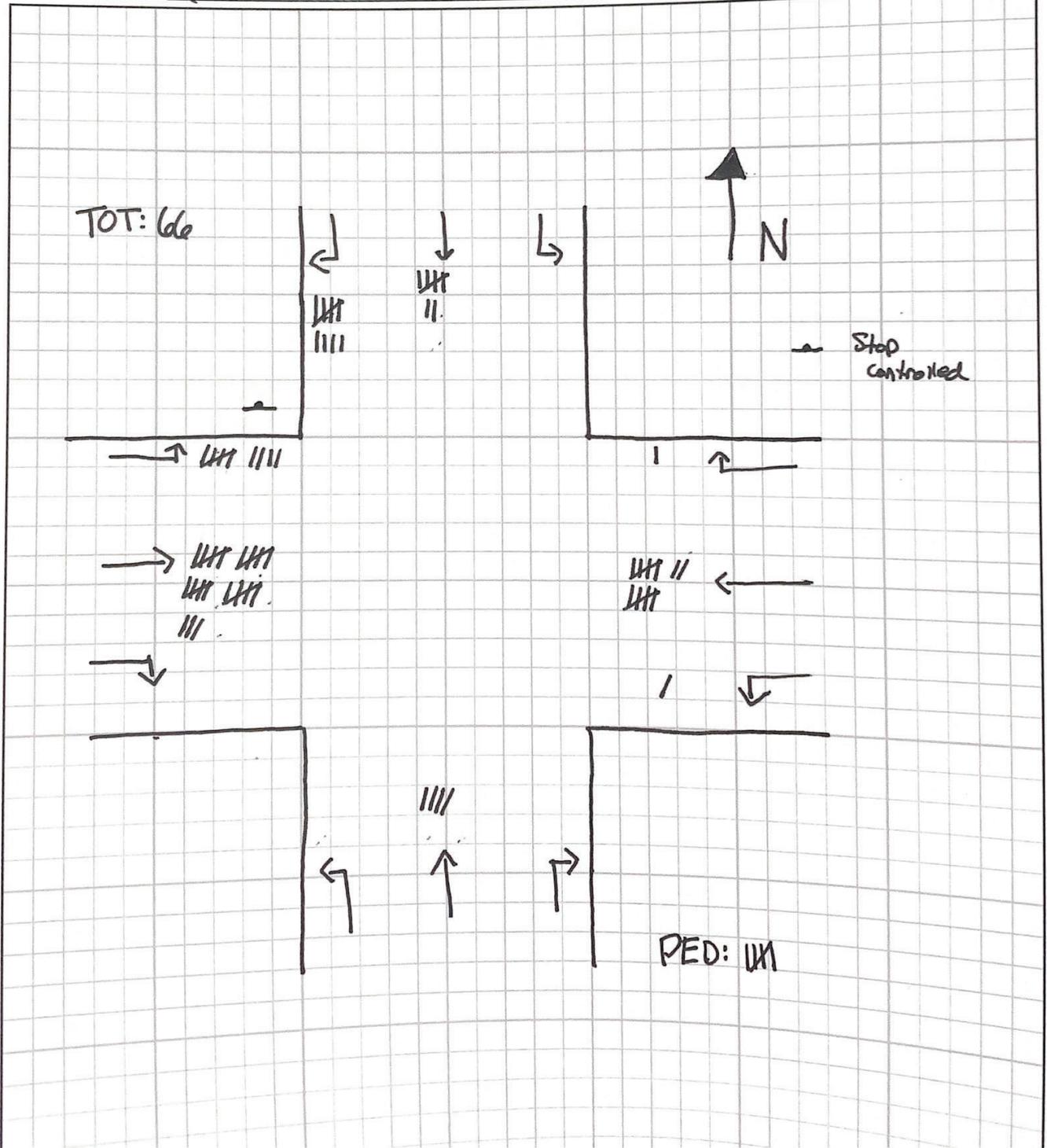




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PROJECT _____ PROJECT NUMBER _____
SUBJECT Seebay St and Berrywood Ln BY HTZ DATE 5/16/2023
(East) PAGE 2 OF 2





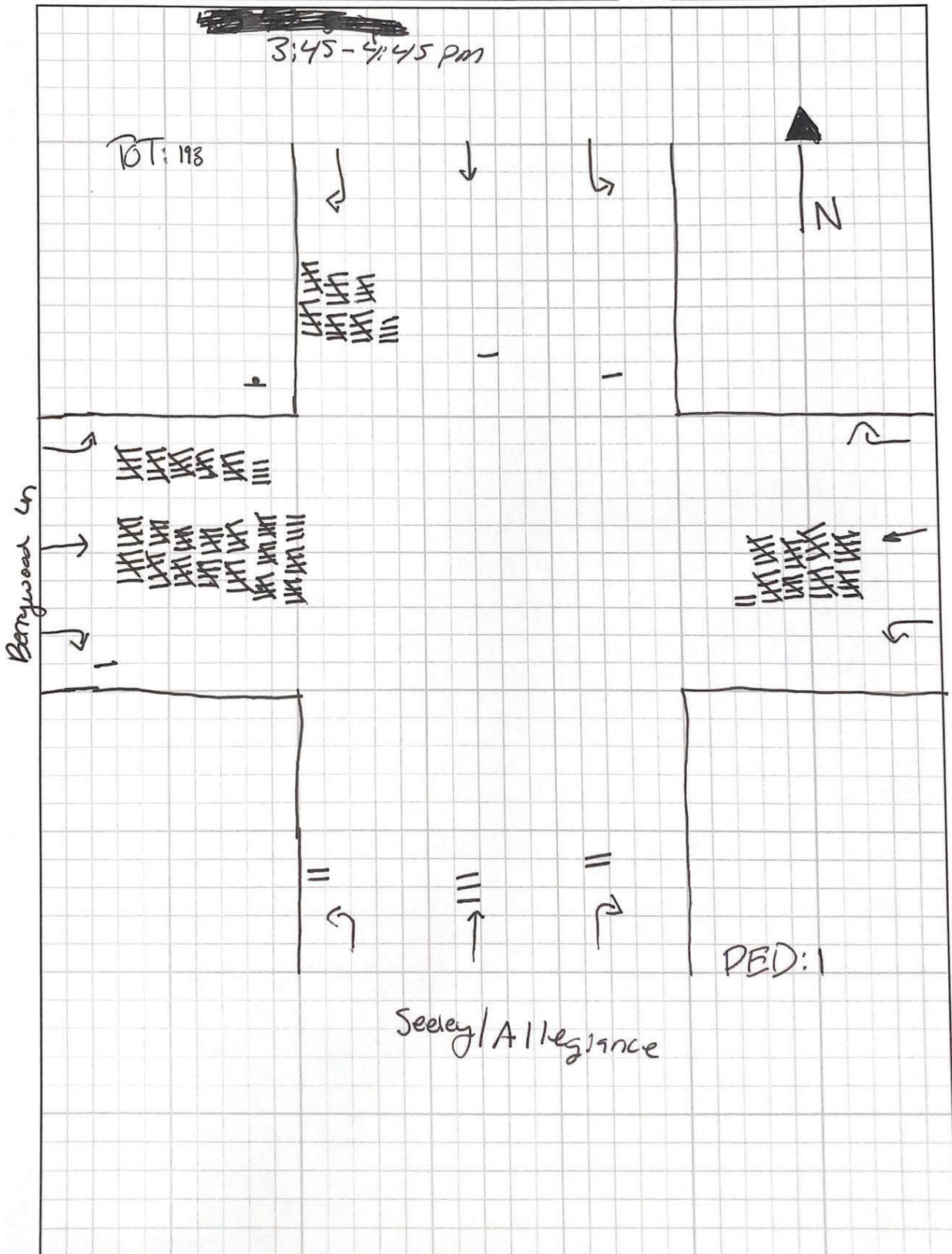
Engineering Enterprises, Inc.

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TEL: (630) 466-6700

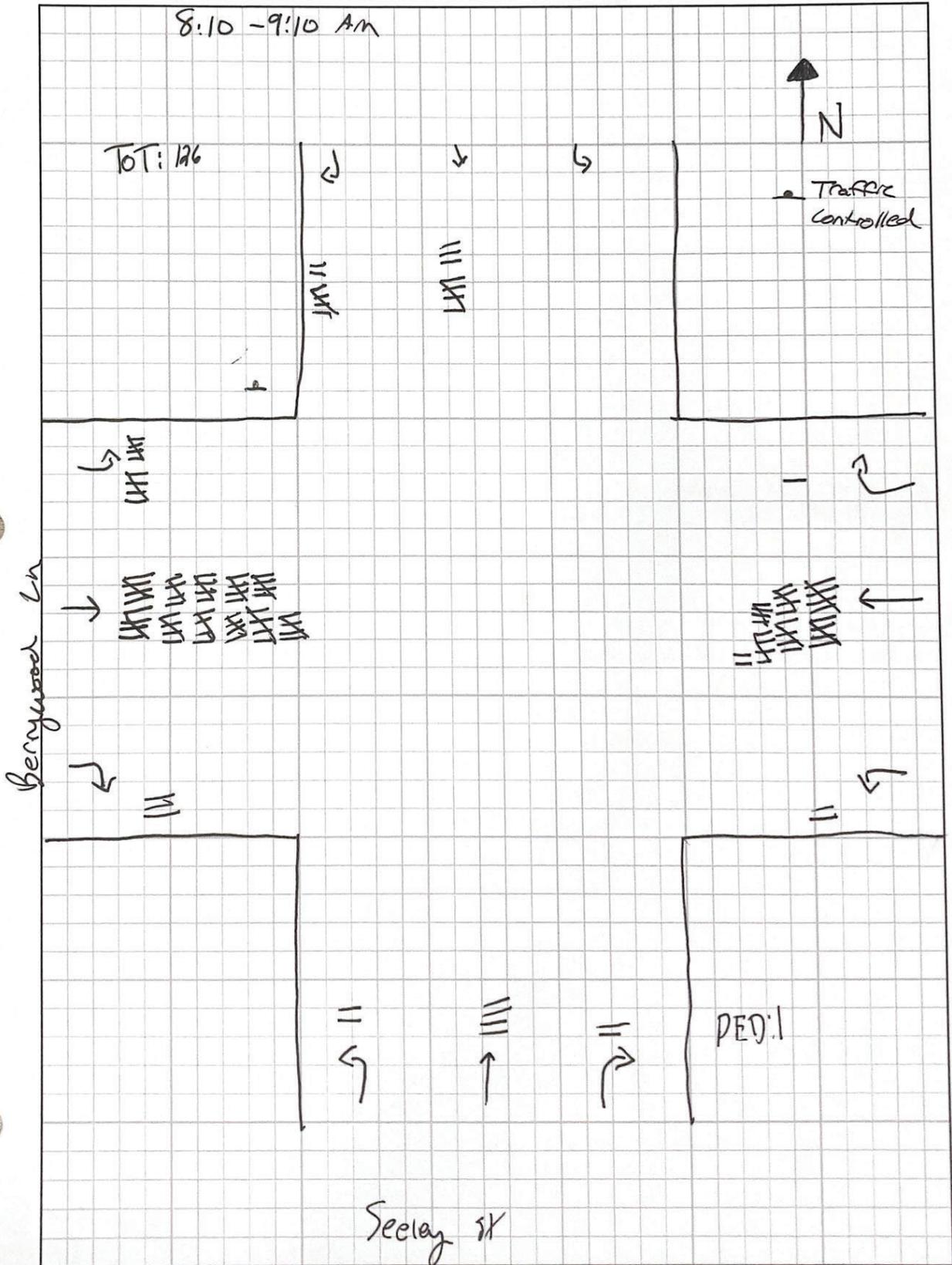
FAX: (630) 466-6701

PROJECT _____ PROJECT NUMBER _____
SUBJECT Seeley St and Berrywood Ln BY HTJ DATE 5/17/2023
PAGE _____ OF _____





PROJECT _____ PROJECT NUMBER _____
 SUBJECT Seeley St. and Berrywood Ln BY HTD DATE 6/1/2023
 PAGE _____ OF _____



**Seeley St and Berrywood Ln
Intersection Photos**



Northbound approach, looking North



Northbound approach, looking West

**Seeley St and Berrywood Ln
Intersection Photos**



Northbound approach, looking East



Eastbound approach, looking East

**Seeley St and Berrywood Ln
Intersection Photos**



Eastbound approach, looking North



Eastbound approach, looking South

**Seeley St and Berrywood Ln
Intersection Photos**



Southbound approach, looking South



Southbound approach, looking East

**Seeley St and Berrywood Ln
Intersection Photos**



Southbound approach, looking West



Westbound approach, looking West

**Seeley St and Berrywood Ln
Intersection Photos**



Westbound approach, looking South



Westbound approach, looking North



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Jori Behland, City Clerk

Date: 5/31/2023
Subject: Grande Trail and Sunset Avenue

As requested, we investigated the possible installation of two way yield or stop signs at the intersection of Grande Trail and Sunset Avenue. Our findings were as follows:

- Currently the intersection is controlled by a yield sign on Sunset Avenue.
- The intersection at Grande Trail and Sunset Avenue does not appear to have any sight distance constraints and appears to be “open”.
- The governing entity on traffic control signage is the Manual on Uniform Traffic Control Devices (MUTCD). The manual states as follows in regards to yield or stop sign installation: *Guidance: Engineering judgment should be used to establish intersection control. The following factors should be considered:*
 - A. *Vehicular, bicycle, and pedestrian traffic volumes on all approaches;*
 - B. *Number and angle of approaches;*
 - C. *Approach speeds;*
 - D. *Sight distance available on each approach; and*
 - E. *Reported crash experience.*

YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:

- A. *An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law.*
- B. *A street entering a designed through highway or street; and/or*
- C. *An unsignalized intersection in a signalized area.*

In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

- A. *The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;*
- B. *The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or*
- C. *Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.*

The manual also states the following in regards to stop or yield sign installation:
Yield or Stop signs should not be used for speed control

The application of normal right-of-way rule is expected to provide reasonable compliance for this intersection. This intersection is not in a signalized area. This intersection only has three approaches. Sunset Avenue approaches Grande Trail which is a through street. This makes Sunset Avenue a good candidate for a stop sign installation.

**UNITED CITY OF YORKVILLE
TWO WAY STOP
PRELIMINARY ENGINEERING EVALUATION**

Location: Sunset Avenue and Grande Trail

Evaluation Criteria

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

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

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

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

- A. Criteria are clearly met recommending installation of a YIELD or STOP sign (Circle designated sign type)
Designate Location: Sunset Avenue
- B. Criteria are not clearly met at this time - no further action recommended
- C. Criteria may or may not be met - additional engineering study required

By: TODD WELLS Date: 6/1/2023

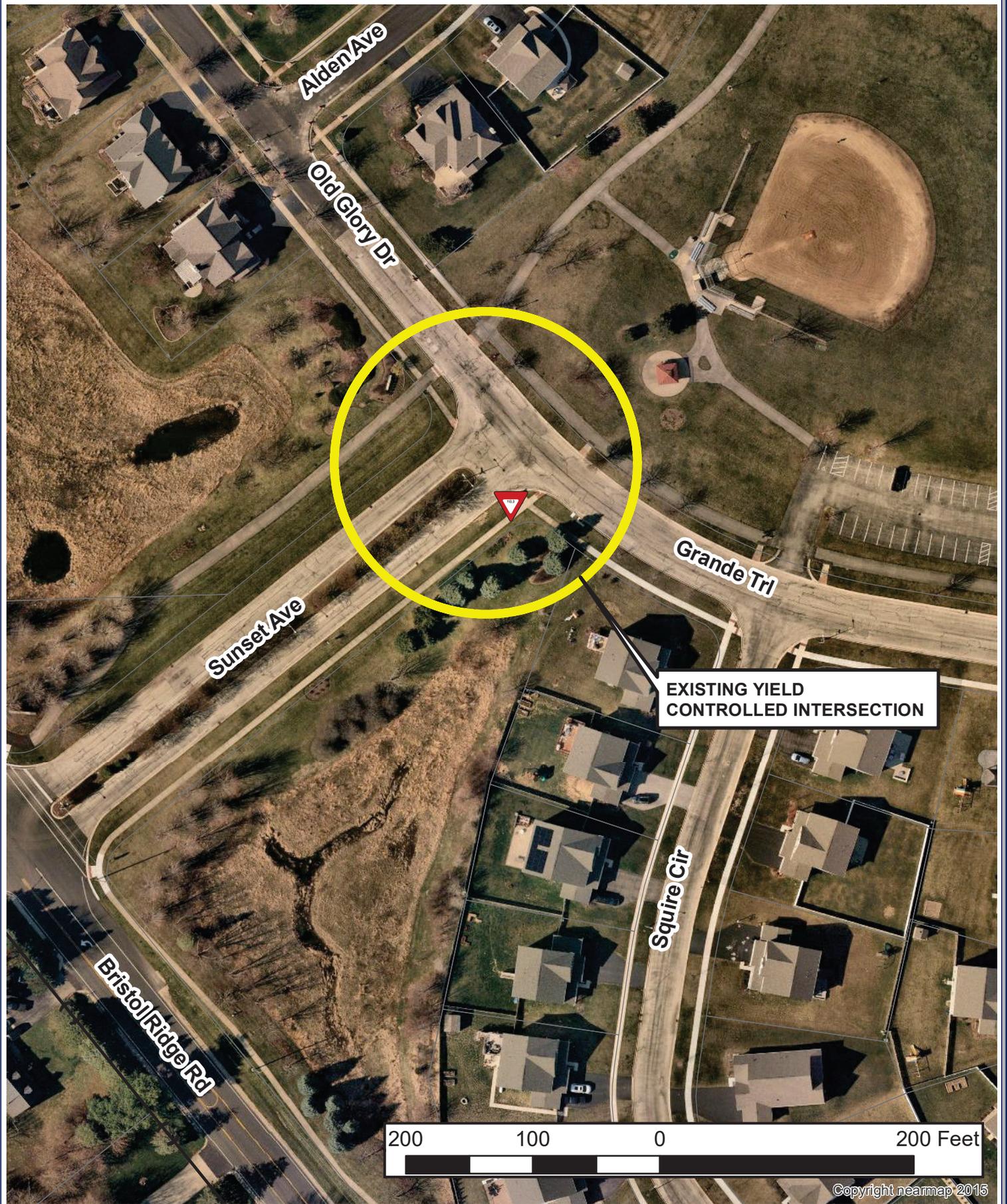
SENIOR PROJECT ENGINEER II
Title

By: BRAD SANDERSON Date: 6/1/2023

CHIEF OPERATING OFFICER/ PRESIDENT
Title

* Based upon Professional Engineer's Review

** Manual on Uniform Traffic Control Devices (MUTCD)



EXISTING YIELD
CONTROLLED INTERSECTION



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Engineering Enterprises, Inc.



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



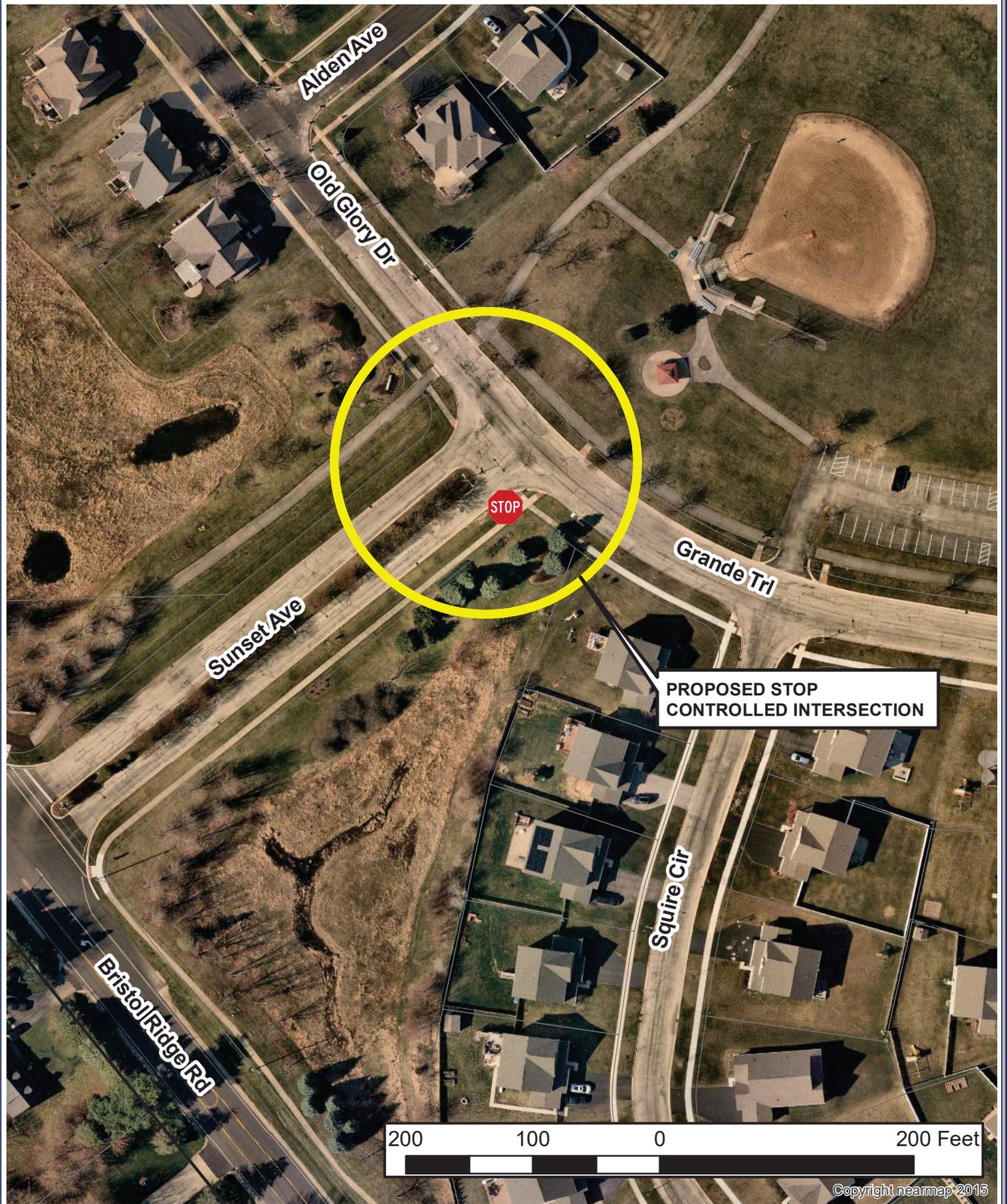
United City of Yorkville

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

DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HIGIS\PUBLIC\YORKVILLE\2011
FILE:	10107_Grande Trail & Sunset Ave Stop Analysis - Existing

**GRANDE TRAIL & SUNSET AVE
STOP SIGN ANALYSIS**





**PROPOSED STOP
CONTROLLED INTERSECTION**



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



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

DATE:	MAY 2023
PROJECT NO.:	YO1107
BY:	MJT
PATH:	HIGIS\PUBLIC\YORKVILLE\2011
FILE:	

**GRANDE TRAIL & SUNSET AVE
STOP SIGN ANALYSIS**





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

TEL: (630) 466-6700
 FAX: (630) 466-6701

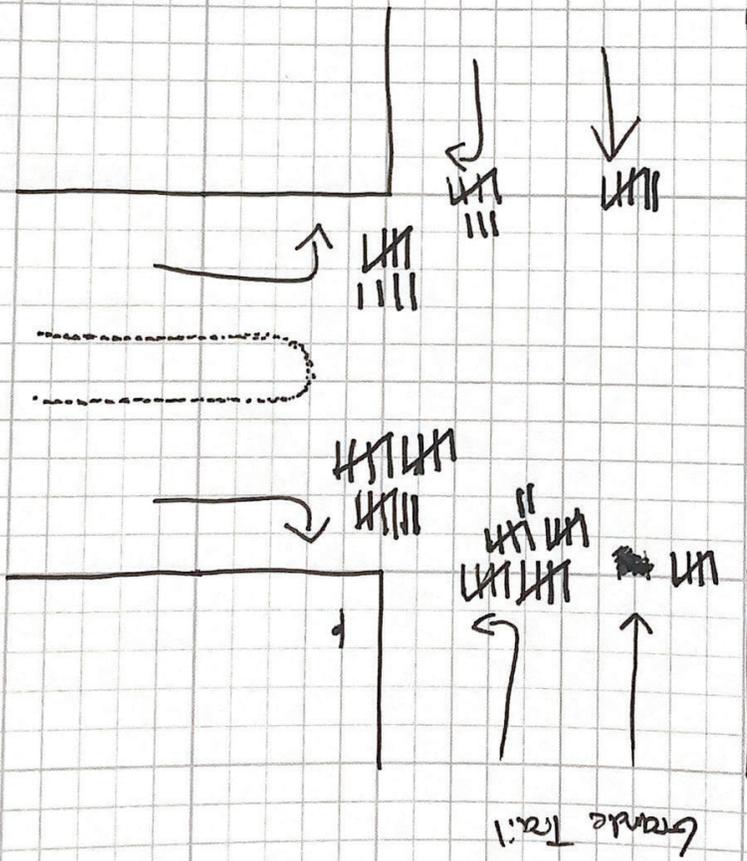
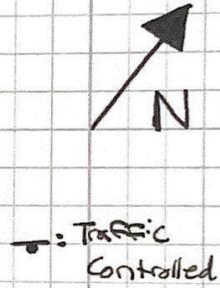
PROJECT _____ PROJECT NUMBER _____
 SUBJECT Grande Trail and Sunset Ave BY HTI DATE 5/11/2023
 PAGE 1 OF 2

8:15-9:15

TOT: 67

Old Glory Dr.

Sunset Ave



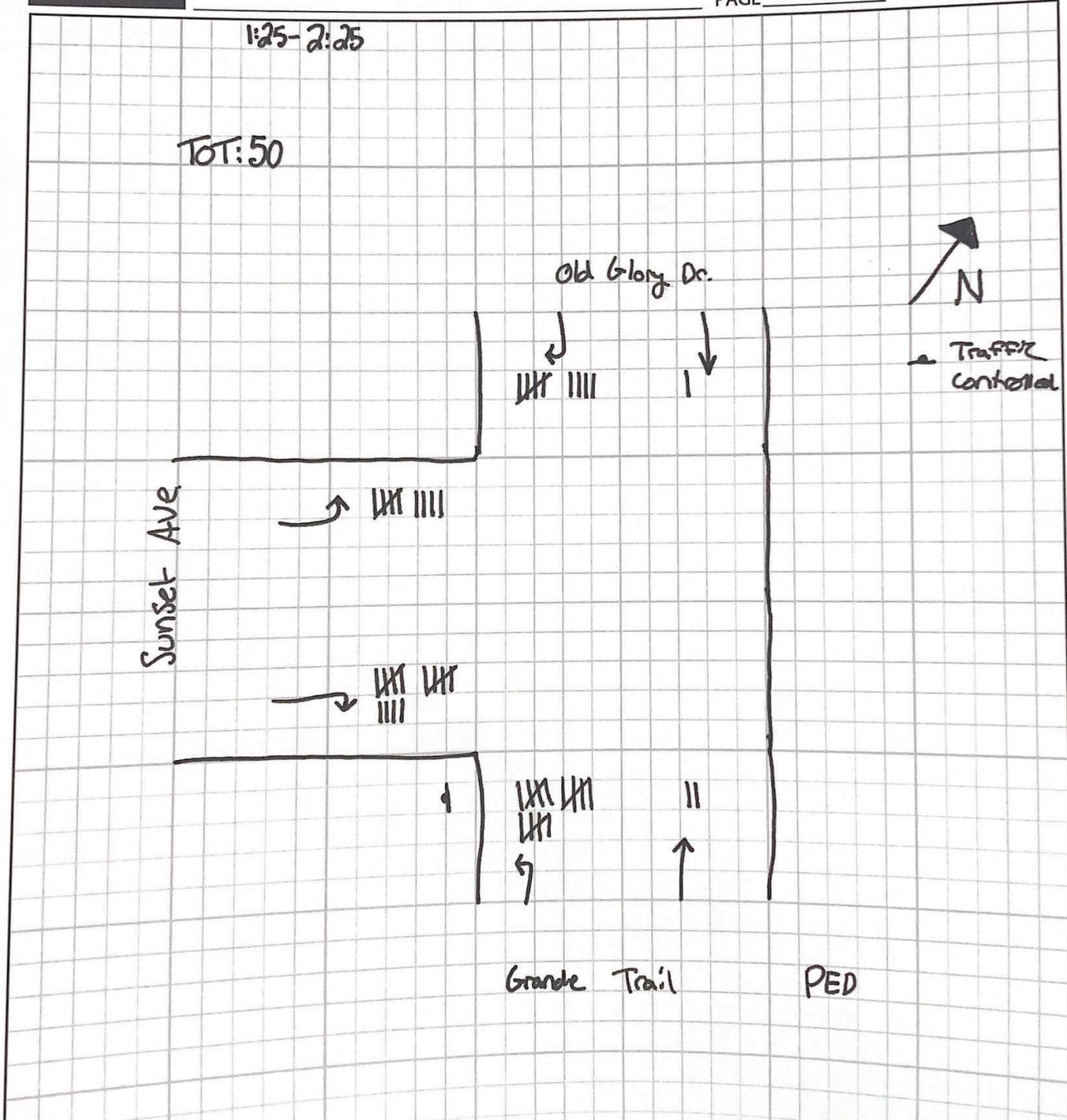
PED: 1111



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

TEL: (630) 466-6700
FAX: (630) 466-6701

PROJECT _____ PROJECT NUMBER _____
SUBJECT Grande Trail and Sunset Ave. BY HCI DATE 5/15/2023
PAGE 2 OF 2



**Grande Trail and Sunset Ave
Intersection Photos**



Northbound approach, looking North



Northbound approach, looking West

**Grande Trail and Sunset Ave
Intersection Photos**



Eastbound approach, looking East



Eastbound approach, looking North

**Grande Trail and Sunset Ave
Intersection Photos**



Eastbound approach, looking South



Southbound approach, looking South

**Grande Trail and Sunset Ave
Intersection Photos**



Southbound approach, looking West



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

Agenda Item Number

Consent Agenda #5

Tracking Number

PW 2023-61

Agenda Item Summary Memo

Title: Garden Street – No Parking Recommendation

Meeting and Date: City Council – July 25, 2023

Synopsis: Review of Recommendation

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2023-61

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Brad Sanderson
Name

Engineering
Department

Agenda Item Notes:



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Jori Behland, City Clerk
Krysti Barksdale Noble, Community Development Director

Date: June 26, 2023
Subject: Garden Street – No Parking Recommendation

Background

With the opening of the early childhood center on Garden and Rt. 47, the parking on Garden Street has created an issue with traffic.

Parking is occurring on both sides of the roadway and encroaching near Rt 47, which is creating issues for through traffic. It is also creating issues with the Rt 47 turn lanes. This has been observed by both the Police and Public Works Departments.

Recommendation

We are recommending eliminating parking on the north side of the street as indicated in the attached exhibit to solve the problem.

The surrounding properties that we be affected will be informed well in advance of sign installation.

Resolution No. 2023-_____

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING
RECOMMENDATION FOR NO PARKING ON THE NORTH SIDE OF GARDEN STREET**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City is granted authority under the Illinois Vehicle Code to regulate parking and standing of vehicles on streets and highways under its jurisdiction (625 ILCS 5/11-208(a)); and

WHEREAS, the opening of an early childhood center on Garden Street and Rt. 47 within the City's corporate boundaries has caused more cars to be parked along both the north and south sides of Garden Street; and

WHEREAS, the increase in vehicles parked along Garden Street has created issues for through traffic traveling along Garden Street; and

WHEREAS, the City's Public Works Department recommends prohibiting parking on the north side of Garden Street to facilitate the flow of traffic; and

WHEREAS, the City wishes to move forward with the recommendations of the Public Works Department that parking be prohibited along the north side of Garden Street.

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 recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. The recommendation that parking be prohibited on the north side of Garden Street is hereby approved.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

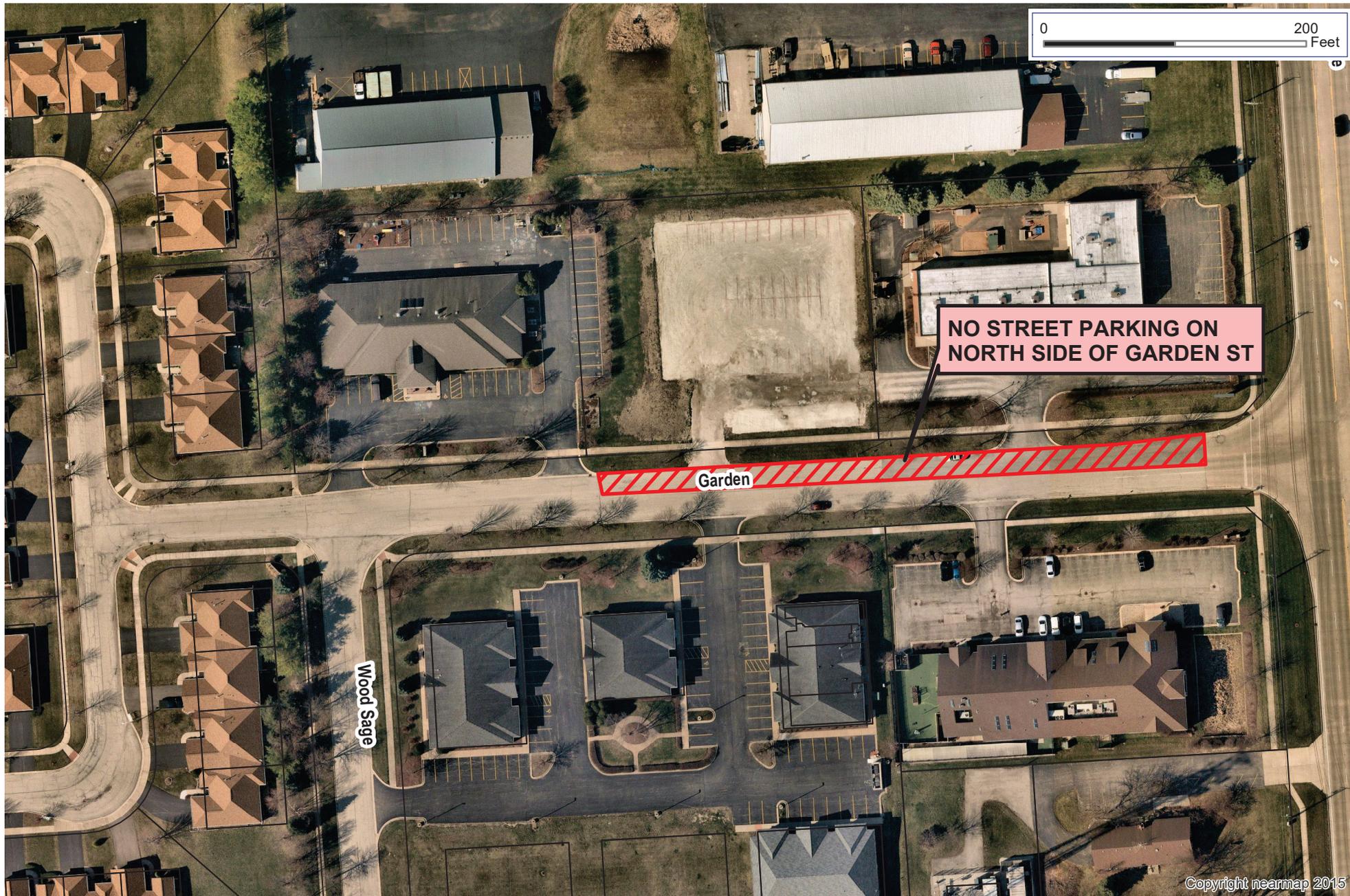
RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

MAYOR

Attest:

CITY CLERK



**NO STREET PARKING ON
NORTH SIDE OF GARDEN ST**

Garden

Wood Sage

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



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

DATE:	JUNE 2023
PROJECT NO.:	YO2300
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2023\YO2300
FILE:	YO2300- Garden Street Parking.MXD

**GARDEN STREET
PARKING**
 LOCATION MAP
 UNITED CITY OF YORKVILLE
 KENDALL COUNTY, ILLINOIS





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

Agenda Item Number

Consent Agenda #6

Tracking Number

PW 2023-62

Agenda Item Summary Memo

Title: Corneils Road Interceptor Improvements – Change Order No. 2

Meeting and Date: City Council – July 25, 2023

Synopsis: Consideration of Change Order No. 2 - Balancing

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2023-62

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Brad Sanderson
Name

Engineering
Department

Agenda Item Notes:



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: June 21, 2023
Subject: Corneils Road Interceptor Improvements

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

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

Background:

The United City of Yorkville and Fischer Excavating, Inc. entered into an agreement for a contract value of **\$3,140,637.45** for the above referenced project.

Questions Presented:

Should the City approve Change Order No. 2 – Balancing, which would **decrease** the contract value by \$156,065.00.

Discussion:

The change order would decrease the contract value to \$2,984,572.45 based upon final measurement of quantities in the field.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 2 - Balancing.

CHANGE ORDER

Order No. 2 - Balancing

Date: July 25, 2023

Agreement Date: January 13, 2023

NAME OF PROJECT: Corneils Road Interceptor Improvements

OWNER: United City of Yorkville

CONTRACTOR: Fischer Excavating, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change of CONTRACT PRICE:

Original CONTRACT PRICE:	<u>\$3,140,637.45</u>
Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S):	<u>\$3,140,637.45</u>
The CONTRACT PRICE due to this CHANGE ORDER will be decreased) by:	<u>\$156,065.00</u>
The new CONTRACT PRICE including this CHANGE ORDER will be:	<u>\$2,984,572.45</u>

Change to CONTRACT TIME:

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

The date for completion for all work will be: _____

Justification

This change order reduces the contract value based upon final measurements in the field.

Approvals Required

Requested by: _____ United City of Yorkville

Recommended by: _____ Engineering Enterprises, Inc.

Accepted by: _____ Fischer Excavating, Inc

PAYABLE TO: FISCHER EXCAVATING, INC.
 ADDRESS: 1567 HEINE ROAD
 FREEPORT, IL 61032

ENGINEER'S PAYMENT ESTIMATE NO. 3
 CORNELIS ROAD INTERCEPTOR SEWER
 UNITED CITY OF YORKVILLE
 KENDALL COUNTY, ILLINOIS

PAY PERIOD
 FROM: 4/29/2023 TO: 6/19/2023

ITEM NO.	ITEMS	AWARDED QUANTITY	UNITS	UNIT PRICE	AWARDED VALUE	ADDED QUANTITY	DEDUCTED QUANTITY	COMPLETED QUANTITY THIS PAY PERIOD	COMPLETED VALUE THIS PAY PERIOD	TOTAL COMPLETED QUANTITY	TOTAL COMPLETED VALUE
1	TREE REMOVAL, ACRES	0.25	ACRE	\$ 35,000.00	\$ 8,750.00		0.25	0.0	\$0.00	0.0	\$0.00
2	FOUNDATION MATERIAL	100	CU YD	\$ 95.00	\$ 9,500.00	126.00		0.0	\$0.00	226.0	\$21,470.00
3	NON SPECIAL, NON HAZARDOUS SOIL WASTE DISPOSAL - TYPE 1	50	CU YD	\$ 99.00	\$ 4,950.00		50.00	0.0	\$0.00	0.0	\$0.00
4	NON SPECIAL, NON HAZARDOUS SOIL WASTE DISPOSAL - TYPE 2	50	CU YD	\$ 37.00	\$ 1,850.00		50.00	0.0	\$0.00	0.0	\$0.00
5	SELECTED GRANULAR BACKFILL	325	CU YD	\$ 47.00	\$ 15,275.00		9.00	40.0	\$1,880.00	316.0	\$14,852.00
6	RESTORATION	1	LSUM	\$ 18,000.00	\$ 18,000.00			1.0	\$18,000.00	1.0	\$18,000.00
7	EXPLORATORY EXCAVATION	3	EACH	\$ 872.00	\$ 2,616.00			0.0	\$0.00	3.0	\$2,616.00
8	PERIMETER EROSION BARRIER	14725	FOOT	\$ 2.90	\$ 42,702.50		1300.00	0.0	\$0.00	13425.0	\$38,932.50
9	INLET AND PIPE PROTECTION	5	EACH	\$ 370.00	\$ 1,850.00		2.00	0.0	\$0.00	3.0	\$1,110.00
10	FULL DEPTH PAVEMENT PATCHING	245	SQ YD	\$ 140.00	\$ 34,300.00		138.00	107.0	\$14,980.00	107.0	\$14,980.00
11	HMA PAVEMENT PATCH, 4-INCH	150	SQ YD	\$ 118.00	\$ 17,700.00		150.00	0.0	\$0.00	0.0	\$0.00
12	REMOVE AND RE-ERECT STEEL PLATE BEAM GUARDRAIL	15	FOOT	\$ 95.00	\$ 1,425.00		15.00	0.0	\$0.00	0.0	\$0.00
13	TRAFFIC BARRIER TERMINAL, TYPE 2	1	EACH	\$ 4,465.00	\$ 4,465.00		1.00	0.0	\$0.00	0.0	\$0.00
14	AGGREGATE DRIVEWAY REMOVAL AND REPLACEMENT	2200	SQ YD	\$ 14.00	\$ 30,800.00		2200.00	0.0	\$0.00	0.0	\$0.00
15	SANITARY SEWER, PVC C900, DR-18, 12-INCH	828	FOOT	\$ 150.00	\$ 124,200.00	89.00		0.0	\$0.00	917.0	\$137,550.00
16	SANITARY SEWER, PVC C900, DR-18, 16-INCH	6589	FOOT	\$ 240.00	\$ 1,581,360.00		89.00	0.0	\$0.00	6500.0	\$1,560,000.00
17	SANITARY SEWER, PVC C900, DR-18, 30-INCH	1190	FOOT	\$ 687.00	\$ 817,530.00			0.0	\$0.00	1190.0	\$817,530.00
18	TYPE A SANITARY MANHOLE, 5' DIA., TYPE 1 FRAME AND CLOSED LID	25	EACH	\$ 7,735.00	\$ 193,375.00		4.00	0.0	\$0.00	21.0	\$162,435.00
19	ADDITIONAL DEPTH OF MANHOLE	176	FOOT	\$ 597.00	\$ 105,072.00	13.00		189.0	\$112,833.00	189.0	\$112,833.00
20	PRESSURE TESTING SANITARY SEWER	8607	FOOT	\$ 1.00	\$ 8,607.00		2.00	0.0	\$0.00	8605.0	\$8,605.00
21	DEFLECTION TESTING SANITARY SEWER	8607	FOOT	\$ 0.85	\$ 7,315.95			2021.0	\$1,717.85	8607.0	\$7,315.95
22	SANITARY MANHOLE VACUUM TESTING	25	EACH	\$ 112.00	\$ 2,800.00		1.00	0.0	\$0.00	24.0	\$2,688.00
23	TELEVISION SANITARY SEWER	8598	FOOT	\$ 2.00	\$ 17,196.00		8598.00	0.0	\$0.00	0.0	\$0.00
24	CONNECTION TO EXISTING SANITARY MANHOLE	1	EACH	\$ 3,050.00	\$ 3,050.00			0.0	\$0.00	1.0	\$3,050.00
25	DRAIN TILE REPAIR	100	FOOT	\$ 171.00	\$ 17,100.00		13.00	0.0	\$0.00	87.0	\$14,877.00
26	PIPE CULVERT REMOVAL AND REPLACEMENT, 12"	30	FOOT	\$ 94.00	\$ 2,820.00		30.00	0.0	\$0.00	0.0	\$0.00
27	TRAFFIC CONTROL AND PROTECTION	1	LSUM	\$ 9,403.00	\$ 9,403.00			1.0	\$9,403.00	1.0	\$9,403.00
28	STABILIZED CONSTRUCTION ENTRANCE	5	EACH	\$ 1,325.00	\$ 6,625.00			0.0	\$0.00	5.0	\$6,625.00
29	ALLOWANCE - ITEMS ORDERED BY THE ENGINEER	50000	UNIT	\$ 1.00	\$ 50,000.00		50000.00	0.0	\$0.00	0.0	\$0.00

AWARDED VALUE = \$3,140,637.45 THIS PERIOD = \$158,813.85 TO DATE = \$2,954,872.45

MISCELLANEOUS EXTRAS AND CREDITS	VALUE
1 TYPE A SANITARY MANHOLE, 6' DIA., TYPE 1 FRAME AND CLOSED LID	\$ 29,700.00
2	
3	

SUMMARY

TOTAL MISCELLANEOUS EXTRAS AND CREDITS	\$ 29,700.00
TOTAL COMPLETED CONSTRUCTION COSTS	\$ 2,984,572.45
DEDUCT RETAINAGE (RESTORATION)	\$ (10,000.00)
TOTAL AMOUNT DUE TO CONTRACTOR	\$ 2,974,572.45
TOTAL DEBITS	\$ (2,543,182.74)
NET AMOUNT DUE - THIS PAYMENT	\$ 431,389.71

MISCELLANEOUS DEBITS	VALUE
1 PAY ESTIMATE 1	\$ 906,735.15
2 PAY ESTIMATE 2	\$ 1,636,447.59
3	
4	
5	

PREPARED BY : David Todd DATE: 5/31/2023

APPROVED BY : _____ DATE: _____

G:\Public\Yorkville\2021\YO2153-P Cornelis Road Interceptor Sewer\Construction\Pay Estimates\[Pay Estimates.xls]Pay Estimate 3



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

Agenda Item Number

Consent Agenda #7

Tracking Number

PW 2023-64

Agenda Item Summary Memo

Title: 2023 Water Main Improvements – Contract B

Meeting and Date: City Council – July 25, 2023

Synopsis: Consideration of Change Order No. 1

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2023-64

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:



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: July 11, 2023
Subject: 2023 Water Main Improvements – Contract B

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 City awarded the work for the above referenced contract to Winniger Excavating, Inc. in the amount of **\$1,983,518.44**. The project is currently in contracting.

Questions Presented:

Should the City approve Change Order No. 1 which would **decrease** the contract value by \$193,581.89?

Discussion:

The change order would decrease the contract value to \$1,789,936.55.

The bid value of the contract exceeded the budgeted value for water main improvements. The portion of water main improvements on Colton Street will be removed from the contract and completed as part of the 2024 water main improvements. The anticipated value of the improvements eliminated is \$193,581.89.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 1.

CHANGE ORDER

Order No. 1

Date: July 25, 2023

Agreement Date: N/A

NAME OF PROJECT: 2023 Water Main Replacement – Contract B

OWNER: United City of Yorkville

CONTRACTOR: Winniger Excavating, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

- 1) Deduction of Colton Street Water Main Improvements (\$193,581.89)

Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$ 1,983,518.44

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S) \$ 1,983,518.44

The CONTRACT PRICE due to this CHANGE ORDER will be (~~increased~~)(decreased) by: \$ 193,581.89

The new CONTRACT PRICE including this CHANGE ORDER will be \$ 1,789,936.55

Justification:

- 1) The bid value of the contract exceeded the budgeted value for water main improvements. The portion of water main improvements on Colton Street will be removed from the contract and completed as part of the 2024 water main improvements. The anticipated value of the improvements eliminated is \$193,581.89.

Change to CONTRACT TIME:

The contract time is increased/~~decreased~~ by 0 days.

Requested by: _____ Winniger Excavating, Inc.

Recommended by: _____ Engineering Enterprises, Inc.

Accepted by: _____ United City of Yorkville



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

Agenda Item Number

Consent Agenda #8

Tracking Number

PW 2023-66

Agenda Item Summary Memo

Title: South Central Elevated Water Storage Tank – Design Engineering Agreement

Meeting and Date: City Council – July 25, 2023

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to CC consent agenda.

Item Number: PW 2023-66

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson
Name

Administration
Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: July 13, 2023
Subject: South Central Elevated Water Storage Tank – Design Engineering

Summary

Consideration of a design engineering agreement with EEI for the South Central Elevated Water Storage Tank Rehabilitation project.

Background

This item was last discussed during the FY 24 budget presentation, when the City Council reviewed a budget proposal that contains \$45,000 in design engineering costs in FY 24 and \$945,000 in FY 25 for construction engineering and project costs for repainting the south central water tower. Accordingly, EEI has submitted a design engineering contract for the project.

The agreement submitted by EEI covers design engineering services only. The total cost of the contract is a fixed fee amount of \$34,926. This cost is included in the FY 24 budget. This work is expected to begin in 2024 after the design work is complete in late 2023 and the project is bid out in Winter 2023/2024.

Recommendation

Staff recommends approval of the design engineering agreement with EEI for the South Central Elevated Water Storage Tank Rehabilitation project.

**South Central Elevated Water Storage Tank Rehabilitation
United City of Yorkville, IL
Professional Services Agreement - Design Engineering**

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

A. Services:

ENGINEER agrees to furnish to the City the following services: The ENGINEER shall provide any and all necessary engineering services to the City as indicated on the Scope of Services (Attachment B). Design engineering will be provided for the rehabilitation of the South Central Elevated Water Storage Tank, which shall include repainting the interior and exterior of the tank. Engineering will be in accordance with all City, Standard Specifications for Water and Sewer Construction in Illinois, Illinois Department of Transportation, and Illinois Environmental Protection Agency requirements.

B. Term:

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

C. Compensation and maximum amounts due to ENGINEER:

ENGINEER shall receive as compensation for all work and services to be performed herein, an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment C. Design Engineering will be paid for as a Fixed Fee (FF) in the amount of \$34,926. The hourly rates for this project are shown in the attached 2023 Standard Schedule of Charges (Attachment F). All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

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

F. Governing Law:

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

G. Independent Contractor:

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

H. Certifications:

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

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

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

*South Central Water Storage Tank Rehabilitation
United City of Yorkville
Professional Services Agreement
Design Engineering*

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

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

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

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

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

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

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

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

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

I. Indemnification:

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

J. Insurance:

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

K. Additional Terms or Modification:

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

South Central Water Storage Tank Rehabilitation
United City of Yorkville
Professional Services Agreement
Design Engineering

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

- Attachment A:** Standard Terms and Conditions
- Attachment B:** Scope of Services
- Attachment C:** Estimate of Level of Effort and Associated Cost
- Attachment D:** Anticipated Project Schedule
- Attachment E:** 2023 Standard Schedule of Charges

L. Notices:

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

For the City:

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

For the ENGINEER:

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

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

Agreed to this _____ day of _____, 2023.

United City of Yorkville:

Engineering Enterprises, Inc.:

Mayor John Purcell

Brad Sanderson, P.E.
Chief Operating Officer / President

Jori Behland
City Clerk



Michele L. Piotrowski, PE, LEED AP
Vice President

STANDARD TERMS AND CONDITIONS

Agreement: These Standard Terms and Conditions, together with the Professional Services Agreement, constitute the entire integrated agreement between the OWNER and Engineering Enterprises, Inc. (EEI) (hereinafter "Agreement"), and take precedence over any other provisions between the Parties. These terms may be amended, but only if both parties consent in writing.

Standard of Care: In providing services under this Agreement, the ENGINEER will endeavor to perform in a matter consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under same circumstances in the same locality. ENGINEER makes no other warranties, express or implied, written or oral under this Agreement or otherwise, in connection with ENGINEER'S service.

Construction Engineering and Inspection: The ENGINEER shall not supervise, direct, control, or have authority over any contractor work, nor have authority over or be responsible for the means, methods, techniques sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety of the site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

The ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for contractor's failure to furnish and perform the work in accordance with the contract documents.

The ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor, or supplies, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work.

Shop drawing and submittal review by the ENGINEER shall apply to only the items in the submissions and only for the purpose of assessing if upon installation or incorporation in the project work they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions and for compliance with the construction documents. OWNER further agrees that the ENGINEER'S review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend or safety programs or precautions. The ENGINEER'S consideration of a component does not constitute acceptance of the assembled items.

The ENGINEER'S site observation during construction shall be at the times agreed upon in the Project Scope. Through standard, reasonable means the ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER for them to address.

Opinion of Probable Construction Costs: ENGINEER'S opinion of probable construction costs represents ENGINEER'S best and reasonable judgment as a professional engineer. OWNER acknowledges that ENGINEER has no control over construction costs of contractor's methods of determining pricing, or over competitive bidding by contractors, or of market conditions or changes thereto. ENGINEER cannot and does not guarantee that proposals, bids or actual construction costs will not vary from ENGINEER'S opinion of probable construction costs.

Copies of Documents & Electronic Compatibility: Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of the project.

Changed Conditions: If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the ENGINEER are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the ENGINEER may call for renegotiation of appropriate portions of this Agreement. The ENGINEER shall notify the OWNER of the changed conditions necessitating renegotiation, and the ENGINEER and the OWNER shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

Hazardous Conditions: OWNER represents to ENGINEER that to the best of its knowledge no Hazardous Conditions (environmental or otherwise) exist on the project site. If a Hazardous Condition is encountered or alleged, ENGINEER shall have the obligation to notify OWNER and, to the extent of applicable Laws and Regulations, appropriate governmental officials. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Condition. In the event ENGINEER or any other party encounters a Hazardous Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the project affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Condition; and (ii) warrants that the project site is in full compliance with applicable Laws and Regulations.

Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or

connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Termination: This Agreement may be terminated for convenience, without cause, upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation as set forth in the Professional Services Agreement for all costs incurred through the date of termination.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for the following reasons:

- (a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;
- (b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;
- (c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.
- (d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the OWNER or the ENGINEER. The ENGINEER'S services under this Agreement are being performed solely and exclusively for the OWNER'S benefit, and no other party or entity shall have any claim against the ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. The OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, vendors and other entities involved in this Project to carry out the intent of this provision.

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include

conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

Additional Terms or Modification: All prior understandings and agreements between the parties are merged into this Agreement, and this Agreement may not be modified orally or in any manner other than by an Agreement in writing signed by both parties. In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties.

Assignment: Neither party to this Agreement shall transfer or assign any rights or duties under or interest in this Agreement without the prior written consent of the other party. Subcontracting normally contemplated by the ENGINEER shall not be considered an assignment for purposes of this Agreement.

Waiver: A party's waiver of, or the failure or delay in enforcing any provision of this Agreement shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Attorney's Fees: In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover from the other all costs and expenses including without limitation the reasonable fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the Court may adjudge reasonable.

Headings: The headings used in this Agreement are inserted only as a matter of convenience only, and in no way define, limit, enlarge, modify, explain or define the text thereof nor affect the construction or interpretation of this Agreement.

South Central Elevated Water Storage Tank Rehabilitation

United City of Yorkville, IL Professional Services Agreement - Design Engineering

Attachment B – Scope of Services

Deficiencies have been observed with the exterior and interior coating systems of the South Central Elevated Water Storage Tank (EWST). As part of the scope of this contract, a site visit will be performed to additionally observe field conditions and potential structural, sanitary, and safety items that may need to be addressed. In addition to the site visit, the scope of this work includes an electrical review, preparation of bidding documents, and coordination of bidding and letting.

The proposed work items for this project are as follows:

DESIGN ENGINEERING

2.1 Project Management and Administration

- Budget Tracking
- Management of Personnel and the Engineering Contract

2.2 Project Meetings

- Project Kick-Off Meeting Between the City and EEI
- One (1) Design Progress Meeting Between the City and EEI prior to Bidding

2.3 Final Plans, Specifications and Estimates

- Preparation of 60%, 90%, and 100% Project Manual and Engineer's Opinion of Probable Construction Cost.
- Project Manual Shall Include Bidding and Contract Documents, General Conditions, Special Provisions and Exhibits.

2.4 Bidding and Contracting

- Prepare Bidders List and Ad for Bid
- Submit Ad for Bid to the Local Paper and Post Bidding Documents on QuestCDN
- Address Bid Questions and Prepare Addenda
- Attend Bid Opening
- Prepare Bid Tab, Bid Summary, and Recommendation of Award
- Execute Contract Documents

Design includes an electrical review of the tank and associated specifications for any of the associated electrical improvements required. Furthermore, if required, a pre-bid meeting is included with the work items above. This scope does not include any coordination with telecommunication carriers if antennas or other equipment are on the tank.

The above scope summarizes the work items that will be completed for this contract. Additional work items, such as additional meetings beyond the project initiation meeting defined in the above scope, shall be considered outside the scope of the base contract and will be billed in accordance with the Standard Schedule of Charges.

**ATTACHMENT C: ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES**

CLIENT		PROJECT NUMBER	
United City of Yorkville		YO2008-P	
PROJECT TITLE		DATE	PREPARED BY
South Central Water Storage Tank Rehabilitation		7/12/23	MLP

TASK NO.	TASK DESCRIPTION	ROLE	PIC	SPM	PM	SPE II	PE	CAD	ADMIN	HOURS	COST
		PERSON	BPS	MLP		MWS		KKP			
		RATE	\$239	\$234	\$212	\$192	\$162	\$167	\$70		
DESIGN ENGINEERING											
2.1	Project Management and Administration		1	8		-		-	-	9	\$ 2,111
2.2	Project Meetings		2	6		8		-	-	16	\$ 3,418
2.3	Contract Documents (Incl. Exhibits)		5	14		72		14	2	107	\$ 20,773
2.4	Bidding and Contracting		-	2		23		-	7	32	\$ 5,374
Insert Task Subtotal:			8	30	-	103	-	14	9	164	\$ 31,676
PROJECT TOTAL:			8	30	-	103	-	14	9	164	31,676

EEl STAFF

BPS Brad P. Sanderson
 MLP Michele L. Piotrowski
 MWS Michael W. Schweisthal
 KKP Kris K. Pung

DIRECT EXPENSES

Printing/Scanning =	\$ 100
Paint Sampling =	\$ 150
Electrical =	\$ 3,000
DIRECT EXPENSES =	\$ 3,250

LABOR SUMMARY

EEl Labor Expenses =	\$ 31,676
TOTAL LABOR EXPENSES	\$ 31,676

TOTAL COSTS \$ 34,926



ATTACHMENT D: ESTIMATED SCHEDULE

CLIENT		PROJECT NUMBER	
United City of Yorkville		YO2008-P	
PROJECT TITLE		DATE	PREPARED BY
South Central Water Storage Tank Rehabilitation		7/12/23	MLP

TASK NO.	TASK DESCRIPTION										
							2024				
		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
DESIGN ENGINEERING											
2.1	Project Management and Administration										
2.2	Project Meetings										
2.3	Contract Documents (Incl. Exhibits)										
2.4	Bidding and Contracting										





Engineering Enterprises, Inc.

ATTACHMENT D - STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2023

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	\$239.00
Principal	E-3	\$234.00
Senior Project Manager	E-2	\$227.00
Project Manager	E-1	\$204.00
Senior Project Engineer/Surveyor II	P-6	\$192.00
Senior Project Engineer/Surveyor I	P-5	\$179.00
Project Engineer/Surveyor	P-4	\$162.00
Senior Engineer/Surveyor	P-3	\$149.00
Engineer/Surveyor	P-2	\$135.00
Associate Engineer/Surveyor	P-1	\$122.00
Senior Project Technician II	T-6	\$167.00
Senior Project Technician I	T-5	\$156.00
Project Technician	T-4	\$146.00
Senior Technician	T-3	\$135.00
Technician	T-2	\$122.00
Associate Technician	T-1	\$107.00
GIS Technician II	G-2	\$119.00
GIS Technician I	G-1	\$110.00
Engineering/Land Surveying Intern	I-1	\$ 79.00
Executive Administrative Assistant	A-4	\$ 75.00
Administrative Assistant	A-3	\$ 70.00

VEHICLES, REPROGRAPHICS, DIRECT COSTS, DRONE AND EXPERT TESTIMONY

Vehicle for Construction Observation		\$ 15.00
In-House Scanning and Reproduction	\$0.25/Sq. Ft. (Black & White)	
	\$1.00/Sq. Ft. (Color)	
Reimbursable Expenses (Direct Costs)	Cost	
Services by Others (Direct Costs)	Cost + 10%	
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone		\$ 216.00
Expert Testimony		\$ 271.00



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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2023-44

Agenda Item Summary Memo

Title: Kendall County New Building (105 West Fox) Security Waiver

Meeting and Date: City Council – July 25, 2023

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: July 19, 2023
Subject: Kendall County new building at 105 West Fox – security waiver

Summary

Consideration of an ordinance waiving the construction guarantee for the new Kendall County municipal building exterior improvements at 105 West Fox Street.

Background

Kendall County is currently redeveloping the area around 111 W Fox St with construction of a new building at 105 W Fox St. As part of our standard plan review with the County, we determined that they have ~\$80,000 in exterior improvements related to parking lots, landscaping, and other items. Under our normal City development standards, the County should have to post a bond equal to 120% of these improvements (around \$101,000). The County's architect, Cordogan Clark, has asked the City if we would consider waiving this construction guarantee as the County is not a traditional developer, the security guarantee would cost the City a modest amount of money, and the County has already publicly financially committed to the improvements through various publicly held Board votes. Staff feels this is a reasonable request and has drafted an ordinance waiving the security requirement for these limited exterior improvements.

Recommendation

Staff recommends approval of the construction guarantee for the exterior improvements on the Kendall County municipal building project at 105 West Fox St.

Ordinance No. 2023-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
WAIVING CONSTRUCTION GUARANTEE FOR THE KENDALL COUNTY NEW OFFICE
BUILDING AT 105 WEST FOX STREET**

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, Title 11, Chapter 5 of the Yorkville City Code, requires a construction guarantee in the form of an irrevocable letter of credit or an irrevocable performance bond in an amount approved by the City Engineer to assure the satisfactory installation of all required public improvements (the “*Code*”); and,

WHEREAS, the County of Kendall has been issued permits to construct an administrative building at 105 West Fox Street (the “*Project*”) and has requested a waiver of the required construction guarantee; and,

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the County to work together and are prepared to waive the construction guarantee as required by the Code for the Project.

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 construction guarantee as required by Title 1, Chapter 5 of the Yorkville City Code, be and is hereby waived for the County’s Project.

Section 2. This Ordinance shall be in full force and effect after its passage, publication, 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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2023.

MAYOR

Attest:

CITY CLERK



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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2023-45

Agenda Item Summary Memo

Title: Janitorial Services Request for Proposal and Professional Services Agreement

Meeting and Date: City Council – July 25, 2023

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Jesus Navarro Public Works
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Jesus Navarro, Facilities Manager
CC: Bart Olson, City Administrator
Erin Willrett, Assistant City Administrator
Date: July 18, 2023
Subject: Janitorial Services Request for Proposal and Professional Services Agreement

Summary

Discussion of the Request for Proposal (RFP) Janitorial Services for several City-owned properties and recommendation to City Council to enter into a Professional Services Agreement between the City of Yorkville and Uni-Max Management Corp based on the results from the RFP.

Background

On September 11, 2018, Staff released an RFP for Citywide Janitorial Services. This comprehensive RFP included the diverse requirements of all the City departments requiring custodial services. The RFP resulted in four (4) proposals of which, Eco Clean Maintenance Inc, was the lowest responsive proposal. The City Council approved the awarding of the contract on December 13, 2018 for one (1) year contract ending December 31, 2019, with an option for a one (1) year extension upon the discretion of the City.

The City continued to use Eco Clean for all buildings until earlier this year when we moved to the new City Hall. At that time, the City engaged Imperial Service System for City Hall, Library, and Preschool based on a month-to-month quote and a positive reference check. For these three locations, the City pays \$12,363 per month. The rest of the City buildings continued to be cleaned by Eco Clean Maintenance, Inc. at a service cost is \$3,485 per month. In total, the current annual cost for service for all City buildings is \$190,176.

The City again bid the RFP for Citywide Janitorial Services in June 2023. The bid sheet for those services is attached. The low-bid proposal for services from Uni-Max Management at an annual cost of \$71,644. References from the City of Crest Hill, Village of Woodridge, Village of Western Springs and Township of Schaumburg have been contacted and all are satisfied with the service Uni-Max Management Corp has or is providing.

Recommendation

Staff is requesting that the City Council accept the lowest responsive proposal from Uni-Max Management Corp and authorize the execution of a one (1) year contract to begin on September 1, 2023 and end on August 31, 2024, with an option for a one (1) year extension upon the discretion of the City.

Attachments

- Bid Tab

UNITED CITY OF YORKVILLE
 Bid Opening - Tuesday, July 14, 2023 at 10:00 a.m.

	Contractor/Bidder	Year 1	Year 2 Option	Total
1	Uni-Max Management Corp	\$71,644.00	\$77,272.00	\$148,916.00
2	Vega Building Maintenance	\$77,440.00	\$77,440.00	\$154,880.00
3	Speedy Cleaning Service Inc	\$111,590.00	\$114,934.48	\$226,524.48
4	Bravo Services Inc	\$130,844.00	\$135,874.20	\$266,718.20
5	Eco Clean Maintenance Inc	\$134,136.00	\$134,136.00	\$268,272.00
6	Imperial Service System Inc	\$140,778.00	\$140,788.00	\$281,566.00
7	Allied Universal Janitorial Services	\$140,844.34	\$145,069.44	\$285,913.78
8	Perfect Cleaning Sevices Inc	\$150,300.00	\$150,300.00	\$300,600.00
9	CleanNet of Illinois Inc	\$156,360.40	\$156,360.40	\$312,720.80
10	Chi-Town Cleaning Services	\$172,900.00	\$176,362.80	\$349,262.80

Resolution No. 2023-_____

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING A
JANITORIAL PROFESSIONAL SERVICES AGREEMENT WITH UNI-MAX
MANAGEMENT CORP.**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City"), is a duly organized unit of government of the State of Illinois within the meaning of Article VII, Section 10 of the 1970 Illinois Constitution; and

WHEREAS, the City published a request for proposals for professional janitorial services for City buildings; and

WHEREAS, after a thorough review of said proposals received and a determination as to the qualifications of the bidders, it has been determined that Uni-Max Management Corp. is the lowest responsible bidder.

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 recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. That the *Janitorial Professional Services Agreement*, by and between the City and Uni-Max Management Corp. attached hereto as Exhibit A and made a part hereof by reference, is hereby approved, and the Mayor and City Clerk are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
____ day of _____, A.D. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2023.

MAYOR

Attest:

CITY CLERK

**UNITED CITY OF YORKVILLE, ILLINOIS
651 PRAIRIE POINTE DRIVE, YORKVILLE, ILLINOIS 60560**

REQUEST FOR PROPOSALS

The United City of Yorkville, Illinois will accept proposals for:

Professional Janitorial Services

Proposals will be received at the United City of Yorkville City Administration Office, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560 **until Friday, July 14, 2023 at 10:00 a.m.**

General questions regarding this Request for Proposals shall be directed to Jesus Navarro, Facilities Manager at 630-553-8544. All detailed questions concerning the actual specifications are to be forwarded by email to jnavarro@yorkville.il.us not less than ten (10) business days prior to the scheduled closing date.

Return original and two duplicate copies of proposal OR email the proposal information in a *.doc (Microsoft Word) or *.pdf (Adobe Acrobat) to:

Jesus Navarro
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560
jnavarro@yorkville.il.us

The UNITED CITY OF YORKVILLE will receive proposals Monday thru Friday, 8:00 A.M. to 4:30 P.M. at Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, IL 60560.

SPECIFICATIONS MUST BE MET AT THE TIME THE PROPOSAL IS DUE.

The City Council reserves the right to accept or reject any and all proposals, to waive technicalities and to accept or reject any item of any proposal.

The person or firm submitting the proposal shall at all times observe and conform to all laws, ordinances, and regulations of the Federal, State, and City which may in any manner affect the proposal.

General Overview

The City of Yorkville (herein called the “City”) is seeking a janitorial services provider (herein called the “Contractor”) to perform high quality professional Janitorial Services for its municipal facilities beginning on August 1, 2023. These facilities are: City Hall (651 Prairie Pointe Drive), Police Department (651 Prairie Pointe Drive), Public Works Facility (610 Tower Lane), Parks and Recreation Office (651 Prairie Pointe Drive), 201 W. Hydraulic Street, Van Emmon Activity Center (102 E. Van Emmon Street), Library (902 Game Farm Road), Preschool Building (702 Game Farm Road), Concession Stands (Bridge Park and Beecher Park) and the Parks and Recreation Maintenance Facility (185 Wolf Street). The nature of the service requested is ongoing high-quality cleaning and maintenance of these facilities after and during normal working hours to ensure that employees may work in a healthy environment, to maintain a positive and professional appearance of staff and public areas and to preserve the quality and conditions of the buildings.

Business hours for the City Hall and Police Department are 8:00 a.m. to 4:30 p.m. Monday through Friday, with frequent evening meetings in the City Council Chambers and Conference Room. Services for the City Hall and Police Department will include the offices (when unlocked), kitchens, break rooms/areas, hallways, restrooms, locker room, showers, and other general spaces. The Public Works Facility operates 7:00 a.m. to 3:30 p.m. Monday through Friday. Services at the Public Works facility will be limited to offices, break rooms/areas, hallways, restrooms, etc. and will not include cleaning of service bays, storage areas and other general spaces. The Parks and Recreation Office operates 8:00 a.m. to 4:30 p.m. Monday through Friday and have an operational preschool during the school year. Services will be limited to the offices, break rooms/areas, hallways, restrooms, etc. and will not include cleaning of the preschool. The Parks and Recreation Maintenance Facility operates 7:00 a.m. to 3:30 p.m. Monday through Friday. Services will be limited to the offices, break rooms/areas, hallways, restrooms, etc. and will not include cleaning of service bays, storage areas and other general spaces. The Van Emmon Activity Center services will be limited to the first floor. There are 2 concession stands bathrooms that will be cleaned April through October. The Library business hours are Monday through Thursday 9:00 a.m. to 7:00 p.m., Friday 9:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 4:00 p.m., with frequent evening programs in the Michelle Pfister Meeting Room until 8:30 p.m. Services for the Library will include all offices, public spaces, all bathrooms, kitchen, break room, Board Room, study rooms, Quiet Reading Room, Local History Room, hallways, employee work rooms, Children’s Programming Room, and the Michelle Pfister Large Meeting Room including kitchen, office, and bathrooms.

Total Square Footage

1. City Hall, Police Station, Parks and Recreation –42,000 sq ft
2. Library –40,000 sq ft
3. Preschool Building -
4. Public Works Facility – 2,000 sq ft
5. Parks and Recreation Maintenance Building – 1,200 sq ft
6. Hydraulic Building – 1,400 sq ft
7. Van Emmon Activity Center – 14,000 sq ft.
8. Beecher Concession Stand – 576 sq ft
9. Bridge Concession Stand – 720 sq ft

Note: The building area listed represents the overall building size, except for the Public Works and Parks and Recreation Maintenance Building which represents the approximate area to be serviced.

Pre-Bid Conference

There will be an optional pre-bid conference at the City Hall beginning at 10:00 a.m. on June 23, 2023, at which time staff will answer proposal questions and provide a tour of all the locations. Contractor’s representatives are encouraged to bring measuring devices, cameras and other portable equipment that will help them in calculating actual square footage of areas to be serviced under this proposal.

The building tour schedule is as follows:

1. City Hall/Police/Parks and Rec -651 Prairie Pointe: 10:00 a.m.
2. Library -902 Game Farm Road: 10:15 a.m.
3. Beecher Concession Stand - 901 Game Farm Road: 10:25 a.m.
4. Preschool - 702 Game Farm Road: 10:30 am
5. Public Works Facility - 610 Tower Lane: 10:45 a.m.
6. Hydraulic Building - 201 W. Hydraulic: 10:50 a.m.
7. Parks and Recreation Maintenance Building - 185 Wolf Street: 11:00 a.m.
8. Van Emmon Activity Center - 102 E. Van Emmon Street: 11:15 a.m.
9. Bridge Concession Stand - 3651 Kennedy Road: 11:30 a.m.

Services and Materials to be Provided

The Contractor agrees to furnish the labor, equipment, cleaning supplies, incidental items, and supervision necessary provide high quality janitorial services at all municipal buildings. The City, at its own expense, will provide paper towels, toilet paper and hand soap. Contractor shall assist City staff in monitoring these supply quantities and will notify City staff of shortages.

Work shall be completed during the following times:

1. City Hall
2. Modest cleaning (trash removal, spot cleaning, etc...) can be done during business hours (8:00 a.m. - 4:30 p.m.).
 - a. ALL intense cleaning (dusting, vacuuming, bathrooms, etc...) should be done outside of normal business hours.
 - b. NO cleaning should occur upstairs in City Hall between 5:30 p.m. and 10:00 p.m. on nights when there are Council or Committee Meetings. A meeting schedule will be forwarded onto the Contractor.
3. Police Department
 - a. 8:00 a.m. to 4:30 p.m.
4. Public Works Facility
 - a. 7:00 a.m. to 3:00 p.m.
5. Library
 - a. All cleaning completed before 8:30 a.m. or after 8:30 p.m.
6. Preschool
 - a. All cleaning completed before 8:00 a.m. or after 4:00p.m.
7. Parks and Recreation Maintenance Building
 - a. All cleaning completed before 7:00 a.m. or after 3:30 p.m.
8. 201 W. Hydraulic
 - a. All cleaning completed before 7:00 a.m.or after 4:30 p.m.
9. Van Emmon Activity Center
 - a. All cleaning completed before 3:30 pm or after 8:00 p.m.
10. Beecher Concession Stand
 - a. 7:00 a.m. to 3:00 p.m.
11. Bridge Concession Stand
 - a. 7:00 a.m. to 3:00 p.m.

Work shall be completed on the following days:

1. City Hall
 - a. shall be maintained five (5) days per week per week, Monday, Tuesday, Wednesday, Thursday, and Friday
2. Police Department
 - a. shall be maintained five (5) days per week, Monday, Tuesday, Wednesday, Thursday, and Friday

3. Public Works Department
 - a. shall be maintained two (2) days per week, Wednesday and Friday
4. Library
 - a. shall be maintained six (6) days per week, Monday, Tuesday, Wednesday, Thursday, Friday and Sunday
5. Parks and Recreation Maintenance Building
 - a. shall be maintained two (2) days per week, Wednesday and Friday
6. Preschool Building
 - a. Shall be maintained three (3) days per week, Monday, Wednesday and Friday
7. 201 W. Hydraulic
 - a. Shall be maintained one (1) day per week, Tuesday.
8. Van Emmon Activity Center
 - a. shall be maintained one (1) day per week, Tuesday.
9. Concession Stands
 - a. shall be maintained two (2) days per week, Monday and Friday, April through October

Upon award of contract, a regular, fixed schedule will be submitted by the contractor for City approval. Contractor must be on-site performing the specified janitorial services during the approved schedule periods. The schedule cannot change without City consent.

Additional approval must be given by Police Personnel to enter certain areas of the Police Facility (evidence areas, some offices, etc.). Contractor staff may not enter those areas until approval is given and access provided by Police. The Chief of Police, or his designee, shall work with the contractor to arrange for such approval so contractor staff may complete the work as required.

Supervisory Inspections

During the term of this agreement, a contractor's supervisor shall be on site and shall visit all City facilities to be cleaned at a minimum of one day per week during the City's regular business hours to ensure that all facilities are properly cleaned and maintained. In addition, said supervisor shall complete and submit on a weekly basis a "Site Inspection Form" confirming the work performed, work quality, the level of cleanliness and, if applicable, areas of improvement. Completed "Site Inspection Form" shall be emailed to the City Administrator or his designee no later than the Monday following the completion of a work week. Failure to submit the form on time in one week does not alleviate the contractor's obligation to submit that week's form, nor does it excuse the contractor from submitting future forms.

The form shall be developed by the contractor and submitted with the bid submittal. The form shall be approved by the City prior to use and may require editing per the City's direction. Editing/revising the document shall be the contractor's responsibility and shall be considered incidental to the cost of the contractual work.

The supervisor shall be responsible for scheduling and meeting with the Facility Manager or his designee a minimum of once per month at the City to hold a Contract Status meeting to review the Site Inspection Forms, current status, previously agreed upon improvements, future improvements to be made and generally discuss contract issues. The City will work with the contractor to schedule meeting days and times in advance, on days when the contractor will be on site for site inspections or other work.

Task List and Frequency

Daily Cleaning

1. Empty all trash receptacles, including entrance containers. Sanitize and reline.

2. Empty pre-separated recycle materials (paper, cans, etc) into on-site recycling collection bins (provided by the City). Do not mix or dispose of recycling materials with regular trash. Clean individual recycling receptacles, sanitize, and reline.
3. Spot clean all entrance glass, service counter glass and doors to remove finger prints and smudges.
4. Spot clean lobby furniture and straighten reading materials and pamphlets.
5. Vacuum traffic lanes of all carpeted areas, runners, floor mats and elevator floor.
6. Dust mop and spot mop hard surface floors.
7. Clean and sanitize drinking fountains.
8. Clean conference room tables and chairs.
9. Clean locker room
10. Clean and disinfect showers.
11. Restroom Cleaning
 - a. Empty all trash and sanitary receptacles. Sanitize and reline.
 - b. Re-stock all towels, tissue, sanitary products, and hand soaps.
 - c. Dust all partitions, mirror frames and product dispensers
 - d. Sanitize areas around soap and towel dispensers, basins, toilets and urinals.
 - e. Thoroughly clean and sanitize all fixtures, toilets, urinals, sinks, shower stalls, and associated fixtures.
 - f. Clean all mirrors and glass.
 - g. Dust mop, sanitize, and damp mop hard surface floors.
 - h. Damp wipe and spot clean doors and frames (front and back). Sanitize door handles and push plates.
12. Kitchen/Break Areas
 - a. Empty all trash and sanitary receptacles. Sanitize and reline.
 - b. Wash and disinfect countertops, tables, chairs, sinks, interior and exterior of microwave, exterior of refrigerators, and other appliances.
 - c. Refill all soap and towel dispensers.
 - d. Dust mop, sanitize and damp mop hard surface floors.

Weekly Cleaning

1. Complete detailed vacuum of all carpeted floors.
2. Dust mop, sanitize and damp mop all hard surface and synthetic/rubber tile floors.
3. Complete dust all horizontal surfaces including desktops, counters, cabinets, book cases, chairs, tables, window sills, ledges, computer screens and PCU's, telephones, keyboards. Contractor shall dust only cleared areas and shall not move to rearrange items on desktops.
4. Sanitize telephones.
5. Sanitize light switch plates and door frames to remove finger prints and smudges.
6. Complete glass cleaning of all display cases.

Monthly Cleaning

1. High dust all areas not reached during nightly and weekly dusting. Height limitation of no greater than 12 feet above floor level or adjacent stair.
2. Dust blinds.
3. Dust wall hangings.

General Items

1. Contractor personnel will notify or contact staff of any irregularities such as defective plumbing, unlocked doors, burned out light bulbs, and lights left on.
2. Contractor personnel will turn off all lights except those to be left on, close windows, and secure building.

3. Contractor staff shall not use City facilities such as break rooms, food preparation equipment, etc. for personal use while performing this contract. Work breaks, meals and other rest periods shall be taken off premises. This does not apply to restroom facilities which may be used by contractor staff for the intended use.

New City Hall & Police Cleaning Checklist

Offices, Hallways, Conference Rooms & Staircases	Daily	Weekly	Monthly	Annually
Empty trash receptacles, sanitize and reline.	X			
Dust and wipe down table-tops and chairs.	X			
Sweep and mop all hard and rubber floors.	X			
Vacuum carpets, including under tables/desks	X			
Wipe and sanitize door handles.	X			
Clean and sanitize water fountain.	X			
Elevator – Sweep and mop floor.	X			
Elevator – Wipe down walls.	X			
Vestibules – Vacuum floor and spot clean glass.	X			
Vestibules – Clean all windows thoroughly.		X		
Clean all doors, in door windows and door side windows.		X		
Council Chambers – Clean windows to rooms 335 and 338.		X		
Fitness Area – Clean Mirrors		X		
Clean and sanitize all phones.		X		
Wipe and sanitizes light switches.		X		
Dust high/low areas and remove cobwebs.		X		
Dust ceiling vents/grills.			X	
Clean windowsills.			X	
Clean cubicle glass partitions.			X	
Clean full interior window walls.			X	
Deep clean all flooring. (Carpet, LVT, Epoxy, VCT, and Quartz)				X
Clean window blinds.				X

Rest Rooms & Locker Rooms (Public & Staff)	Daily	Weekly	Monthly	Annually
Empty trash receptacles and reline.	X			
Clean and sanitize sink, toilet, and countertop.	X			
Restock Paper Products	X			
Clean mirrors, faucets/knobs/handles.	X			
Sweep and mop all hard floor.	X			
Dust high/low areas and remove cobwebs.	X			
Wipe down baby changing tables.	X			
Clean showers.	X			
Clean ADA grab bars.				
Clean mirrors.		X		
Dust ceiling vents/grills.			X	
Strip and Wax VCT Floors.				X
Deep clean all flooring. (Carpet, LVT, Epoxy, Quartz, strip and wax VCT)				X

Kitchen Areas	Daily	Weekly	Monthly	Annually
Empty trash receptacles.	X			
Restock paper products.	X			
Sanitize sinks and faucets.	X			
Wipe down all tabletops.	X			
Wipe down chairs/stools.	X			
Clean outside of microwaves and refrigerator.	X			
Sweep and mop floors.	X			
Deep clean all flooring. (Carpet, LVT, Epoxy, VCT, and Quartz)	X			
Clean window blinds.				X

Department Counters	Daily	Weekly	Monthly	Annually
Empty trash receptacles.	X			
Wipe down counter tops.	X			
Clean front counter windows (Both Sides)	X			

Library Cleaning Checklist

General Library areas (entry, meeting room, 1st & 2nd floor areas, study rooms, quiet reading room, genealogy room, board room, children's program room, all staff areas)	Daily	Weekly	Monthly	2 x year	Annually
Empty trash receptacles, pick up trash on floors or tabletops	x				
Dust or wipe down table tops and chairs	x				
Vacuum carpets incl under tables/desks and traffic mats	x				
Vacuum and mop all hard floor surfaces	x				
Sanitize all water fountains	x				
Wipe fingerprints/smudges off doors and windows	x				
Clean entrance doors and windows	x				
Dust high/low areas and remove cobwebs		x			
Dust ceiling vents/grills			x		
Rest Rooms (public and staff)					
Empty all trash receptacles	X				
Thoroughly sanitize sinks, commodes, urinals, countertops, partitions, grab bars, changing tables	x				
Restock paper products	x				
Clean mirrors and all faucets/knobs/handles	x				
Sweep/vacuum/mop all floors	x				
Sanitize all doors and handles into restrooms	x				
Sanitize hand dryer	x				
Kitchen Areas (meeting room and staff)					
Empty trash receptacles	x				

Restock paper products					
Thoroughly sanitize sinks and faucets	x				
Wipe down outside of fridge	x				
Clean inside and outside of microwaves	x				
Wipe down all table tops	x				
Wipe down chairs and table pedestals		x			
Sweep/vacuum/mop floor	X				
Staff offices/desks/department counters					
Empty trash receptacles	x				
Gently dust/wipe down desks taking precaution to not move any papers	x				
Clean smudges from doors, frames and interior windows	x				
Dust bookshelves gently taking precaution not to move books and other items on shelves		x			

Yorkville Preschool Cleaning Checklist

Preschool Rooms, Offices and Hallways	Daily	Weekly	Monthly	Annually
Empty trash receptacles, sanitize and reline.	X			
Dust and wipe down table-tops and chairs.	X			
Sweep and mop all hard floors.	X			
Wipe and sanitize door handles.	X			
Clean all doors and door windows.		X		
Sanitize all phones.		X		
Wipe and sanitizes light switches.		X		
Dust high/low areas and remove cobwebs.		X		
Dust ceiling vents/grills.			X	

Rest Rooms	Daily	Weekly	Monthly	Annually
Empty trash receptacles and reline.	X			
Clean and sanitize sink, toilet, and countertop.	X			
Restock Paper Products	X			
Clean mirrors, faucets/knobs/handles.	X			
Sweep and mop all hard floor.	X			
Dust high/low areas and remove cobwebs.		X		
Dust ceiling vents/grills.			X	

Public Works Cleaning Checklist

Offices, Hallways and Lunchroom	Daily	Weekly	Monthly	Annually
Empty trash receptacles, sanitize and reline.	X			
Dust and wipe down table-tops and chairs.	X			
Sweep and mop all hard and rubber floors.	X			

Wipe and sanitize door handles.	X			
Clean and sanitize water fountain.	X			
Clean all doors and door windows.		X		
Clean and sanitize all phones.		X		
Wipe and sanitizes light switches.		X		
Dust high/low areas and remove cobwebs.		X		
Dust ceiling vents/grills.			X	
Clean outside of microwaves and refrigerator.			X	
Strip and Wax VCT Floors.				X

Rest Room	Daily	Weekly	Monthly	Annually
Empty trash receptacles and reline.	X			
Clean and sanitize sink, toilet, and countertop.	X			
Restock Paper Products	X			
Clean mirrors, faucets/knobs/handles.	X			
Sweep and mop all hard floor.	X			
Dust high/low areas and remove cobwebs.	X			
Dust ceiling vents/grills.	X			
Strip and Wax VCT Floors.				X

201 W. Hydraulic Cleaning Checklist

201 W. Hydraulic	Weekly
Empty trash receptacles, sanitize and reline.	X
Dust and wipe down table-tops and chairs.	X
Sweep and mop all hard and rubber floors.	X
Wipe and sanitize door handles.	X
Clean all doors and door windows.	X
Sanitize all phones.	X
Wipe and sanitizes light switches.	X
Dust high/low areas and remove cobwebs.	X
Dust ceiling vents/grills.	X

Rest Room	Weekly
Empty trash receptacles and reline.	X
Clean and sanitize sink, toilet, and countertop.	X
Restock Paper Products	X
Clean mirrors, faucets/knobs/handles.	X
Sweep and mop all hard floor.	X
Dust high/low areas and remove cobwebs.	X
Dust ceiling vents/grills.	X

Van Emmon Cleaning Checklist

Van Emmon (First Floor)	Weekly	Monthly
Empty trash receptacles, sanitize and reline.	X	

Dust and wipe down table-tops and chairs.	X	
Sweep and mop all hard and rubber floors.	X	
Wipe and sanitize door handles.	X	
Clean all doors and door windows.	X	
Sanitize all phones.	X	
Wipe and sanitizes light switches.	X	
Dust high/low areas and remove cobwebs.	X	
Dust ceiling vents/grills.	X	
Sweep and Dust Staircases		X

Rest Room	Weekly
Empty trash receptacles and reline.	X
Clean and sanitize sink, toilet, and countertop.	X
Restock Paper Products	X
Clean mirrors, faucets/knobs/handles.	X
Sweep and mop all hard floor.	X
Dust high/low areas and remove cobwebs.	X
Dust ceiling vents/grills.	X

Parks Maintenance Building Cleaning Checklist

Offices, Hallways and Lunchroom	Daily	Weekly	Monthly	Annually
Empty trash receptacles, sanitize and reline.	X			
Dust and wipe down table-tops and chairs.	X			
Sweep and mop all hard and rubber floors.	X			
Wipe and sanitize door handles.	X			
Clean and sanitize water fountain.	X			
Clean all doors and door windows.		X		
Clean and sanitize all phones.		X		
Wipe and sanitizes light switches.		X		
Dust high/low areas and remove cobwebs.		X		
Dust ceiling vents/grills.			X	
Clean outside of microwaves and refrigerator.			X	
Strip and Wax VCT Floors.				X

Rest Room	Daily	Weekly	Monthly	Annually
Empty trash receptacles and reline.	X			
Clean and sanitize sink, toilet, and countertop.	X			
Restock Paper Products	X			
Clean mirrors, faucets/knobs/handles.	X			
Sweep and mop all hard floor.	X			
Dust high/low areas and remove cobwebs.	X			
Dust ceiling vents/grills.	X			
Strip and Wax VCT Floors.				X

Concession Stand Cleaning Checklist

Rest Rooms	Daily
Empty trash receptacles and reline.	X
Clean and sanitize sink, toilet, and countertop.	X
Restock Paper Products	X
Clean mirrors, faucets/knobs/handles.	X
Sweep and mop all hard floor.	X
Dust high/low areas and remove cobwebs.	X
Dust ceiling vents/grills.	X

Scheduled Holidays Buildings Will Be Closed

Select City Buildings will be closed on the following days each year: New Year’s Day, Martin Luther King, Jr.’s Birthday, President’s Day, Good Friday, Memorial Day, July 4, Labor Day, Thanksgiving Day, the Friday after Thanksgiving, Veteran’s Day, Christmas Eve and Christmas Day.

Janitorial service will not be required on these days at the City Hall, Public Works and Parks and Recreation Facilities and pricing should reflect this. The contractor may propose an alternative schedule for Holiday weeks. Upon submittal, the City shall consider the request and instruct the Contractor on how to proceed.

UNITED CITY OF YORKVILLE, ILLINOIS

SPECIAL CONDITIONS

1. *Persons submitting proposals Qualifications.* If requested, the interested Person submitting the proposal must provide a detailed statement regarding the business and technical organization of the Person submitting the proposal that is available for the work that is contemplated. Information pertaining to financial resources, experiences of personnel, previously completed projects, and other data may also be required to satisfy the City that the Person submitting the proposal is equipped and prepared to fulfill the Contract should the Contract be awarded to him. The competency and responsibility of Persons submitting proposals and of their proposed subcontractors will be considered in making awards.

Contractor shall submit employee identification information necessary for City staff to perform background checks on Contractor's employees, including the Contractor/Company Owner, Supervisors, etc. Such information may include but is not limited to date of birth, driver's license number, address, and other identifying information. The City reserves the right to ban Contractor employees from performing the proposal work based on the results of the background check, and no Contractor employees may begin proposed work until approved by the City. Contractor shall supply such information prior to any employee beginning proposed work.

If requested by the City, the Person submitting the proposal shall include a complete list of all equipment and manpower available to perform the work intended on the Plans and Specifications. The list of equipment and manpower must prove to the City that the Person submitting the proposal is well qualified and able to perform the work, and it shall be taken into consideration in awarding the Contract.

The City may make such investigations as it deems necessary, and the Person submitting the proposal shall furnish to the City all such information and data for this purpose as the City may request. A responsible Person submitting the proposal is one who meets all of the following requirements:

- Have adequate financial resources or the ability to secure such resources.
- Have the necessary experience, organization, and technical qualifications, and has or can acquire, the necessary equipment to perform the proposed Contract.
- Is able to comply with the required performance schedule or completion date, taking into account all existing commitments.
- Has a satisfactory record of performance, integrity, judgment, and skills.
- Is qualified and eligible under all applicable laws and regulations.

If the Person submitting the proposal possesses a current Illinois Department of Transportation "Certificate of Eligibility" with an amount for the work specified at least equal to the minimum amount of qualification indicated on the Legal Notice he may choose to provide the City a copy of the certificate in lieu of providing the above mentioned Persons submitting proposals Qualification requirements.

2. *Basis of Payment:* The City shall make monthly payments for services performed under this contract, pending receipt of the contractor's monthly invoice.

3. *General Guarantee:* The Contractor shall remedy any defects in the work and pay for any damage to other work resulting therefrom, which shall appear within a period of one (1) month. The United City of Yorkville will give notice of observed defects with reasonable promptness.

4. *Termination of Contract:* The United City of Yorkville reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event that sufficient funds to complete the Contract are not appropriated by the corporate authorities of the United City of Yorkville.

The United City of Yorkville further reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event of default by the Contractor. Default is defined as failure of the Contractor to perform any of the provisions of this Contract, or failure to make sufficient progress so as to endanger performance of this Contract in accordance with its terms. In the event of default and termination, the United City of Yorkville may procure, upon such terms and in such manner as the United City of Yorkville may deem appropriate, supplies or services similar to those so terminated.

The Contractor shall be liable for any excess costs for such similar supplies or service unless acceptable evidence is submitted to the United City of Yorkville that failure to perform the Contract was due to causes beyond the control and without the fault or negligence of the Contractor.

UNITED CITY OF YORKVILLE, ILLINOIS GENERAL CONDITIONS

These General Conditions apply to all proposals requested and accepted by the City and become a part of the contract unless otherwise specified. Persons submitting proposals, or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting proposals. The City assumes that submission of a proposal means that the person submitting the proposal has familiarized himself with all conditions and intends to comply with them unless noted otherwise.

1. **Forms** – All proposals must be submitted on the forms provided, complete with all blank spaces filled in and properly signed in ink in the proper spaces. All proposal forms may be obtained from the **City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois 60560** and when completed delivered to the same Office prior to the proposal closing date and time. Persons submitting proposals may attach separate sheets for the purpose of explanation, exception, or alternative proposal and to cover required unit prices.
2. **Submittal of Proposal** – Proposals must be submitted to United City of Yorkville, Jesus Navarro, Facilities Manager, 651 Prairie Pointe Drive, Yorkville, IL 60560.
3. **Examination of Proposal Forms, Specifications, and Site** – The person submitting the proposal shall carefully examine the proposal forms which may include the request for proposal, instruction to Persons submitting proposals, general conditions, special conditions, plans, specifications, proposal form, bond, and any addenda to them, and sites of the proposed work (when known) before submitting the proposal. The person submitting the proposal shall verify all measurements relative to the work, shall be responsible for the correctness of same. The person submitting the proposal will examine the site and the premises and satisfy themselves as to the existing conditions under which the person submitting the proposal will be obligated to operate. Failure of the person submitting the proposal to notify the City, in writing, of any condition(s) or measurement(s) making it impossible to carry out the work as shown and specified, will be construed as meaning no such conditions exist and no additional moneys will be added to the contract.

The submission of the proposal shall be considered conclusive evidence that the person submitting the proposal has investigated and is satisfied as to all conditions to be encountered in performing the work, and is fully informed as to character, quality, quantities, and costs of work to be performed and materials to be furnished, and as to the requirements of the proposal forms. If the proposal is accepted, the person submitting the proposal will be responsible for all errors in his proposal resulting from his failure or neglect to comply with these instructions, and the City shall not be responsible for any charge for extra work or change in anticipated profits resulting from such failure or neglect.

4. **Scope of Work** – The person submitting the proposal shall supply all required supervision, skilled labor, transportation, new materials, apparatus, and tools necessary for the entire and proper completion of the work. This work shall be completed to the satisfaction of the City.
5. **Completeness** – All information required by the Request for Proposal must be supplied to constitute a responsive proposal. The Person submitting the proposal shall include the completed Proposal Sheet. The City will strictly hold the person submitting the proposal to the terms of the proposal. The proposal must be executed by a person having the legal right and authority to bind the person submitting the proposal.
6. **Error in Proposals** – When an error is made in extending total prices, the unit proposal price and/or written words shall govern. Otherwise, the person submitting the proposal is not relieved from errors in proposal preparation. Erasures in proposals must be explained over signature of person submitting the proposal.

7. **Withdrawal of Proposals** – A written request for the withdrawal of a proposal or any part thereof may be granted if the request is received by the Director of Parks and Recreation prior to the Closing Date.
8. **Person submitting the proposal Interested in More than One Proposal** – Unless otherwise specified, if more than one proposal is offered by any one party, by or in the name of his or their agent, partner, or other persons, all such proposals may be rejected. A party who has quoted prices on work, materials, or supplies to other Persons submitting proposals is not thereby disqualified from quoting prices to other Persons submitting proposals or from submitting a proposal directly for the work, materials, or supplies.
9. **Person submitting the proposal’s qualifications** – No award will be made to any person submitting the proposal who cannot satisfy to the City that they have sufficient ability and experience in this class of work, as well as sufficient capital and equipment to do the job and complete the work successfully within the time named (i.e. responsible). The City’s decision or judgment on these matters shall be final and binding. The City may make such investigations as it deems necessary. The person submitting the proposal shall furnish to the City all information and data the City may request for the purpose of investigation.
10. **Proposal Award for All or Part** – Unless otherwise specified, proposals shall be submitted for all of the work or items for which proposals are requested. The City reserves the right to make award on all items, or any of the items, according to the best interests of the City.
18. **Consideration of Proposal** – No proposal will be accepted from or contract awarded to any person, firm or corporation that is in arrears or is in default to the City upon any debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the City or had failed to perform faithfully any previous contract with the City.

The person submitting the proposal, if requested, shall present within 48 hours evidence satisfactory to the City of performance ability and possession of necessary facilities, pecuniary resources and adequate insurance to comply with the terms of these specifications and contract documents.

19. **Execution of Contract** – The successful person submitting the proposal shall, within fourteen (14) days after notification of the award: (a) enter into a contract in writing with the City covering all matters and things as are set forth in the specifications and his proposal and (b) carry insurance acceptable to the City, covering public liability, property damage, and workmen’s compensation.

After the acceptance and award of the proposal and upon receipt of a written purchase order executed by the proper officials of the City, this Instruction to Persons submitting proposals, including the specifications, will constitute part of the legal contract between the United City of Yorkville and the successful person submitting the proposal.

21. **Compliance with All Laws** – All work under the contract must be executed in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations which may in any manner affect the preparation of the proposal or performance of the contract.
22. **Compliance with the Substance Abuse Prevention on Public Works Projects Act** – The Contractor and its Subcontractors shall comply with the Substance Abuse Prevention on Public Works projects Act (820 ILCS 265/1 et seq.) and prior to commencing work on a “public works” project (as defined in the Prevailing Wage Act) file with the City its program to comply with the Act or file that portion of its collective bargaining agreement that deals with the matters covered by the Act.

23. **Equal Employment Opportunity** – During the performance of the contract and/or supplying of materials, equipment, and suppliers, person submitting the proposal must be in full compliance with all provisions of the Acts of the General Assembly of the State of Illinois relating to employment, including equal opportunity requirements.
24. **Contract Alterations** – No amendment of a contract shall be valid unless made in writing and signed by the City Administrator or his authorized agent.
25. **Notices** – All notices required by the contract shall be given in writing.
26. **Nonassignability** – The Contractor shall not assign the contract, or any part thereof, to any other person, firm, or corporation without the previous written consent of the City Administrator. Such assignment shall not relieve the Contractor from his obligations or change the terms of the contract.
27. **Indemnity** – To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, and hold harmless the City, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost, and expenses, which may in anywise accrue against the City, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Contractor, its employees, or subcontractors, or which may anywise result therefore, except that arising out of the sole legal cause of the City, its agents, or employees, the Contractor shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents, and employees, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the City, its officials, agents, and employees as herein provided.

28. **Insurance** – In submission of a proposal, the person submitting the proposal is certifying that he has all insurance coverages required by law or would normally be expected for person submitting the proposal's type of business. Commercial General Liability Insurance: Contractor shall provide commercial general liability insurance policy that includes products, operations and completed operations (with no exclusion for sexual abuse or molestation). Limits should be at least: Bodily injury & property damage with an occurrence limit of \$1,000,000: Personal & advertising injury limit of \$1,000,000 per occurrence: General aggregate limit of \$2,000,000 (other than products and completed operations): Products and completed operations aggregate limit of \$2,000,000. The policy shall name the City as an additional insured. Such coverage will be provided on an occurrence basis and will be primary and shall not contribute in any way to any insurance or self- insured retention carried by the City. Such coverage shall contain a broad form contractual liability endorsement or similar wording within the policy form.
29. **Default** – The City may terminate a contract by written notice of default to the Contractor if:
 - a. The Contractor fails to perform the services within the time specified in the proposal, or
 - b. fails to make progress so as to endanger performance of the contract, or
 - c. fails to provide or maintain in full force and effect, the liability and indemnification coverages or performance bond as required.

If the City terminates the contract, the City may procure supplies or services similar to those so terminated, and the Contractor shall be liable to the City for any excess costs for similar supplies and services, unless the Contractor provides acceptable evidence that failure to perform the contract was due to causes beyond the control and without the fault or negligence of the Contractor.

30. **Inspection** – The City shall have a right to inspect, by its authorized representative, any material, components, or workmanship as herein specified. Materials, components, or workmanship that has been rejected by the authorized representative as not in accordance with the terms of the specifications shall be replaced by the Contractor at no cost to the City.
31. **Supplementary Conditions** – Wherever special conditions are written into the specifications or supplementary conditions which are in conflict with conditions stated in these Instructions to Person submitting the proposal, the conditions stated in the specifications or supplementary conditions shall take precedence.
32. **Permits and Licenses** – The successful person submitting the proposal and their subcontractor(s) shall obtain, at their own expense, all permits and licenses which may be required to complete the contract. Fees for all City permits, and licenses shall be waived.
33. **Person submitting the proposal's Certification** – - In compliance with the Illinois State Law that requires each person submitting the proposal to file a certification regarding proposal rigging and proposal rotating and that it is not delinquent in its taxes.
34. **Change Orders** – After the contract award, changes in or additions to the work and/or a change in the amount of money to be paid to the person submitting the proposal must be the result of an approved change order first ordered by the Director of the lead department and approved by the City Administrator and/ or City Council.
35. **Time of Completion** – The successful person submitting the proposal shall completely perform its proposal in strict accordance with its terms and conditions within the number of consecutive calendar days after notification of award of the contract as stated in the proposal.
36. **Payment** – Payment will be made within thirty (30) days after acceptance of the job by the City after the completion of the work as covered within the contract documents.
37. **Guarantees and Warranties** – All guarantees and warranties required shall be furnished by the successful person submitting the proposal and shall be delivered to the City before final payment on the contract is issued.
38. **Waiver of Lien** – where applicable a waiver of lien and contractor's affidavit must be submitted by the successful person submitting the proposal, verifying that all subcontractors and material invoices have been paid prior to the City approving final payment.

PROPOSAL

Note: The Person submitting the proposal must complete all portions of this Proposal

The undersigned, having examined the specifications, and all conditions affecting the specified project, offer to furnish all services, labor and incidentals specified for the price below.

It is understood that the City reserves the right to reject any and all proposals and to waive any irregularities and that the prices contained herein will remain valid for a period of not less than ninety (90) days.

I (We) propose to complete the following project as more fully described in the specifications for the following:

Bidding Company Name: UNI-MAX Management Corp

Year 1:

<u>Location</u>	<u>Daily</u>		<u>Weekly</u>		<u>Monthly</u>		<u>Total</u>
	<u>Hours</u>	<u>Price</u>	<u>Hours</u>	<u>Price</u>	<u>Hours</u>	<u>Price</u>	
City Hall/Police Department	4	100	20	500	86	2150	25800
Beecher Concession Stand	1	25	2	50	8.5	212	1484
Public Works Facility	2	50	4	100	17	433	5200
Library Building	3	75	18	450	78	1950	23400
Parks and Recreation Maintenance Building	1	25	2	50	8.5	216	2592
Van Emmon Activity Center	2	50	2	50	8.5	216	2592
Bridge Concession Stand	1	25	2	50	8.5	212	1484
Hydraulic Building	1	25	1	25	4.5	108	1299
Preschool Building	2	50	6	150	26	650	7800

Year 2 (City Option):

<u>Location</u>	<u>Daily</u>		<u>Weekly</u>		<u>Monthly</u>		<u>Total</u>
	<u>Hours</u>	<u>Price</u>	<u>Hours</u>	<u>Price</u>	<u>Hours</u>	<u>Price</u>	
City Hall/Police Department	4	108	20	540	86	2322	27864
Beecher Concession Stand	1	27	2	54	8.5	230	1610
Public Works Facility	2	54	4	108	17	459	5508
Library Building	3	81	18	486	78	2106	25272
Parks and Recreation Maintenance Building	1	27	2	54	8.5	230	2760
Van Emmon Activity Center	2	54	2	54	8.5	246 230	2760
Bridge Concession Stand	1	27	2	54	8.5	230	1610
Hydraulic Building	1	27	1	27	4.5	122	1464
Preschool Building	2	50	6	150	26	702	8424

SUBCONTRACTOR ACKNOWLEDGEMENT

If it is the Contractor's intention to utilize a subcontractor(s) to fulfill the requirements of the Contract, the City must be advised of the subcontractor's company name, address, telephone and fax numbers, and a contact person's name at the time of proposal submittal.

	<u>YES</u>	<u>NO</u>
Will you be utilizing a subcontractor?	_____	<u> X </u>
If yes, have you included all required information with your proposal submittal?	_____	_____

Provide the name, contact information, and value of work for each and every subcontractor which will be employed on this project.

Subcontractor No. 1

Business Name

Address Village, State, Zip Code

Telephone Number Value of Work Subcontracted

Nature of Work Subcontracted

Subcontractor No. 2

Business Name

Address

Village, State, Zip Code

Telephone Number

Value of Work Subcontracted

Nature of Work Subcontracted

Subcontractor No. 3

Business Name

Address

Village, State, Zip Code

Telephone Number

Value of Work Subcontracted

Nature of Work Subcontracted

If additional sheets are needed, please make copies.

REFERENCES

General Information, the list below current business references for whom you have performed work similar to that required by this proposal.

Reference No. 1

Village of Western Springs
Business Name

5 locations Western Springs, IL
Address Village, State, Zip Code

Bill Tomczyk 708-246-1800
Contact Person Telephone Number

2015 - 2023 -> ended 3/2023
Dates of Service

Reference No. 2

Village of Woodridge
Business Name

517 Plaza du Woodridge, IL
Address Village, State, Zip Code

Bob Gray 630-719-6107
Contact Person Telephone Number

8 years -> till present
Dates of Service

Reference No. 3

City of Crest Mill
Business Name

2 locations Crest Mill, NY
Address Village, State, Zip Code

Mark Siefert 815-741-5122
Contact Person Telephone Number

2017-2023
Dates of Service

If additional sheets are needed, please make copies.

CONTRACTOR PROPOSAL AGREEMENT

I hereby certify that the item(s) proposed is/are in accordance with the specifications as noted and that the prices quoted are not subject to change; and that

The Person submitting the proposal is not barred by law from submitting a proposal to the City for the project contemplated herein because of a conviction for prior violations of either Illinois Compiled Statutes, 720 ILCS 5/33E-3 (Proposal Rigging) or b720 ILCS 5/33-4 (Proposal Rotating); and that

The Person submitting the proposal is not delinquent in payment of any taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1; and that

The Person submitting the proposal provides a drug free workplace pursuant to 30 ILCS 580/1, *et seq.*, and that

The Person submitting the proposal certifies they have a substance-abuse program and provide drug testing in accordance with 820 ILCS 130/11G, Public Act 095-0635; and that

The Person submitting the proposal is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101 *et seq.* including establishment and maintenance of sexual harassment policies and program.

Signed

EVA AMBROZ

Print Name

Title

Account Manager

Company Name

UN-MAX Management Corp

Date

7-11-23



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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2023-46

Agenda Item Summary Memo

Title: Countryside Pavilion Park Update

Meeting and Date: City Council – July 25, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Tim Evans Parks and Recreation
Name Department

Agenda Item Notes:



Memorandum

To: Yorkville City Council
From: Tim Evans, Director of Parks and Recreation & Scott Sleezer, Supt. of Parks
CC: Bart Olson, City Administrator
Date: July 17, 2023
Subject: Countryside Pavilion Park - Update

Summary

Countryside Pavilion Park - Update

Background

This item was initially presented to City Council when the Council approved new playground equipment purchases in 2022. A status update was given to the Council at their April 11, 2023 meeting. Over the last few years, Parks & Recreation staff has developed a playground replacement plan for the City's current 28 playgrounds. As part of this process, staff has also determined that there are a few subdivisions in Yorkville that do not have access to a playground without having to cross a busy street. One of those subdivisions is the Countryside subdivision.

When looking into possible locations to install a playground in the Countryside subdivision, Yorkville Congregational Church contacted City staff with a potential opportunity to locate a public playground on a portion of their land. Over the last year, staff has met with Congregational Church officials to discuss possible parameters on a Countryside playground partnership. While the official draft agreement is attached, the partnership would consist of the following, general details:

Congregational Church:

- 1) Would donate the designated Church land to the City for the purpose of the City to install a public playground and shelter. The location of proposed donated land for a public park site is attached.

City:

- 1) Purchase and install a playground, shelter and sledding hill, plus enhance the park site for up to \$130,000.
- 2) Maintain the playground, shelter, and park site.
- 3) Provide liability insurance for the park site, playground, and shelter.

4) Name the Park site **Countryside Pavilion Park.**

As part of this process, Church members and City staff spoke with residents whose properties back up to the proposed park site. The Church hosted informational sessions with their church members as well as Church members voted overwhelming, 73-11, in favor of moving forward with agreement.

The name for the park site was recommended by the Church for the following reason:

In addition to the playground, there will be a pavilion in the park for all Yorkville residents to enjoy. The name, Countryside Pavilion Park, will also remind the community of the long history in Kendall County that Yorkville Congregational Church (YCUCC) has with the Yorkville community. YCUCC is the oldest church in Kendall County because they have the legacy of 3 churches: 1834 Pavilion Baptist Church, 1834 Bristol Baptist, and 1836 First Congregational Church. In 1920 the three churches merged and Yorkville Federated Church began. In 1940, Pavilion Baptist was torn down and the lumber, including hand-hewn beams, which became part of a corn crib on the Doetschman Farm, Rt 71.

Attached is the draft Memorandum of Understanding (MOU), play survey, legal description, playground and proposed park site. Currently the Church is reviewing the draft MOU and City staff is working on the title. Staff is anticipating bringing the final MOU to the City Council for approval at their August 8 meeting.

Recommendation

This is an informational item.

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN THE UNITED CITY OF YORKVILLE AND
THE YORKVILLE CONGREGATIONAL UNITED CHURCH OF CHRIST**

THIS MEMORANDUM OF UNDERSTANDING (“Agreement”) is entered into as of the date shown below by and between the Yorkville Congregational United Church of Christ, Kendall County, Illinois (“YCUCC”) and the United City of Yorkville (“City”).

WITNESSETH:

WHEREAS, YCUCC is an Illinois religious corporation, formed and presently existing at 409 Center Parkway, Yorkville, Kendall County, Illinois; and

WHEREAS, City is a duly organized and validly existing non-home rule municipal corporation established and operated pursuant to the Constitution of the State of Illinois of 1970 and the Illinois *Municipal Code*, 65 ILCS 5/1-1-1 *et seq.* (the “Municipal Code”); and

WHEREAS, the City is authorized to enter into this Memorandum of Understanding pursuant to its authority to contract and hold real property under Section 2-2-12 of the Municipal Code (65 ILCS 5/2-2-12); and

WHEREAS, YCUCC has agreed to donate certain property, as legally described and depicted on *Exhibit A* (the “Property”), to the City for use as a public park (the “Park”); and

WHEREAS, the parties mutually desire to enter into this Agreement in order to define their respective rights, duties and responsibilities with respect to the Property.

NOW, THEREFORE, in consideration of the terms and conditions contained in this Agreement, and other good and valuable consideration, the receipt of which is hereby acknowledged, City and YCUCC agree as follows:

- 1. INCORPORATION OF PREAMBLES:** The preambles are hereby incorporated into and made a part of this Agreement.
- 2. THE PROPERTY:** Legally described on Exhibit A attached hereto.
- 3. REVERTER:** YCUCC and the City agree that the Property shall be conveyed to the City by Quit Claim Deed for the exclusive use as a Park to be named Countryside Pavilion Park, subject to a right of reverter to YCUCC in the event the use of the Property as a Park ceases for a period of two (2) years (provided that YCUCC, is in operation at its current location at 409 Center Parkway, Yorkville, Illinois), identified as parcel number 02-29-226-018 (“YCUCC Property”). It is understood and agreed that in the event YCUCC Property ceases to be used for YCUCC purposes, this right of reverter shall become void and the City shall own the Property without restriction.

4. CITY'S DUTIES: The City shall provide for the following items to be installed or constructed on the Property: a playground, a shelter, electrical outlets, trash cans, and dumpster pads, which pads may be on Property, all as depicted on *Exhibit B*. The City shall also pave and stripe the gravel parking lot to the south of YCUCC with asphalt. The City shall provide street parking spaces for use by visitors to the Property. The City shall be responsible for all upkeep, maintenance and repair of all City owned property. Should a group of 30 or more individuals request to rent the Park, the City shall notify YCUCC via telephone, email, or regular mail to the address listed under Section 8, Notice.

5. YCUCC'S DUTIES: YCUCC shall be responsible for maintenance, upkeep and repair of the parking lot located on the south border of YCUCC_Property, including plowing the parking lot during winter weather conditions. YCUCC shall be responsible for all upkeep, maintenance and repair of all Church Property.

6. YCUCC USE OF THE PARK: YCUCC shall be entitled to exclusive use of the Park without paying any fees or assessments to the City for such use for 10 (ten) days every calendar year.

7. TERM: This Agreement shall commence upon its effective date and terminate in 25 years from the effective date with the exception of the right of reverter as provided in paragraph 3.

8. NOTICE: Notices under this agreement shall be provided as follows:

To the City:

The United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

with copy to:

Kathleen Field Orr
2024 Hickory Rd., Suite 205
Homewood, IL 60430

Yorkville Congregational United Church of Christ:
409 Center Parkway
Yorkville, Illinois 60560
Attn: Church Administrator

9. SUCCESSORS AND ASSIGNS: This Agreement shall be binding upon, apply and inure to the benefit of YCUCC and City and their respective heirs, legal representatives, successors and assigns.

10. AMENDMENTS: No modifications or amendments or waiver of any provision hereto shall be valid and binding unless in writing and signed by both parties.

11. COMPLETE UNDERSTANDING: This Agreement sets forth all the terms and conditions, and agreements and understandings between YCUCC and City relative to the subject matter hereof, and there are not agreements or conditions, either oral or written, expressed or implied, between them other than as herein set forth.

12. GOVERNING LAW: This Agreement and the rights and responsibilities of the parties hereto shall be interpreted and enforced in accordance with the laws of the State of Illinois.

13. WAIVER: No waiver of any default of either party hereunder shall be implied from an omission of the parties to take any action on account of such default and no express waiver shall affect any default other than the default specified in that express waiver and then only for the time and to the extent therein stated.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding by their authorized representatives as of the last date of signature shown below.

**CHURCH:
YORKVILLE CONGREGATIONAL
UNITED CHURCH OF CHRIST**

**CITY:
UNITED CITY OF YORKVILLE**

By: _____
Its _____

By: _____
Its _____

ATTEST:

ATTEST:

By: _____
Its _____

By: _____
Its _____

DATED: _____

DATED: _____

EXHIBIT A – INSERT DEPICTION/DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION

THAT PART OF BLOCK 4, IN COUNTRYSIDE CENTER UNIT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERLY MOST CORNER OF LOT 1 IN THE RESUBDIVISION OF PART OF BLOCK 4, COUNTRYSIDE CENTER UNIT 4; THENCE NORTH 47 DEGREES 56 MINUTES 11 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 153.84 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 2; THENCE NORTH 33 DEGREES 11 MINUTES 25 SECONDS EAST, 81.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, 127.00 FEET; THENCE SOUTH 24 DEGREES 47 MINUTES 51 SECONDS EAST, 94.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 4; THENCE 129.00 FEET SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1633.00 FEET, CHORD BEARING SOUTH 48 DEGREES 28 MINUTES 34 SECONDS WEST, AND CHORD LENGTH OF 128.97 FEET TO THE POINT OF BEGINNING.



Yorkville
Illinois

Countryside Park

little tikes

COMMERCIAL



Parkreation





Adjacent Homes

Church Property

Proposed Park Site

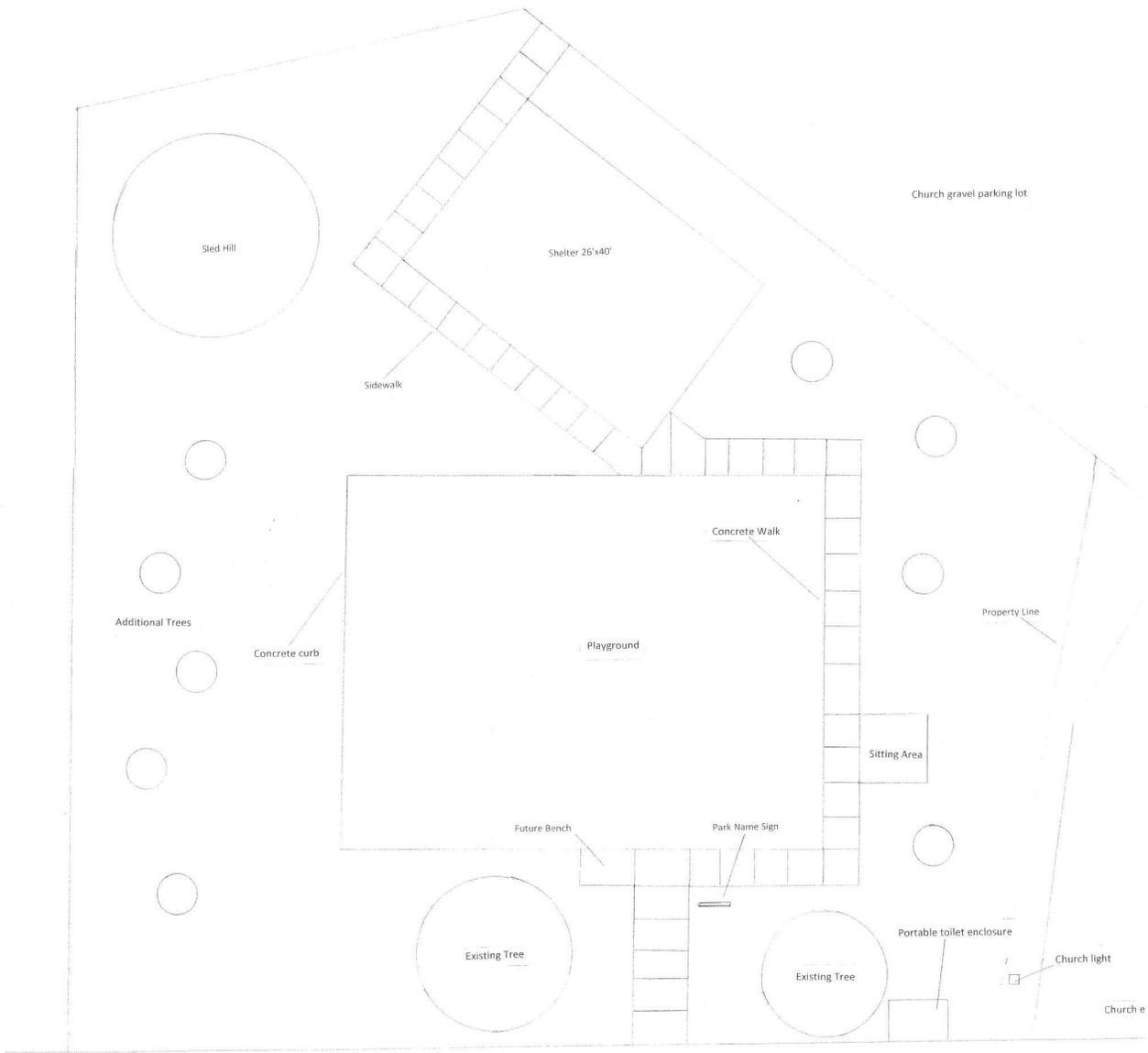
Adjacent Homes

See web site for license constraints. | Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its af... Powered by Esri


About


Chanaeloa


Buas



Scale 1"=10'

Countryside Park Layout

UNITED CITY OF YORKVILLE PARKS AND RECREATION

DEPARTMENT PARK INFORMATION

1. Purcell Park (325 Fairhaven Dr)

Attractions: Playground for 5-12 year olds, Picnic Area

2. Fox Hill East Park (1474 Sycamore Rd)

Attractions: Baseball Field, Basketball Court, Playground for 5-12 year olds, Picnic Area

3. Fox Hill West Park (1711 John St)

Attractions: Baseball Field, Disc Golf, Trails, Natural Areas, Open Space

4. Hiding Spot Park (307 Park & Freemont)

Theme: Music
Attractions: Playground for 5-12 year olds, Picnic Area, Sand, Shelter, Wheelchair Accessible

5. Emily Sleezer Park (837 Homestead Dr)

Attractions: Basketball Court, Playground for 5-12 year olds, Picnic Area, Trails

6. Town Square Park (301 N. Bridge St)

Attractions: Picnic Area, Portable Restrooms, Gazebo

7. Beecher Park (901 Game Farm Rd)

Attractions: Baseball Fields, Concessions, Football Field, Playground for 5-12 year olds, Picnic Area, Portable Restrooms, Sand, Soccer Field, Open Space

8. Van Emmon Park (374 E. Van Emmon St)

Attractions: Baseball Field, Open Space

9. Price Park (525 Burning Bush Dr)

Attractions: Basketball Court, Fishing, Playground for 5-12 year olds, Picnic Area

10. Riverfront Park (301 E. Hydraulic Ave)

Attractions: Playground for 5-12 year olds, ADA Canoe Access, Fishing Pier, Picnic Area, Restrooms, Shelter, Trail

11. Kiwanis Park (1809 Country Hills Dr)

Theme: Fort
Attractions: Basketball Court, Playground for 5-12 year olds, Picnic Area, Sand, Shelter, Trail, Wheelchair Accessible, Open Space

12. Rice Park (545 Poplar Dr)

Theme: Transportation
Attractions: Funnelball, Playground for 5-12 year olds, Picnic Area, Sand, Shelter, Trail, Working Traffic Lights

13. West Hydraulic Park (West Hydraulic Ave)

Attractions: Natural Areas, Picnic Area

14. Rivers Edge Park (974 Stony Creek Ln)

Attractions: Benches, Open Space

15. Crawford Park (201 Windham Cir)

Attractions: Natural Area, Walking Trail
Adjacent to Fox River

16. Sunflower Park (1765 Walsh Dr)

Theme: Farm
Attractions: Basketball Court, Playground for 5-12 year olds, Picnic Area, Sand, Shelter, Open Space

17. Cannonball Ridge Park (2087 Northland Ln)

Theme: Civil War
Attractions: Basketball Court, Playground for 2-5 and 5-12 year olds, Picnic Area, Shelter, Skateboard Elements

18. Gilbert Park (703 Adrian St)

Theme: Tree House
Attractions: Playground for 5-12 year olds

19. Rotary Park (2775 Grande Trl)

Theme: High Adventure
Attractions: Baseball Field, Playground for 2-5 and 5-12 year olds, Picnic Area, Shelter, Skateboard Elements, Zipline, Trails

20. Bristol Station Park (2753 Alan Dale Ln)

Theme: Train
Attractions: Baseball Field, BMX Track, Playground for 2-5 and 5-12 year olds, Picnic Area, Shelter, Trails, Open Space, Wheelchair Accessible

21. Jr. Women's Club Park (1267 Taus Cir)

Theme: Space
Attractions: Basketball Court, Playground for 5-12 year olds, Picnic Area, Sand, Shelter, Skateboard Elements, Trails, Open Space

22. Jaycee Pond (410 W. Center St)

Attractions: Fishing, Natural Areas
Adjacent to Blackberry Creek, Picnic Areas

23. Cobb Park (109 Colonial Pkwy)

Theme: American Gladiator
Attractions: Playground for 2-5 and 5-12 year olds, Picnic Area

24. Raintree Village Park A (524 Parkside Ln)

Theme: Dinosaur
Attractions: Playground for 2-5 year olds, Picnic Area, Sand, Trails

25. Steven G. Bridge Park (1865 Kennedy Rd)

Theme: Baseball
Attractions: Baseball Fields, Concessions, Playground for 5-12 year olds, Picnic Area, Restrooms, Shelter

26. Stepping Stones Park (3152 Grande Trl)

Theme: School
Attractions: Playground for 5-12 year olds, Picnic Area, Shelter, Soccer Field, Wheelchair Accessible

27. Wheaton Woods (205 Wheaton Ave)

Attractions: Natural Trail, Picnic Area, Shelter

28. Green's Filling Station Park (2736 Autumn Creek Blvd)

Theme: Transportation
Attractions: Playground for 5-12 year olds, Picnic Area, Shelter, Skateboard Elements, Sled Hill, Trails, Open Space

29. Riemenschneider Park (600 Hayden Dr)

Theme: Firefighter
Attractions: Baseball Fields, Playground for 2-5 and 5-12 year olds, Picnic Area, Shelter, Trail, Spray Park, Open Space

30. Bristol Bay Park A (4552 Rosenwinkel St)

Theme: Circus
Attractions: Playground for 5-12 year olds, Shelter

31. Bristol Bay Regional Park (9257 Galena Rd)

Attractions: Baseball Field, Soccer Fields, Skate Park, Walking Trails, Lighted Sand Volleyball, Bocce Courts, Cornhole boards, Sled Hill, Open Space

32. Raintree Village Park B (872 Prairie Crossing Dr)

Theme: Castle
Attractions: Playground for 5-12 year olds, Picnic Area, Shelter, Sled Hill, Lighted Tennis Courts, Trail, Wheelchair Accessible, Baseball Field, Work out stations

33. Clark Park (106 E. Main St)

Attractions: Fishing, Nature Trail, Shelter, Picnic Table

34. Grande Reserve Park A (3972 Tuscany Trl)

Attractions: Basketball, Trail

35. Grande Reserve Park B (2272 Beresford Dr)

Theme: Castle
Attractions: Playground for 5-12 year olds, Picnic Area, Shelter, Trail

36. Windett Ridge (2500 Fairfax Way)

Theme: Pirate
Attractions: Playground for 5-12 year olds, Picnic Area, Wheelchair Accessible, Open Space

37. Autumn Creek North Playground (1397 Slate Dr)

Theme: Nature
Attractions: Playground for 5-12 year olds, Inclusive Swing, Trailhead

38. Caledonia Park (354 Shadow Wood Dr)

Theme: Explorer
Attractions: Playground for 5-12 year olds, Inclusive Swing



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

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2023-59

Agenda Item Summary Memo

Title: BrightFarms – Proposed Well Modification

Meeting and Date: City Council – July 25, 2023

Synopsis: Review of Findings

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2023-59

Type of Vote Required: Majority

Council Action Requested: 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
Jori Behland, City Clerk
Krysti Barksdale Noble, Community Development Director

Date: June 22, 2023
Subject: BrightFarms – Proposed Well Modification

Overview

BrightFarms received approval from the City Council on April 26, 2022 to construct a well to serve its development. EEI had reviewed materials provided by BrightFarms and concluded that it would not have any significant affect on any City Wells [attachment 1]. BrightFarms also satisfied our requests to investigate the possible well interference with local adjacent private wells [attachment 2].

Recently, BrightFarms has requested to modify its proposal [attachment 3]. The new request consists of relocating the proposed well to a location closer to the current building footprint. The old well will be capped in accordance with health department requirements.

The new well is proposed to have the same specifications (640 feet deep; 200 GPM) as the originally well.

Analysis

BrightFarms commissioned Resource Consulting, Inc. to update its survey of local wells and the results confirmed no additional impact to private wells [attachment 3].

EEI has concluded that the proposed relocation will not change our findings.

Recommendations

We recommend that the proposed relocation be approved by the City.

If you have any questions or require additional information, please let us know.



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Jori Behland, City Clerk
Krysti Barksdale Noble, Community Development Director

Date: April 21, 2022
Subject: Bright Farms – Review of Impact of Proposed Well

Overview

We have reviewed the information provided by BrightFarms and Resource Consulting, Inc. concerning the potential impact of a new groundwater well (see attached well cross section and construction details) located on the BrightFarms site near the northeast corner of Eldamain Road and Corneils Road. This information was provided in a series of emails between March 22nd and April 6th.

Based on the information provided and detailed analysis conducted by EEI staff, we have concluded the following:

- We do not believe that the City's wells will be adversely affected by the proposed well. Only one City well (#4) is open to this formation and there is sufficient distance between them as to not have interference.
- We are concerned that this well will have adverse effects on neighboring individual wells within the Ancell formation, potentially within a mile of the proposed well. Our concerns are further detailed below.
- We have reviewed the long-term sustainability of the well against the study conducted by the Illinois State Water Survey in 2013. Based on our analysis of the study, we have concluded that the proposed well will not have a significant impact on the sustainability of the Ancell sandstone aquifer (see attached EEI Memo).

Analysis

EEI used the raw data provided by the consultant to complete our own independent analysis.

The water level data collected from the pumping test of the BrightFarms well can be used to estimate transmissivity of the water bearing formations using an empirical method documented by Driscoll (1986). The 24-hour pumping test conducted by BrightFarms resulted in 151 feet of drawdown at the pumping rate of 200 gallons per minute. Thus, the specific capacity (pumping rate divided by drawdown) of the well is 1.32 gallon per minute (gpm) / foot of drawdown. The method developed by Driscoll estimates transmissivity by multiplying the specific capacity in gpm / foot by 2000. Applying this method results in an estimate of transmissivity of 2,640 gallons per day / foot, which converts to 353 feet²/day. Given that the sandstone in the BrightFarms well was encountered between 518 and 640 feet bgs, the aquifer thickness is taken as 122 feet. Dividing transmissivity by aquifer thickness yields hydraulic conductivity of 2.9 feet / day. This value for hydraulic conductivity is consistent with published studies for the region (Roadcap, 2013). A storativity value of 0.0001 is assumed based on specific storage values presented in Meyer, 2009.

The estimated hydraulic parameters described above were used to estimate the drawdown created by the BrightFarms well. The estimates are based on continuous pumping of the well at 200 gallons per minute

using the solution developed by Theis (1935). The table below summarizes the results of the analysis, showing the drawdown (in feet) as a function of time (days of continuous pumping) and distance from the well (feet).

		Distance from Pumping Well (feet)		
		5,000	10,000	15,000
Days of Continuous Pumping	30	19	10	4
	365	40	31	22
	1,825 (5 yrs.)	55	43	36
	3,650 (10 yrs.)	60	49	42

Based on the analysis presented above, it is reasonable to expect that the BrightFarms well will create 40 to 60 feet of additional drawdown in farm wells located within 15,000 feet of the BrightFarms well over the long-term. The additional drawdown may not affect the operation of individual wells around the BrightFarms well, depending on the pump setting of the well in question. However, if an individual well is operated in a manner that currently lowers the water level in the well to less than 40 feet above the pump intake, the BrightFarms well may impact the operation of the well. In that case, the pump in the affected individual well may need to be lowered for the well to be operated as it was prior to the pumping of the BrightFarms well.

Recommendations

It is our recommendation that BrightFarms conduct a detailed survey of the pump setting and operational characteristics of the individual wells within a mile of the proposed well. We would also recommend that the pumps be lowered in any wells that are operating with less than 40 feet of water above the pump. Based on our review of public records, there potentials are three to four individual wells within the suggested area. The cost to lower these wells is not expected to be exorbitant.

References

Driscoll, F.G., 1986. Groundwater and Wells (2nd ed.), Johnson Filtration Systems, Inc., St. Paul, Minnesota, 1089p.

Roadcap, G. C., Meyer, S., Kelly, W. R., Wehrmann, H. A., & Lin, Y-F. (2013). Groundwater Studies for Water Supply Planning in Kendall County, IL. (ISWS Contract Report 2013-05; No. CR-2013-05).

Meyer, Scott & Roadcap, George & Lin, Yu-Feng & Walker, Douglas. (2009). Kane County Water Resources Investigations: Simulation of Groundwater Flow in Kane County and Northeastern Illinois.

Theis, C.V., 1935. The relation between the lowering of the piezometric surface and the rate and duration of discharge of a well using groundwater storage, Am. Geophys. Union Trans., vol. 16, pp. 519-524.

If you have any questions or require additional information, please let us know.

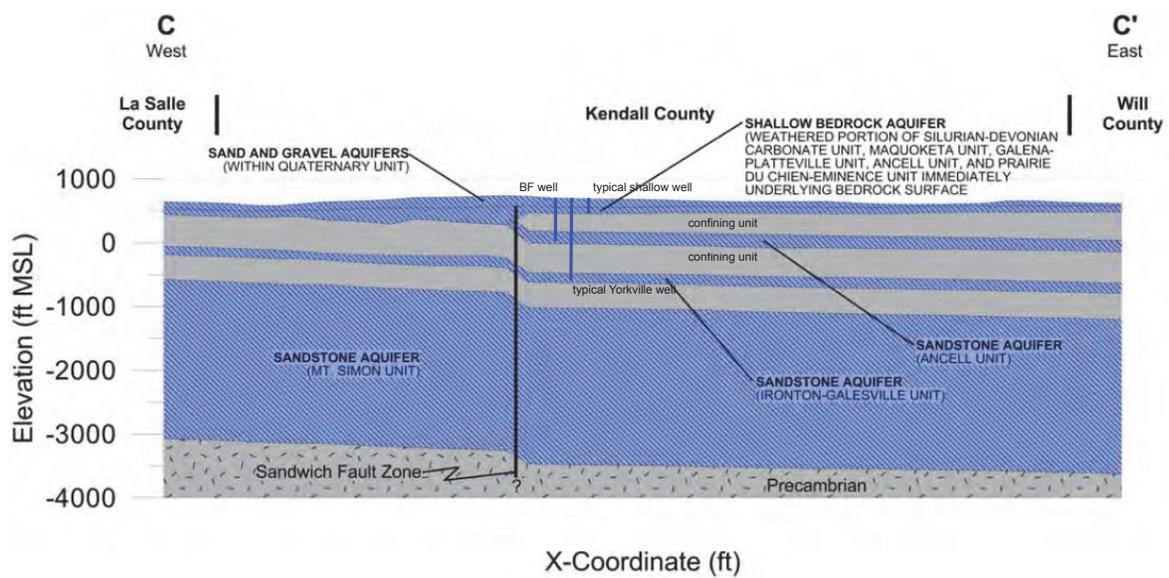
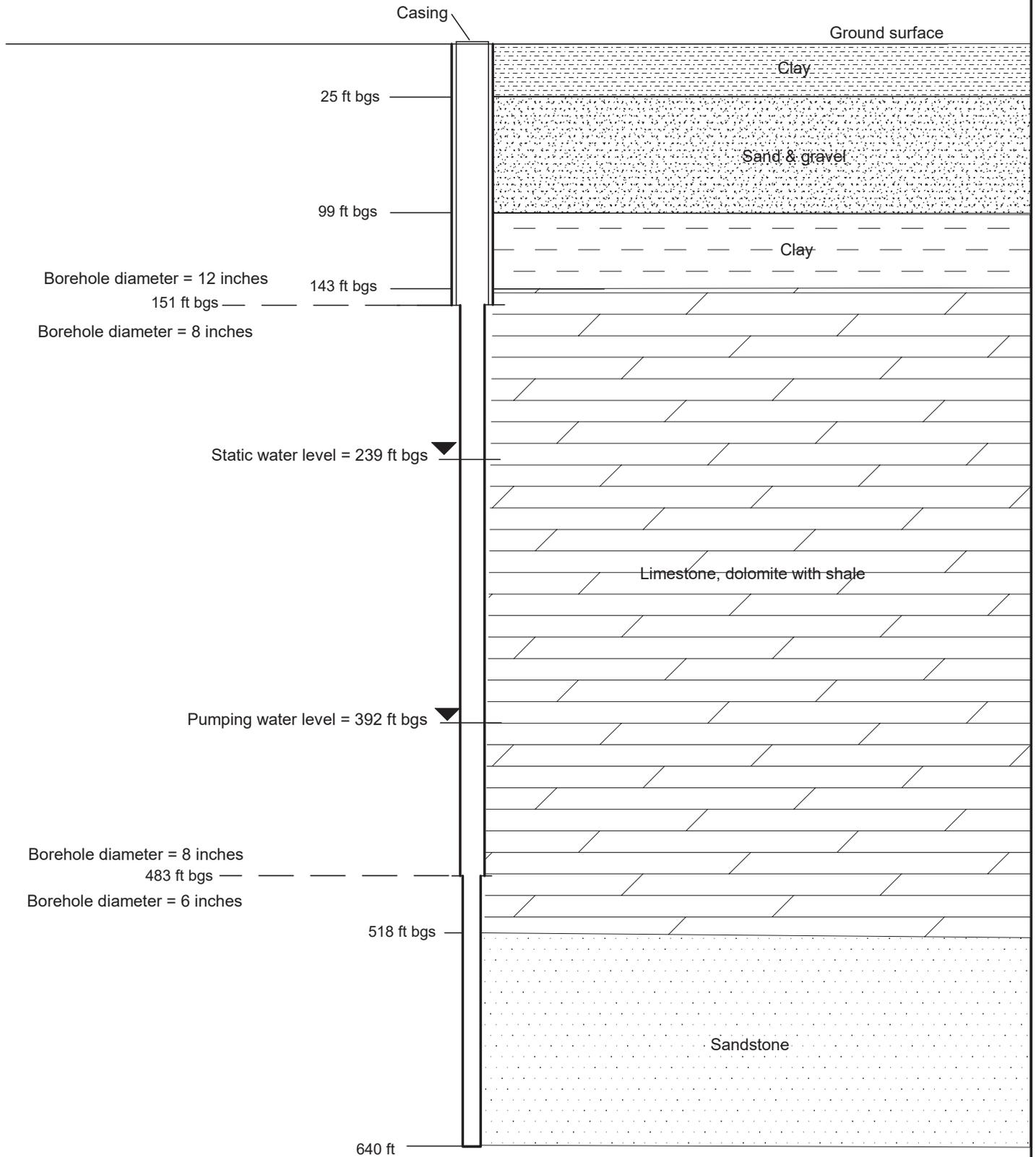


Figure 6. Detail from cross section C-C' (Figure 5) showing aquifers in Kendall County



WELL CONSTRUCTION

Subject Property
 Northeast Corner of Corneils Road & Eldamain Road
 Yorkville, Illinois

21-1032 01 01

3/30/22

DjH

RESOURCE



To: Brad Sanderson, Chief Operating Officer / President

From: Tim Holdeman, Sr. Project Manager

Date: April 21, 2022

Re: Sustainability and the BrightFarms Proposed Water Supply Well

EEI Job #: YO2116-DR

Questions have been raised regarding the impact of the BrightFarms proposed water supply well on the sustainability of the Ancell Sandstone Aquifer. The following analysis is offered to address these questions. The primary conclusion of the analysis is that the water supply well proposed by Bright Farms will not have a significant impact on the sustainability of the Ancell Sandstone Aquifer.

The Illinois State Water Survey (ISWS) addresses the sustainability of the deep sandstone aquifers in Kendall County in Roadcap, 2013. The study uses a calibrated groundwater flow model to simulate groundwater conditions under various future groundwater pumping conditions to “gain insights on the hydraulic behavior of the aquifer system and the sustainability of increasing groundwater demands”.

A key criterion for evaluating sustainability of the deep sandstone aquifers in Kendall County is the head in the Ancell sandstone. Specifically, sustainability is exceeded where groundwater withdrawals cause the head in the Ancell sandstone to drop below the top of the aquifer. This criterion is used to evaluate the impact of the BrightFarms well on sustainability of the aquifers.

The figure to the right is Figure 75 from Roadcap, 2013. The location of the BrightFarms well has been added to the figure. It shows the estimated available head (in feet) above the top of the Ancell Sandstone in 2005 based on the groundwater flow model. At the BrightFarms Well, the estimated available head above the top of the Ancell Sandstone is approximately 180 feet.

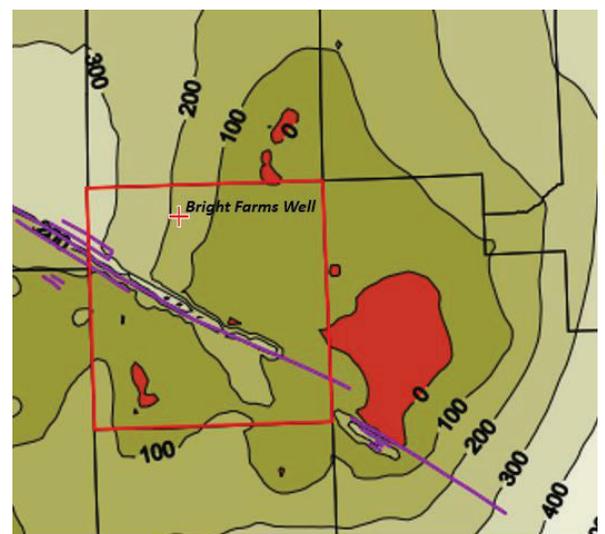


Figure 75. Available head (ft) above the top of the Ancell sandstone in 2005



Results of drilling the BrightFarms Well indicate a static head of 239 feet below ground surface (bgs). The top of the Ancell sandstone is 518 feet bgs in the well. Thus, the available head above the top of the Ancell Sandstone prior to pumping is 279 feet (518 minus 239). This is nearly 100 feet greater than predicted by the groundwater model. The discrepancy between the predicted and actual available head above the top of the Ancell Sandstone suggests that the groundwater flow model results are conservative (i.e. predicts less available head above the top of the Ancell Sandstone) at the location of the BrightFarms Well.

The figures below are Figures 92-95 from Roadcap, 2013. They show the available head above the top of the Ancell Sandstone in 2050 as predicted using the calibrated groundwater flow model under four different groundwater withdrawal scenarios.

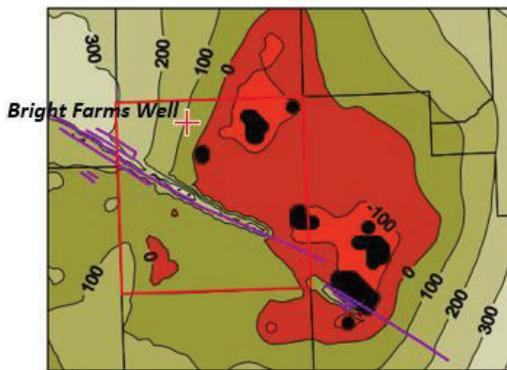


Figure 92. Predicted available head (ft) above the top of the Ancell sandstone in 2050 for the Baseline scenario. Black areas indicate dewatering

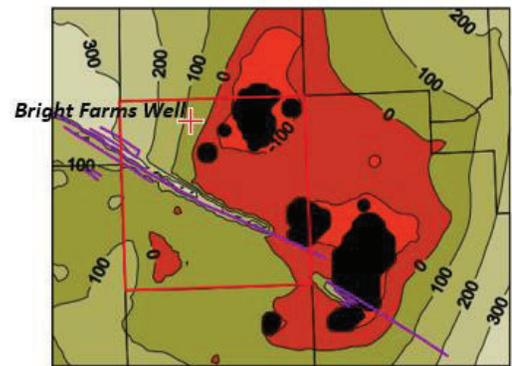


Figure 94. Predicted available head (ft) above the top of the Ancell sandstone in 2050 for the Most Resource Intensive scenario. Black areas indicate dewatering

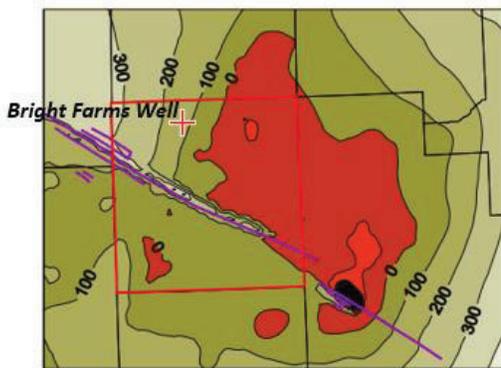


Figure 93. Predicted available head (ft) above the top of the Ancell sandstone in 2050 for the Least Resource Intensive scenario. Black areas indicate dewatering

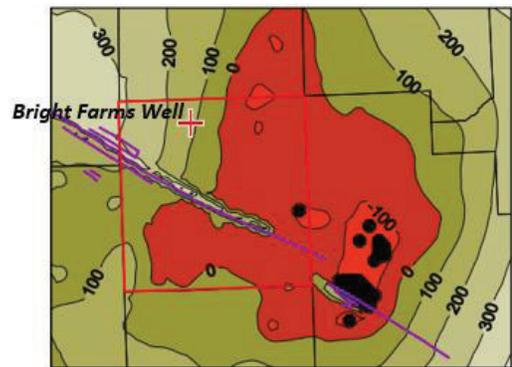


Figure 95. Predicted available head (ft) above the top of the Ancell sandstone in 2050 for the Modified Baseline scenario. Black areas indicate dewatering



The estimated available head above the top of the Ancell Sandstone at the BrightFarms Well (without the well pumping) in 2050 under each scenario is shown in the table below. In addition, the table shows the difference in available head (in feet) above the top of the Ancell Sandstone at the BrightFarms Well (without the well pumping) from 2005 (180 feet) to 2050.

Scenario	Figure	Estimated available head (in feet) above the top of the Ancell Sandstone at the BrightFarms Well (without the well pumping) in 2050	Difference in available head (in feet) above the top of the Ancell Sandstone at the BrightFarms Well (without the well pumping) from 2005 to 2050
Baseline	92	100	-80
Least Resource Intense	93	120	-60
Most Resource Intense	94	90	-90
Modified Baseline	95	110	-70

Several communities in Kendall County will be ceasing their use of the deep aquifer as the primary source of their water supply. Thus, it is reasonable to assume the Least Resource Intense scenario for predicting future head, which is a drop of 60 feet at the Bright Farms Well.

The pumping level in the BrightFarms Well after 24 hours of pumping at 200 gallons per minute was 392 feet bgs. This leaves 126 feet of available head above the Ancell Sandstone (518 minus 392). If the head drops by 60 feet as predicted in the Least Resource Intense scenario, that still leaves 66 feet of head above the top of the Ancell Sandstone. It is recognized that long-term pumping at the BrightFarms Well will likely reduce the head below 392 feet. However, it is not likely to be greater than 66 feet using the solution developed by Theis (1935). Thus, the BrightFarms Well under expected future conditions will not likely create the unsustainable condition of reducing the available head to below the top of the Ancell Sandstone.

Reference

Roadcap, G. C., Meyer, S., Kelly, W. R., Wehrmann, H. A., & Lin, Y-F. (2013). Groundwater Studies for Water Supply Planning in Kendall County, IL. (ISWS Contract Report 2013-05; No. CR-2013-05).

Theis, C.V., 1935. The relation between the lowering of the piezometric surface and the rate and duration of discharge of a well using groundwater storage, Am. Geophys. Union Trans., vol. 16, pp. 519-524.



January 30, 2023

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

**Re: *BrightFarms IL Greenhouse
Engineering Plan Review – Status Update
United City of Yorkville***

Dear Krysti:

We have been reviewing several items as it relates to the above referenced project. At this point, the following items remain outstanding from an engineering perspective.

General Comments

1. Once all comments are addressed, an updated estimate should be provided for all site improvements. This will be used to calculate the building permit fees. **This is required prior to recommending a full building permit.**
2. Right-of-way and easement dedication documents have been submitted and found to be acceptable. Original documents should be executed and provided to the City for recording purposes. **Final recording of the documents will be required prior to granting occupancy.**
3. Final well design and the permit from the Kendall County Health Department shall be provided. **This is required prior to recommending a full building permit.**
4. We have received and reviewed the report from Resource Consulting, Inc. provided on January 23, 2023 and agree that no further action is required at this time with neighboring wells. BrightFarms has completed their due diligence concerning the impact of there well on existing wells. Based on the current information there is no indication that the BrightFarms well will cause harm to the known surrounding wells.
5. It is our understanding that the site improvements are to be phased. A detailed phasing plan needs to be submitted for review. **This is required prior to recommending a full building permit.**

Site Plan Comments

6. The plans shall be submitted to the Yorkville–Bristol Sanitary District (YBSD) for review. Their comments shall be provided to the City upon receipt. **This is required prior to recommending a full building permit.**

7. An IEPA Sanitary permit may be required for this project and the City potentially will need to sign off as well as YBSD. **This is required prior to recommending a full building permit.**
8. The minimum size for a sanitary service is 6". The final design of the sewer needs to be provided. **This is required prior to recommending a full building permit.**

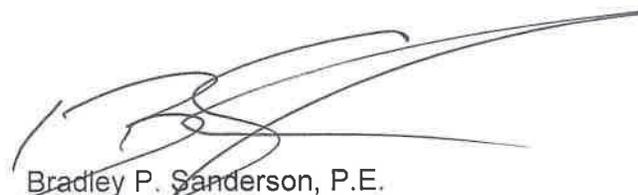
Corneils Road Improvement Comments

9. The improvement plans for the intersection of Eldamain and Corneils and Corneils Road need to be provided. **Note that the plans need to be approved and the following needs to be constructed prior to granting final occupancy:**
 - **Intersection Improvements**
 - **Corneils Road Improvements up to site entrance at a minimum**
10. An updated Corneils Road Estimate should be provided to confirm the performance guarantee amount. **This is required prior to recommending a full building permit.**

The Engineering Plans and other 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/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, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ryan Leimbach, BrightFarms (via email)
Mr. Nick Long, Livicco (via email)
TNP, PGW2, TAW, EEI (Via e-mail)

January 19, 2023

Mr. Ryan Leimbach
BrightFarms, Inc.
50 South Buckhout Street, Suite 202
Irvington, New York 10533

**RE: Summary of Identification and Evaluation of Neighboring Well Properties
BrightFarms, Inc.
Eldamain Road & Corneils Road
Yorkville, Illinois**

Dear Mr. Leimbach:

As requested in the April 7, 2022, memo from the United City of Yorkville, Resource Consulting, Inc. completed the status survey of the wells within a one-mile radius of the BrightFarms well location. The work plan followed the guidance presented to BrightFarms in a memo from the United City of Yorkville to BrightFarms included with this correspondence as Attachment A.

Summary of Results of Work Plan

Resource Consulting staff reviewed the well records available for the region within a one-mile radius of the BrightFarms well. If wells were found that could be acquiring water from the same upper sandstone aquifer, the well completion methods – pump setting, operational characteristics – of the well would be determined. During the aquifer assessment phase of the project, it was estimated that 3 to 4 wells might fit the parameters requiring further evaluation in the field.

The research confirmed the presence of 3 potential wells to assess:

- A well owned by Ms. Lori Poss located approximately 1 mile east of the BrightFarms well.
- 2 wells operated by Menards at its facility approximately 1 mile southwest of the BrightFarms well.

The locations of these wells and the others investigated for this survey are shown in the information presented in Attachment B.

Details of the efforts to correspond with the well owners are included in Attachment C. The information includes confirmation that all of the other potential wells identified through well records research and outreach to owners are not completed in the same formation/aquifer.

Well Owner Contact

We discussed the situation with Ms. Poss, the well owner east of Beecher Road, approximately 1 mile east of the BrightFarms well. Ms. Poss agreed to allow the well to be inspected concurrently with any others found during the project. Since that conversation, multiple attempts to reconnect with Ms. Poss were unsuccessful.

In a conversation with Mr. Mike Isola, the Maintenance Manager at Menards, Mr. Isola indicated that he would have the appropriate internal party respond to an email that I would send him. Since that conversation, multiple attempts to contact anyone at Menards were unsuccessful.

Evaluation of Well Records Information

The available records for the 3 identified wells included the following information. These records are included with this correspondence as Attachment D.

The deeper Menards well record indicates the following:

- The well is completed in the same sandstone unit as the BrightFarms well at a depth of 506' to 700'.
- The static water level at the time of well constructions was 175' below the top of the casing.
- The water level after pumping the well at 65 gpm for 2 hours was 280 feet.
- The permanent pump was installed at a depth of 399 feet.

This results in a distance of 119 feet between the pump and the water level at a pumping rate of 65 gpm.

The other well at Menards and the Poss well are reported to be finished at depths of 518 and 520 feet, respectively. This is the approximate depth of the contact between the shallow limestone/dolomite aquifer and the upper sandstone aquifer that the BrightFarms well uses. Since these wells are not finished in the upper sandstone, the BrightFarms well use may not affect them to the degree estimated by the modeling.

Conclusions

The well status survey completed by Resource Consulting, Inc. confirmed the presence of 3 supply wells that met the guidelines established by the United City of Yorkville for requiring further evaluation. The further review of available well information indicated that 2 of the wells are not completed in the same aquifer, and the third appears to have its pump set at a reasonable depth. Multiple attempts at

correspondence with the well owners that clearly identified the goal of the survey resulted in them discontinuing contact with Resource Consulting.

All of the information presented above is accurate at the time of this writing. New or additional relevant information or project developments may arise that could amend these findings.

Please contact our office with any questions or comments regarding the contents of this correspondence.

Regards,



Daniel J. Horvath
Hydrogeologist/Project Manager

Attachments: A – United City of Yorkville Memo
B – Project Locations
C – Outreach Summary
D – Well Records

Attachment A

United City of Yorkville Memo



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Jori Behland, City Clerk
Krysti Barksdale Noble, Community Development Director

Date: April 7, 2022
Subject: Bright Farms – Review of Impact of Proposed Well

Overview

We have reviewed the information provided by BrightFarms and Resource Consulting, Inc. concerning the potential impact of a new groundwater well located on the BrightFarms site near the northeast corner of Eldamain Road and Corneils Road. This information was provided in a series of emails between March 22nd and April 6th.

Based on the information provided and detailed analysis conducted by EEI staff, we have concluded the following:

- We do not believe that the City's wells will be adversely affected by the proposed well. Only one City well (#4) is open to this formation and there is sufficient distance between them.
- We are concerned that this well will have adverse effects on neighboring individual wells, potentially within a mile of the proposed well. Our concerns are further detailed below.

Analysis

EEI used the raw data provided by the consultant to complete our own independent analysis.

The water level data collected from the pumping test of the BrightFarms well can be used to estimate transmissivity of the water bearing formations using an empirical method documented by Driscoll (1986). The 24-hour pumping test conducted by BrightFarms resulted in 151 feet of drawdown at the pumping rate of 200 gallons per minute. Thus, the specific capacity (pumping rate divided by drawdown) of the well is 1.32 gallon per minute (gpm) / foot of drawdown. The method developed by Driscoll estimates transmissivity by multiplying the specific capacity in gpm / foot by 2000. Applying this method results in an estimate of transmissivity of 2,640 gallons per day / foot, which converts to 353 feet²/day. Given that the sandstone in the BrightFarms well was encountered between 518 and 640 feet bgs, the aquifer thickness is taken as 122 feet. Dividing transmissivity by aquifer thickness yields hydraulic conductivity of 2.9 feet / day. This value for hydraulic conductivity is consistent with published studies for the region (Roadcap, 2013). A storativity value of 0.0001 is assumed based on specific storage values presented in Meyer, 2009.

The estimated hydraulic parameters described above were used to estimate the drawdown created by the BrightFarms well. The estimates are based on continuous pumping of the well at 200 gallons per minute using the solution developed by Theis (1935). The table below summarizes the results of the analysis, showing the drawdown (in feet) as a function of time (days of continuous pumping) and distance from the well (feet).

		Distance from Pumping Well (feet)		
		5,000	10,000	15,000
Days of Continuous Pumping	30	19	10	4
	365	40	31	22
	1,825 (5 yrs.)	55	43	36
	3,650 (10 yrs.)	60	49	42

Based on the analysis presented above, it is reasonable to expect that the BrightFarms well will create 40 to 60 feet of additional drawdown in farm wells located within 15,000 feet of the BrightFarms well over the long-term. The additional drawdown may not affect the operation of individual wells around the BrightFarms well, depending on the pump setting of the well in question. However, if an individual well is operated in a manner that currently lowers the water level in the well to less than 40 feet above the pump intake, the BrightFarms well may impact the operation of the well. In that case, the pump in the affected individual well may need to be lowered for the well to be operated as it was prior to the pumping of the BrightFarms well.

Recommendations

It is our recommendation that BrightFarms conduct a detailed survey of the pump setting and operational characteristics of the individual wells within a mile of the proposed well. We would also recommend that the pumps be lowered in any wells that are operating with less than 40 feet of water above the pump. Based on our review of public records, there potentials are three to four individual wells within the suggested area. The cost to lower these wells is not expected to be exorbitant.

References

Driscoll, F.G., 1986. Groundwater and Wells (2nd ed.), Johnson Filtration Systems, Inc., St. Paul, Minnesota, 1089p.

Roadcap, G. C., Meyer, S., Kelly, W. R., Wehrmann, H. A., & Lin, Y-F. (2013). Groundwater Studies for Water Supply Planning in Kendall County, IL. (ISWS Contract Report 2013-05; No. CR-2013-05).

Meyer, Scott & Roadcap, George & Lin, Yu-Feng & Walker, Douglas. (2009). Kane County Water Resources Investigations: Simulation of Groundwater Flow in Kane County and Northeastern Illinois.

Theis, C.V., 1935. The relation between the lowering of the piezometric surface and the rate and duration of discharge of a well using groundwater storage, Am. Geophys. Union Trans., vol. 16, pp. 519-524.

If you have any questions or require additional information, please let us know.

Attachment B

Project Locations

Wells meeting location and potential depth parameters:

540' depth – SE of Site



According to this well record, it was drilled in 1988, and its location would be in the fallow land southeast of a Commonwealth Edison substation. During a windshield survey, a ComEd employee present at the site confirmed that no water supply is present at the substation.

Resource was able to contact the landowner to the southeast of the substation. Mr. ----- indicated that his well was shallow,...

520' depth – SSW of Site



The first Menard's well is not completed in the sandstone aquifer. It was installed in 1996, and its pump is set at approximately 168 feet below the surface.

700' depth – SSE of Site



The second Menard's well was drilled in 2017. Its pump is set at a depth of approximately 399 feet.

518' depth – ESE of Site



This is the well at the residence of Ms. Lori Poss. It is not completed in the sandstone aquifer. It was installed in 1974; no pump or water level information is available.

Attachment C
Outreach Summary

Correspondence Log

Windshield survey conducted by Resource staff on July 5, 2022. The status of the potential well to the southeast was determined through a conversation with ComEd staff at the substation, observation of the adjacent vacant land, and the determination of other possible locations of the well at nearby residences. One was identified – Mr. Robert Johnston on Beecher Road.

Letters (example included here) were sent via certified mail on July 14, 2022, to each of the potential locations of the wells meeting the minimum distance and depth parameters.

Phone calls were made to these owners as follows:

08-16-2022

Charles Robert Bennett (“Bob”?) - 630-624-4668
10907 Corneils Road

Mr. Bennett indicated his well was 25 feet in depth. No further contact was deemed necessary.

Lori Poss - 630-715-9802
10927 Corneils Road

Ms. Poss thought her pump was set at 350 feet – she would be contacted again to schedule an inspection.

08-23-2022

No response from Lori Poss to voicemail over the next 3 weeks
Well driller for Mr. Johnston called – Mr. Johnston gave him my info
 Danny @ HD Well & Pump - called, emailed info, called back
 Johnston well is not more than 50 feet depth.

09-28-2022

-Call to Mike Isola - left message
Call to Lori Poss - left message

No contact or response since initial conversations noted above.

Attachment D

Well Records

ILLINOIS STATE GEOLOGICAL SURVEY

Water Well for Commercial Operation	Top	Bottom
clay	0	20
sand & gravel	20	60
clay	60	105
hard gray shale w/ streaks of gray lime	105	150
brown limestone (Galena)	150	490
sandstone (St. Pete)	490	700
Total Depth		700
Casing: 10" A53 BLACK STEEL from -5' to 115' 6" A53 BLACK STEEL from -1' to 506'		
Grout: BENTONITE from 0 to 115.		
Grout: CLASS A NEAT CEMENT from 0 to 506.		
Water from sandstone at 506' to 700'.		
Static level 175' below casing top which is 2' above GL		
Pumping level 280' when pumping at 65 gpm for 2 hours		
Permanent pump installed at 399'		
on October 30, 2017, with a capacity of 65 gpm		
Remarks: Driller's Estimated Well Yield 150+ gpm		
Owner Address: 5101 Menard Dr. Eau Claire, WI		
Address of well: 2611 Eldamain Rd. Plano, IL		
Location source: Global Positioning System verified		

Permit Date: October 6, 2017

Permit #: 093-124

COMPANY Knierim, Ken/K & K Well Drlg.

FARM Menards, Inc.

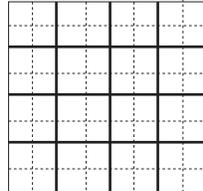
DATE DRILLED October 23, 2017 NO.

ELEVATION 651GL COUNTY NO. 25609

LOCATION NW NW SE

LATITUDE 41.666816 LONGITUDE -88.500055

COUNTY Kendall API 120932560900 13 - 37N - 6E



ILLINOIS STATE GEOLOGICAL SURVEY

Non Potable Water Well	Top	Bottom
clay	0	15
sand	15	80
gravel	80	120
sand	120	150
limestone	150	520
Total Depth		520
Casing: 8" PVC SDH 40 #200 from -2' to 153'		
Grout: BENTONITE from 0 to 153.		
Size hole below casing: 7.75"		
Water from limestone at 153' to 520'.		
Static level 112' below casing top which is 2' above GL		
Pumping level 140' when pumping at 150 gpm for 4 hours		
Permanent pump installed at 168'		
on July 12, 1996, with a capacity of 150 gpm		
Remarks: concrete batch plant		
Owner Address: 13769 Main Street Lemont, IL		
Address of well: Eldamain Rd.		
Location source: Location from permit		

Permit Date: June 19, 1996

Permit #:

COMPANY Sharpe, Franklin N.

FARM K-Five Construction

DATE DRILLED June 28, 1996

NO.

ELEVATION 0

COUNTY NO. 23166

LOCATION SE NW SE

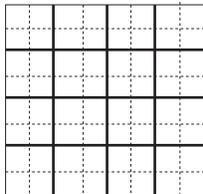
LATITUDE 41.679896

LONGITUDE -88.494669

COUNTY Kendall

API 120932316600

13 - 37N - 6E



Water Well	Top	Bottom
Total Depth Driller's Log filed		518

Permit Date:

Permit #:

COMPANY Neeley, Harry C.

FARM Krewde Wic Ern

DATE DRILLED October 1, 1974

NO. 2

ELEVATION 590GL

COUNTY NO. 21229

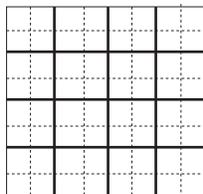
LOCATION SE SE SE

LATITUDE 41.691537

LONGITUDE -88.469106

COUNTY Kendall

API 120932122900



7 - 37N - 7E

ILLINOIS STATE GEOLOGICAL SURVEY

Private Water Well	Top	Bottom
top soil	0	2
sand gravel	2	15
shale	15	150
rock	150	496
sandstone	496	540
Total Depth		540
Casing: 5" STEEL from 0' to 42'		
Grout: CUTTINGS from 0 to 0.		
Size hole below casing: 5"		
Water from sandstone at 150' to 540'.		
Static level 150' below casing top which is 1' above GL		
Pumping level 441' when pumping at 0 gpm for 0 hours		
Permanent pump installed at 441'		
Remarks: owner to take sample		
Owner Address: 5117 R.R.#34 P.O. Box #524 Oswego, IL		
Add'l loc. info: Lot: #4 Subdivision: Pritcherts		
Location source: Location from permit		

Permit Date: June 16, 1988

Permit #: 002784

COMPANY Knierim, Phil

FARM Whitehurst, Walter

DATE DRILLED June 15, 1988

NO.

ELEVATION 0

COUNTY NO. 22312

LOCATION NW NW SE

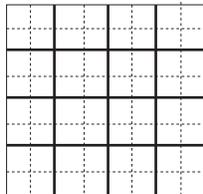
LATITUDE 41.682209

LONGITUDE -88.476881

COUNTY Kendall

API 120932231200

18 - 37N - 7E





Brad Sanderson
COO and President
Engineering Enterprises, Inc
52 Wheeler Rd.
Sugar Grove, IL 60554

June 13, 2023

To Brad Sanderson,

Due to changes in project scope and cost, BrightFarms has determined that the location of the temporary well drilled in early 2022 is inadequate for our new construction.

BrightFarms is proposing to cap the existing well and drill a new well closer to our current building footprint. By capping the existing well, BrightFarms intends not to utilize it in any capacity until future project phases are progressed. If BrightFarms deems it necessary to use this well, notice will be given to the City of Yorkville to begin a similar review process as previously established. Currently we do not anticipate needing this well until Phase 4 of construction.

The new proposed well will be approximately 1,500 ft to the south and east of the existing well. The new well will follow the same city guidelines and requirements as previously determined. It will be drilled down to approximately 640 ft below grade surface into the sandstone formation.

As a first step in this process, BrightFarms initiated Resource Consulting, Inc. to revise the well survey originally provided in January 2023. A survey of any new wells within the shifted 1-mile radius influence zone specified by the City of Yorkville was completed. No additional wells were found to be impacted. The June 2023 revised report is attached to this memo.

For next steps, BrightFarms anticipates attending the next applicable city council meeting to review the proposed well relocation and answer any questions.

Sincerely,
Ryan Leimbach
Project Manager
BrightFarms, Inc.



June 1, 2023

Mr. Ryan Leimbach
BrightFarms, Inc.
50 South Buckhout Street, Suite 202
Irvington, New York 10533

**RE: Update to Regional Well Survey
BrightFarms, Inc.
1555 West Corneils Road
Yorkville, Illinois**

Dear Mr. Leimbach:

As requested, Resource Consulting, Inc. has prepared this summary of the status survey of the wells within a one-mile radius of the proposed new well location for the facility. The method of research and evaluation followed the guidance provided by the United City of Yorkville to BrightFarms for the current well location. The results of that survey were provided to BrightFarms and the City in January of this year.

Summary of Process and Results

Using the Illinois State Geological Survey's (ISGS) Illinois Water Well (ILWATER) Interactive Map available at the following link:

<https://isgs.illinois.edu/ilwater>

As noted at the website, "Well points are displayed by default at the center of the 1/4-1/4-1/4-section as described by the driller." Therefore, to ensure that no poorly located wells are overlooked, a region greater than a one-mile radius was reviewed.

Using the Select tool on the region surrounding the BrightFarms development, Resource Consulting staff obtained the well record information for wells located within the township sections that are within one mile of the Site. This region is shown on the drawing presented in Attachment A entitled, "Water Supply Wells in Region." As shown on the map, this region extends beyond a one-mile radius of the BrightFarms well.

The well information for the highlighted wells on the map is presented in the summary table in Attachment B. The wells have been sorted in order of total depth. The deepest 3 wells – greater than 500 feet in depth - were discussed previously in the January 2023 well survey summary. The remaining wells are less than 500 feet in depth and so are not completed in the Ansell Unit from which the new well will obtain its water.

Conclusions

The well status survey completed by Resource Consulting, Inc. confirmed that no additional water supply wells are present within over 1 mile of the BrightFarms well. All of the information presented above is based on the available information from the ISGS and is accurate at the time of this writing. New or additional relevant information or project developments may arise that could amend these findings.

Please contact our office with any questions or comments regarding the contents of this correspondence.

Regards,



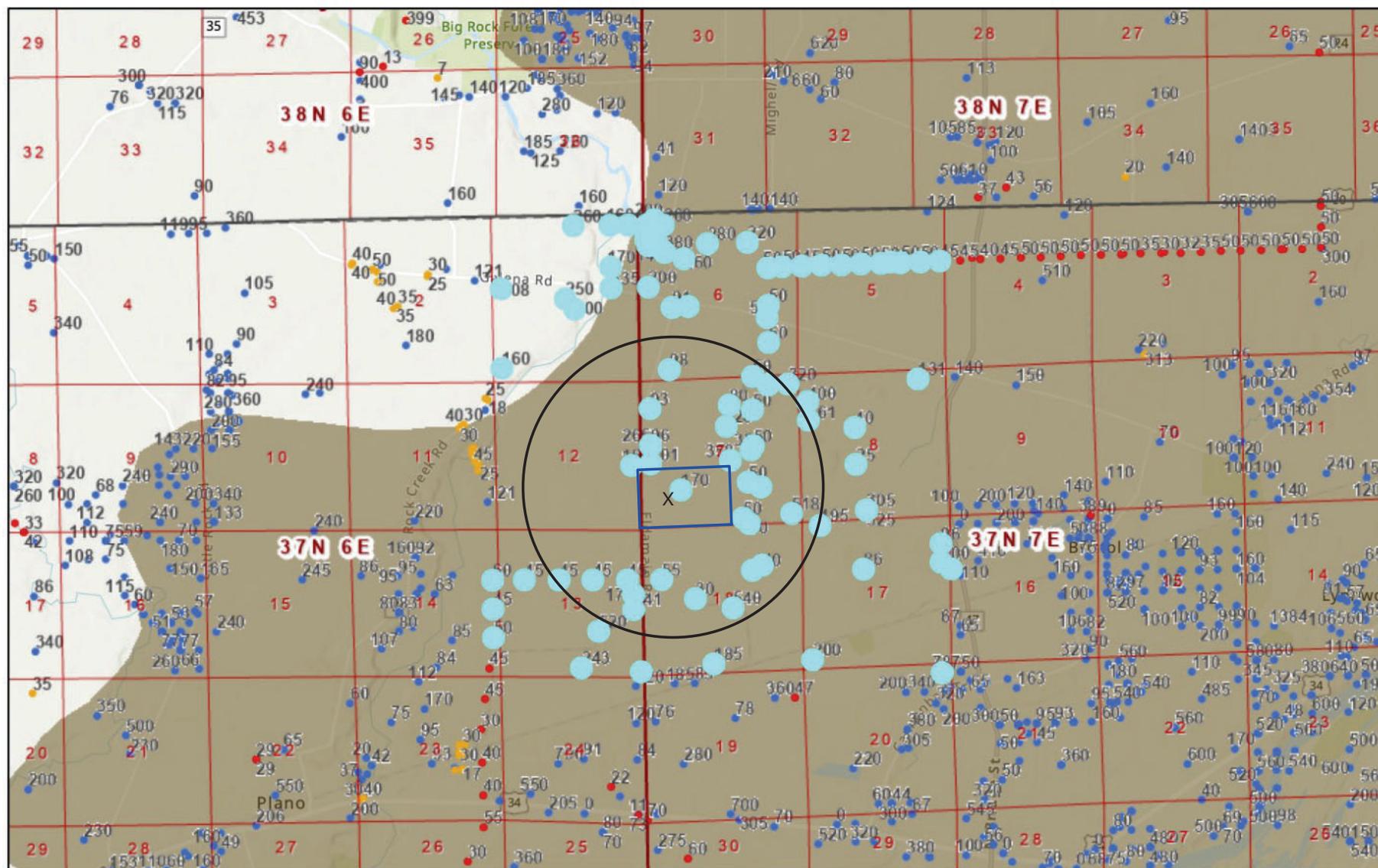
Daniel J. Horvath
Hydrogeologist/Project Manager

Attachments: A – Map - Water Supply Wells in Region
B – Water Well Information Summary Table

Attachment A

**Map
Water Supply Wells in Region**

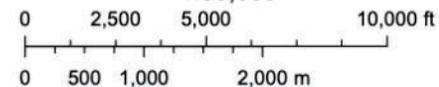
Water Supply Wells in Region



5/31/2023, 5:08:03 PM

- Sections
- Townships
- Counties
- Water and Related Wells
- Water
- Engineering
- Stratigraphic
- Labels - Total Depth
- Aquifer Present
- Well location/Data in Table 1
- X Proposed Well Location

1:80,000



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Illinois State

Illinois State Geological Survey
Illinois State Geological Survey

Attachment B

Water Well Information Summary Table

Water Well Information Summary

OBJECTID	Status	Description	Latitude	Longitude	Location	Owner	Well Name	Well	Driller	Date Drilled	Elevation (ft)	Elevation Reference	Elev Ref	Total Depth (ft)	Formation	Formation Top	Formation Bottom	Pumping Rate (gpm)
147832	WATER	Water Well	41.682209	-88.476881	18-37N-7E	Whitehurst, Walter			Knierim, Phil	6/15/88	0		540	sandstone		150	540	0
148671	WATER	Water Well	41.679896	-88.494669	13-37N-6E	K-Five Construction			Sharpe, Franklin N.	6/28/96	0		520	limestone		153	520	150
146880	WATER	Water Well	41.691537	-88.469106	7-37N-7E	Krewde Wic Ern	2	2	Neeley, Harry C.	10/1/74	590	GL	Ground level	518				
148835	WATER	Water Well	41.685925	-88.474307	18-37N-7E	Metrou, Pete			Wellendorf, Rodney	12/7/97	0		440	white limestone		260	440	12
147795	WATER	Water Well	41.702571	-88.466997	8-37N-7E	Richards, Terry Construction			Knierim, Phil	2/9/88	0		400	rock		160	400	0
148925	WATER	Water Well	41.711706	-88.497842	1-37N-6E	La Salle Manor	3	3	Neely, Harry C.	1/21/99	675			400 limestone & dolom		60	400	15
151199	WATER	Water Well	41.7173	-88.48595	6-37N-7E	Anderson, Ryan			Knierim, Ken/K & K Well Drlg.	2/4/20	0		380	limestone		350	380	20
146842	WATER	Water Well	41.696767	-88.477233	7-37N-7E	Pottinger Robert	1	1	Geltz, N. H.	3/1/74	0		358					
146676	WATER	Water Well	41.713795	-88.493047	1-37N-6E	Baumgartner John	3	3	Neeley, Harry C.	5/1/73	675	GL	Ground level	335 limestone		161	335	20
147530	WATER	Water Well	41.691864	-88.459208	8-37N-7E	McArthur, J.B.	1	1	Fykes, Charles N.	5/14/81	0			325 limestone		157	325	12
148351	WATER	Water Well	41.704319	-88.469601	7-37N-7E	Kendall County Concrete			Brown, Darwin	3/25/93	0			320 white lime		60	320	0
150378	WATER	Water Well	41.700133	-88.477783	7-37N-7E	United Septic			Dietzman, Gerald E.	10/16/07	667			320 rock		199	300	30
148518	WATER	Water Well	41.691864	-88.459208	8-37N-7E	McArthur, James			Fykes, Charles N.	2/10/95	0			305 limestone		153	305	0
147398	WATER	Water Well	41.675893	-88.489007	13-37N-6E	Brummel Fred			Neeley, Harry C.	10/1/79	650			300 dolomite		0	0	30
148613	WATER	Water Well	41.686728	-88.449324	17-37N-7E	Butts, Mike			Brown, Darwin	1/3/96	0			300 rock		276	300	0
150282	WATER	Water Well	41.7186	-88.48845	6-37N-7E	Watts, Derrick	1	1	Neely, Mark S.	6/2/06	680			300 shale & limestone		150	300	12
148230	WATER	Water Well	41.718173	-88.480267	6-37N-7E	Corredato, Tom	1	1	Neeley, Harry C.	4/21/92	650	GL	Ground level	280 dolomite		140	280	0
147414	WATER	Water Well	41.69825	-88.487815	7-37N-7E	Poppen Lavern	1	1	Fykes Charles & Pump	10/1/78	0			265				
146816	WATER	Water Well	41.704231	-88.472214	7-37N-7E	Schultz Tom			Knierim Company, Inc.	3/1/74	0			260				
148636	WATER	Water Well	41.720056	-88.488223	6-37N-7E	Joyner, Wade	1	1	Neely, Harry C.	2/29/96	0			260 limestone		200	260	12
149068	WATER	Water Well	41.719939	-88.49803	1-37N-6E	Appel, Brian	1	1	Neely, Mark S.	7/18/00	0			260 limestone		62	260	20
151038	WATER	Water Well	41.716682	-88.483396	6-37N-7E	Augustyniak, Paul & Alice	1	1	Neely, Mark S.	8/20/14	711	GL	Ground level	260 limestone & shale		140	260	15
151062	WATER	Water Well	41.72	-88.486111	6-37N-7E	LoDestro, Peter	1	1	Neely, Mark S.	2/6/16	732	GL	Ground level	260 limestone & shale		148	260	20
151011	WATER	Water Well	41.712729	-88.499075	1-37N-6E	Glavin, Tom			Stinnett, David	6/4/92	0			250 limestone		90	250	0
145838	WATER	Water Well	41.676276	-88.49694	13-37N-6E	Ebrecht H F				1/1/48	651	GL	Ground level	243 lime		154	243	0
146374	WATER	Water Well	41.718288	-88.474993	6-37N-7E	Eaglesham Elaine			Knierim Company, Inc.	5/1/71	0			220				
150723	WATER	Water Well	41.718533	-88.487083	6-37N-7E	Bossong, Mark			Walters, Larry	3/25/11	516			205 rock		320	360	20
147114	WATER	Water Well	41.694155	-88.473182	7-37N-7E	McElroy Wm			Knierim Company, Inc.	10/31/76	0			200				
147186	WATER	Water Well	41.713872	-88.488098	6-37N-7E	Hydronic Supply			Knierim Company, Inc.	10/1/77	0			200				
147535	WATER	Water Well	41.686055	-88.447981	16-37N-7E	Fisher, Dean			Neeley, Harry C.	10/9/83	0			200 limestone		150	200	20
148145	WATER	Water Well	41.677074	-88.466336	17-37N-7E	Wallis, Larry	1	1	Neeley, Harry C.	6/26/91	645	GL	Ground level	200 limestone		139	200	0
150392	WATER	Water Well	41.720533	-88.487317	6-37N-7E	Havlicek Builders			Meadow Equipment	8/2/07	0			200 limestone		129	200	25
147664	WATER	Water Well	41.690331	-88.465348	17-37N-7E	Bennett, Leonard			Neeley, Harry C.	7/19/86	650	GL	Ground level	195 limestone		151	195	32
147195	WATER	Water Well	41.67667	-88.479402	18-37N-7E	Comm Edison			Knierim Company, Inc.	5/1/77	650			185 rock		80	185	3
150281	WATER	Water Well	41.718017	-88.487567	6-37N-7E	Oak Ridge Custom Homes			Brown, Darwin	6/2/06	645			180 rock gray		155		30
147809	WATER	Water Well	41.683504	-88.490016	13-37N-6E	Weis Home Builders			Knierim, Phil	6/14/88	0			174 sand gravel		140	174	0
146815	WATER	Water Well	41.693847	-88.483772	7-37N-7E	Leifheit Lynn			Knierim Company, Inc.	10/1/73	0			170				
147707	WATER	Water Well	41.71586	-88.49309	1-37N-6E	Halmagyi, Al			Knierim, Phil	4/10/87	0			170 shale		0	0	0
146904	WATER	Water Well	41.700745	-88.466922	8-37N-7E	Aurora Blacktop Inc			Knierim Company, Inc.	2/1/74	0			161				
146031	WATER	Water Well	41.705867	-88.507489	1-37N-6E	A T & T	1	1	Wehling Well Works Inc.	9/1/64	685			160		0	0	0
146615	WATER	Water Well	41.696262	-88.490301	12-37N-6E	Richards T Stanley			Knierim Company, Inc.	12/1/72	670			160 limestone		32	160	50
148985	WATER	Water Well	41.720014	-88.490755	1-37N-6E	Raine, Dennis			Brown, Darwin	5/28/99	0			160 shale		148	152	0
148986	WATER	Water Well	41.71999	-88.49318	1-37N-6E	Schag, Joseph & Gina	1	1	Wehling, Robert	7/28/99	0			160 limestone		150	160	0
147997	WATER	Water Well	41.682051	-88.490016	13-37N-6E	Sytar, Jeffrey			Knierim, Phil	5/10/89	0			141 clay		100	141	0
147785	WATER	Water Well	41.717997	-88.48818	6-37N-7E	Davidson, C. P.			Knierim, Phil	11/13/87	0			140		0	140	0
146301	WATER	Water Well	41.704817	-88.452407	8-37N-7E	Undesser Richard			Geltz, N. H.	5/1/70	655	GL	Ground level	131				
146366	WATER	Water Well	41.713699	-88.507577	1-37N-6E	Aurora City	May-71	May-71	Layne Western Co., Inc.	1/1/71	680	GL	Ground level	108		0	0	0
146365	WATER	Water Well	41.711959	-88.482807	6-37N-7E	Aurora City	Apr-71	Apr-71	Layne Western Co., Inc.	1/1/71	0			102		0	0	0
146423	STRAT	Stratigraphic	41.686427	-88.473016	18-37N-7E	State Geol Survey			Layne Western Co., Inc.	5/1/71	650	GL	Ground level	101		0	0	0
147413	WATER	Water Well	41.696436	-88.487787	7-37N-7E	Haggeman Clayton			Knierim, James Richard	3/1/80	0			101				
147538	WATER	Water Well	41.675802	-88.449176	20-37N-7E	Conover Builders			Knierim, Phil	9/21/83	0			100 rock		15	100	20
147529	WATER	Water Well	41.705717	-88.48532	6-37N-7E	Hagemann, Clayton			Knierim, Phil	7/27/84	0			98 rock		40	98	0
148013	WATER	Water Well	41.69825	-88.487815	7-37N-7E	Hagemann, Larry			Knierim, Phil	9/7/90	0			96 sand gravel		40	96	0
148237	WATER	Water Well	41.68855	-88.44934	17-37N-7E	Perkins Inc.			Knierim, Phil	8/28/92	0			96 sand & gravel		10	96	0
148419	WATER	Water Well	41.701879	-88.487871	7-37N-7E	Hagemann, Tom & Anna			Brown, Darwin	5/31/94	0			93 sand gravel		83	93	0
145908	ENG	Engineering	41.711864	-88.484957	6-37N-7E	N E III Metro	B-44	B-44	Layne Western Co., Inc.	1/1/62	685	GL	Ground level	91				
146045	WATER	Water Well	41.686028	-88.459599	17-37N-7E	Frick L N			Palmer & Son, B. L.	1/1/66	650	GL	Ground level	86 shale		75	86	10
148012	WATER	Water Well	41.702229	-88.47739	7-37N-7E	A&R Trucking/Mike			Knierim, Phil	3/13/90	0			80 sand gravel		30	80	0
150921	ENG	Engineering	41.684928	-88.508709	14-37N-6E	Commonwealth Edison Cc	284	284	Testing Service Corporation	5/19/72				60				
150926	ENG	Engineering	41.684987	-88.48633	18-37N-7E	Commonwealth Edison Cc	289	289	Testing Service Corporation	4/20/73				55				
150919	ENG	Engineering	41.679253	-88.50859	14-37N-6E	Commonwealth Edison Cc	282	282	Testing Service Corporation	4/21/73				50				

150939	ENG	Engineering	41.690532	-88.474707	7-37N-7E	Commonwealth Edison Cc	1	1	Testing Service Corporation	6/12/72	50		
150941	ENG	Engineering	41.710886	-88.472363	6-37N-7E	Commonwealth Edison Cc	3	3	Testing Service Corporation	6/13/72	50		
150945	ENG	Engineering	41.716351	-88.456113	5-37N-7E	Commonwealth Edison Cc	12	12	Testing Service Corporation	11/24/72	50		
150948	ENG	Engineering	41.691078	-88.47555	7-37N-7E	Commonwealth Edison Cc	299	299	Testing Service Corporation		50		
150949	ENG	Engineering	41.694623	-88.474883	7-37N-7E	Commonwealth Edison Cc	300	300	Testing Service Corporation		50		
150950	ENG	Engineering	41.698216	-88.474193	7-37N-7E	Commonwealth Edison Cc	301	301	Testing Service Corporation		50		
150951	ENG	Engineering	41.701762	-88.474312	7-37N-7E	Commonwealth Edison Cc	302	302	Testing Service Corporation		50		
150952	ENG	Engineering	41.705069	-88.474288	7-37N-7E	Commonwealth Edison Cc	303	303	Testing Service Corporation		50		
150953	ENG	Engineering	41.708424	-88.472171	6-37N-7E	Commonwealth Edison Cc	304	304	Testing Service Corporation		50		
150954	ENG	Engineering	41.712065	-88.472218	6-37N-7E	Commonwealth Edison Cc	305	305	Testing Service Corporation		50		
150955	ENG	Engineering	41.715777	-88.472266	6-37N-7E	Commonwealth Edison Cc	306	306	Testing Service Corporation		50		
150956	ENG	Engineering	41.715896	-88.470386	6-37N-7E	Commonwealth Edison Cc	307	307	Testing Service Corporation		50		
150958	ENG	Engineering	41.716051	-88.465179	5-37N-7E	Commonwealth Edison Cc	309	309	Testing Service Corporation		50		
150959	ENG	Engineering	41.716073	-88.462537	5-37N-7E	Commonwealth Edison Cc	310	310	Testing Service Corporation		50		
150960	ENG	Engineering	41.716172	-88.45994	5-37N-7E	Commonwealth Edison Cc	311	311	Testing Service Corporation		50		
150961	ENG	Engineering	41.716227	-88.45731	5-37N-7E	Commonwealth Edison Cc	312	312	Testing Service Corporation		50		
150962	ENG	Engineering	41.716293	-88.454724	5-37N-7E	Commonwealth Edison Cc	313	313	Testing Service Corporation		50		
150963	ENG	Engineering	41.716359	-88.452082	5-37N-7E	Commonwealth Edison Cc	314	314	Testing Service Corporation		50		
150920	ENG	Engineering	41.682084	-88.508649	14-37N-6E	Commonwealth Edison Cc	283	283	Testing Service Corporation		45		
150922	ENG	Engineering	41.684963	-88.504497	13-37N-6E	Commonwealth Edison Cc	285	285	Testing Service Corporation		45		
150923	ENG	Engineering	41.684963	-88.499905	13-37N-6E	Commonwealth Edison Cc	286	286	Testing Service Corporation		45		
150924	ENG	Engineering	41.684963	-88.495443	13-37N-6E	Commonwealth Edison Cc	287	287	Testing Service Corporation		45		
150925	ENG	Engineering	41.684951	-88.490863	13-37N-6E	Commonwealth Edison Cc	288	288	Testing Service Corporation		45		
150957	ENG	Engineering	41.715952	-88.467787	5-37N-7E	Commonwealth Edison Cc	308	308	Testing Service Corporation		45		
150964	ENG	Engineering	41.716458	-88.449507	5-37N-7E	Commonwealth Edison Cc	315	315	Testing Service Corporation		45		
149306	ENG	Engineering	41.700018	-88.460772	8-37N-7E	Kendall Co. Sanitary Landf B-1	B-1		Layne-Western Drlg		0 GL	Ground level	40
150927	ENG	Engineering	41.683107	-88.481857	18-37N-7E	Commonwealth Edison Cc	290	290	Testing Service Corporation	8/27/73	30		
150940	ENG	Engineering	41.697818	-88.474513	7-37N-7E	Commonwealth Edison Cc	2	2	Testing Service Corporation	6/19/72	30		
149307	ENG	Engineering	41.696375	-88.460622	8-37N-7E	Kendall Co. Sanitary Landf B-5	B-5		Layne-Western Drlg		0 GL	Ground level	25



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

Agenda Item Number

Public Works Committee #2

Tracking Number

PW 2023-63

Agenda Item Summary Memo

Title: 2023 Water Main Improvements – Contract A

Meeting and Date: City Council – July 25, 2023

Synopsis: Consideration of Change Order No. 1

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2023-63

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Brad Sanderson
Name

Engineering
Department

Agenda Item Notes:



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: July 11, 2023
Subject: 2023 Water Main Improvements – Contract A

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 Performance Construction & Engineering, LLC. entered into an agreement for a contract value of **\$1,799,287.00** for the above referenced project.

Questions Presented:

Should the City approve Change Order No. 1 which would **increase** the contract value by \$27,906.00?

Discussion:

The change order would increase the contract value to \$1,827,193.00.

During water main installation, two previously unknown 2” diameter galvanized steel water services were discovered that provide domestic water service to the Hillside Rehab & Care Center. These pipes were found to be in severely deteriorated condition. Within days of their discovery, the water services broke and needed repair four times. It was determined that due to the extremely poor condition of the pipe material, the risk of future breaks and potential water quality issues was very high. The services required to be drilled through the building foundation and connected inside by Hillside’s contracted plumber. The services were temporarily connected to the existing main. The services will be transferred to the new main when it becomes 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: July 25, 2023

Agreement Date: March 28, 2023

NAME OF PROJECT: 2023 Water Main Improvements – Contract A

OWNER: United City of Yorkville

CONTRACTOR: Performance Construction & Engineering, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

- 1) Addition of 2" Water Service, Complete
2 Each @ \$13,953/Each \$27,906.00

Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$ 1,799,287.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S) \$ 1,799,287.00

The CONTRACT PRICE due to this CHANGE ORDER will be (increased)(~~decreased~~) by:
\$ 27,906.00

The new CONTRACT PRICE including this CHANGE ORDER will be \$ 1,827,193.00

Justification:

- 1) During water main installation, two previously unknown 2" diameter galvanized steel water services were discovered that provide domestic water service to the Hillside Rehab & Care Center. These pipes were found to be in severely deteriorated condition. Within days of their discovery, the water services broke and needed repair four times. It was determined that due to the extremely poor condition of the pipe material, the risk of future breaks and potential water quality issues was very high. The services required to be drilled through the building foundation and connected inside by Hillside's contracted plumber. The services were temporarily connected to the existing main. The services will be transferred to the new main when it becomes operational.

Change to CONTRACT TIME:

The contract time is increased/~~decreased~~ by 0 days.

Requested by: _____ Performance Construction & Engineering, LLC

Recommended by: _____ Engineering Enterprises, Inc.

Accepted by: _____ United City of Yorkville



PERFORMANCE CONSTRUCTION & ENGINEERING, LLC

217 W. John Street
Plano, IL 60545

June 26 , 2023

RE: Change Order Request
AUP- 2" Water Services
2023 Water Main Improvements – Contract A
City of Yorkville

Todd,

Per the request of the City, we are submitting the following agreed unit prices to furnish and install the following:

2" PE Water Service, HDD	2 EA @ \$13,953/EA	= \$27,906
--------------------------	--------------------	------------

This price includes the cost to directionally drill into the basement of the nursing home and temporarily connect the service to the existing water main. Once the new main has been installed, PCE will transfer the services over to the new main. This price does not include any restoration or trench backfill. It is assumed those items will be paid for at the contract unit prices.

Please let me know if you have any questions or need any additional information.

Sincerely,

Lonnie Avery

Lonnie Avery, P.E., President
Performance Construction & Engineering, LLC





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

Agenda Item Number

Public Works Committee #3

Tracking Number

PW 2023-65

Agenda Item Summary Memo

Title: Beaver Street Pump Station Improvements – Change Order No. 1

Meeting and Date: City Council – July 25, 2023

Synopsis: Consideration of Change Order No. 1 - Balancing

Council Action Previously Taken:

Date of Action: PW – 7/18/23 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2023-65

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:



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: July 12, 2023
Subject: Beaver Street Pump Station Improvements

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

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

Background:

The United City of Yorkville and Frank Marshall Electric entered into an agreement for a contract value of **\$272,244.00** for the above-referenced project; with 180 consecutive calendar days to complete the project.

Questions Presented:

Should the City approve Change Order No. 1 – Balancing, which would **increase** the contract value by \$8,358.00 and **increase** the contract time by 420 consecutive calendar days?

Discussion:

PVC Coated Chain Linked Fence

At the City's request, the Contractor erected a new chain-link fence around the pump station site to protect the new generator and aboveground electrical enclosure from intruders. The chain-linked fence will provide sufficient site security for the pump station; the City decided to eliminate the door contacts from the project.

Time Extension:

A shortage of materials delayed the delivery of the VFDs, and the Contractor required additional time to construct the chain link fence.

The change order would increase the contract value to \$280,602.00 and the contract time to 600 calendar days.

The works is 100% complete on the project.

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 1 - Balancing.

CHANGE ORDER

Order No. 1 - Balancing

Date: April 24, 2023

Agreement Date: June 11, 2021

NAME OF PROJECT: BEAVER STREET PUMP STATION IMPROVEMENTS

OWNER: United City of Yorkville

CONTRACTOR: Frank Marshall Electric

The following changes are hereby made to the CONTRACT DOCUMENTS:

PVC-Coated Chain Link Fence:

Furnish and Install PVC-Coated Chain Link Fence: \$18,945.00

Eliminated Door Contacts from the Generator and Electrical Enclosure: -\$587.00

Engineering Allowance: -\$10,000.00

Total Change Order Amount: \$8,358.00

Time Extension:

The Contractor has requested a time extension for the construction contract.

Justification:

PVC-Coated Chain Link Fence:

At the City staff's request, the Contractor erected a new chain-link fence around the pump station site to protect the new generator and aboveground electrical enclosure from intruders. The chain-linked fence will provide sufficient site security for the pump station; the City elected to eliminate the door contacts from the project.

Time Extension:

A shortage of materials delayed the delivery of the VFDs, and the Contractor required additional time to construct the chain link fence.

Change of CONTRACT PRICE:

Original CONTRACT PRICE: \$ 272,244.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S) \$ 0.00

The CONTRACT PRICE due to this CHANGE ORDER will be increased by: \$ 8,358.00

The new CONTRACT PRICE including this CHANGE ORDER will be \$ 280,602.00

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by 420 calendar days.

The date for completion of all work will be March 27, 2023 (Date.)

Approvals Required:

To be effective this order must be approved by the agency if it changes the scope or objective of BEAVER STREET PUMP STATION IMPROVEMENTS, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested by:  ADAM MARSHALL CONTRACTOR

Recommended by: Keith Powell Engineering Enterprises, Inc.

Accepted by: _____ United City of Yorkville

Change Order Request #1

Frank Marshall Electric
 Electrical Contractors
 1043 Oliver Avenue
 Aurora, Illinois 60506
 Phone: (630) 892-2942

Submitted to:
Engineering Enterprises 52 Wheeler Road Sugar Grove, IL 60554 Attn: Mr. Keith Powell
Architect(s):
Engineering Enterprises 52 Wheeler Road Sugar Grove, IL 60554

Job Name and Location:	
Pump Station Improvements Beaver Street Pump Station 103 1/2 Beaver Street Yorkville, IL 60560	
Date Of Change	Plans
06/14/21	Verbal Keith Powell

This change order request is to provide a new chain link fence around the site. This fence will have a 16' wide gate on the west end. Also included is the deduction of the door contacts. The new fence will be black vinyl coated per the owners request.

	Labor	Material	Subcontractor
<u>Layout & Coordination</u>	\$135.00	\$0.00	\$0.00
<u>Kendall County Fence + 5%</u>	\$0.00	\$0.00	\$18,060.00
<u>Deduction of Door Contacts</u>	\$0.00	\$0.00	\$0.00
9 - Door Contacts	-\$306.00	-\$76.00	\$0.00
200' - #14 XHHW	-\$135.00	-\$36.00	\$0.00
4 - Terminations @ SCADA	-\$34.00	\$0.00	\$0.00
<u>Surveying Cost (NO MARK UP)</u>	\$0.00	\$0.00	\$750.00
Allowance	-\$10,000.00		

Total cost of change order \$8,358.00

Sincerely,

Signature _____

Adam Marshall

Date: 07/19/22

Title: Project Manager

CHANGE ORDER NO. 1
 BEAVER STREET PUMP STATION IMPROVEMENTS
 UNITED CITY OF YORKVILLE

ITEM NO.	ITEMS	UNIT	QUANTITY	UNIT PRICE	ADDITION COST	DEDUCTION COST
11	ELIMINATED DOORS CONTACTS FROM GENERATOR AND ELECTRICAL ENCLOSURE	LS	1	\$ 587.00		\$ (587.00)
21	ENGINEERING ALLOWANCE	LS	1	\$ 10,000.00		\$ (10,000.00)
CO	FURNISH AND INSTALL PVC-COATED CHAIN LINKED FENCE	LS	1	\$ 18,945.00	\$ 18,945.00	\$ -
TOTAL ADDITIONS =					\$ 18,945.00	
TOTAL DEDUCTIONS =						\$ (10,587.00)
ORIGINAL CONTRACT PRICE:					\$ 272,244.00	
CURRENT CONTRACT PRICE ADJUSTED BY PREVIOUS CHANGE ORDER(S):					\$ 272,244.00	
AMOUNT OF CURRENT CHANGE ORDER:					\$ 8,358.00	
NEW CONTRACT PRICE:					\$ 280,602.00	



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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2023-02 & EDC 2023-22 and
PZC 2023-03 & EDC 2023-23

Agenda Item Summary Memo

Title: Bristol Ridge Solar Farm 105 & 106 – Annexation Amendment

Meeting and Date: City Council – July 25, 2023

Synopsis: Proposed Bristol Ridge PUD Annexation Agreement Amendment for a proposed solar farm use.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memorandum.



Memorandum

To: City Council
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Kathleen Field-Orr, City Attorney
Date: May 24, 2023
Subject: **Bristol Ridge Solar Farm 105 & 106 –Amendment to Annexation Agreement**

SUMMARY:

The request is for an amendment to an existing annexation agreement for the Bristol Ridge Subdivision approved in 2006 (Ord. 2006-126). The development covered approximately 135-acre northern property and approximately 55-acre southern property of land under contract by the former developer, Bristol Ridge, LLC, for a proposed residential subdivision (refer to plat of zoning plan below). While the City annexed the parcels (Ord. 2006-127) and rezoned the properties R-2 One Family Residence District and R-3 General Residence District (Ord. 2006-128), a final plat was never recorded and the development never commenced. This left the properties in the Bristol Ridge Subdivision saddled with entitlements that limited their ability to redevelop, expand or rezone without City Council action.

The petitioner, Turning Point Energy on behalf of the owner Daniel B. Light, and with the permission from all property owners within the development, is intending to utilize the southern 54-acre property and 42 acres of the northern parcel for two solar farms. The properties are currently being used for agricultural purposes. Therefore, the amendment seeks to remove the subject property from the previously approved annexation agreement. Since the annexation agreement is not set to expire until 2026, the property owner must seek City Council approval to remove themselves from the agreement's provisions by amendment. Once removed, the property will only retain its zoning, which permits both R-2 and R-3 Zoning District. The petitioner is seeking to rezone the properties to the A-1 Agricultural District where the solar farm land use is considered a special use. Both a rezone and special use requests have been submitted by the petitioner and are currently being considered by the Planning and Zoning Commission.

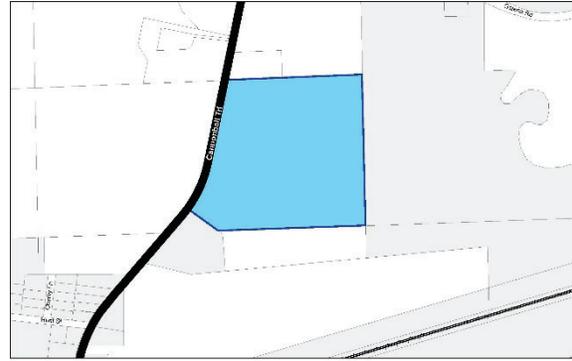
Bristol Ridge Subdivision





Bristol Ridge Solar Farm 105 Location

United City of Yorkville, Illinois
March 29, 2023



Bristol Ridge Solar Farm 106 Location

United City of Yorkville, Illinois
March 29, 2023



DEVELOPMENT BACKGROUND:

In 2006, Bristol Ridge was annexed into Yorkville and the property was zoned for R-2 and R-3 Zoning District land uses via Ordinances 2006-127 and 2006-128. The developer at that time, Bristol Ridge, LLC, annexed two (2) parcels totaling roughly 190-acres and as part of the annexation agreement, designated parcels for R-2 One Family Residence District and R-3 General Residence District according to a plat of zoning attached to the annexation agreement. While these zoning districts were approved, the plan also permitted duplex units in the southern parcel. The property has remained vacant and undeveloped since the original approvals in 2006.

PROPOSED SOLAR FARM:

The petitioner, Turning Point Energy, LLC, is seeking to construct a solar farm on the southern 54-acre parcel generally located east of Cannonball Trail and south of Galena Road and another solar farm on a 42-acre parcel north of the first parcel. To construct these facilities, the petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-3 General Residence to the A-1 Agricultural District, special use permit approval for a solar farm land uses, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet. The petitioner is seeking these requests separately from the annexation agreement amendment and will be conditional upon the amendment's approval.

The layout of the solar farm and the complete application are attached to this memorandum for informational purposes. The City Council public hearing is only for the request to remove these parcels (PIN 02-15-126-004 and 02-10-300-017) from the Bristol Ridge Development.

PROPOSED AMENDMENT:

The proposed amendment to Ordinance 2006-126 deletes Paragraph 3: Zoning and Other Applicable Ordinances of the original annexation agreement and replaces it with the following:

The City has adopted an ordinance annexing to the City the Subject Property and shall adopt an ordinance zoning the Subject Property into the A-1 Agricultural District for parcels 02-15-126-004 and 02-10-300-017, which may be further changed without amendment of this Agreement pursuant to the procedures of the Zoning Code.

The attached agreement is a draft in nature and will need to be signed by the other property owner, Daniel Kramer, within the Bristol Ridge Subdivision and will be a member party to the agreement.

STAFF COMMENTS:

Staff is highly supportive of the proposed annexation agreement amendment based upon legal counsel recommendation and in consideration of the length of time the area has remained undeveloped under the current concept plan and zoning. Staff and the petitioner will be available at Tuesday night's meeting to answer any questions.

ATTACHMENTS:

1. Draft Annexation Agreement
2. Draft Annexation Agreement Ordinance
3. Bristol Ridge Solar Farm Application 105
4. Bristol Ridge Solar Farm Application 106

Ordinance No. 2023-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING THE FIRST AMENDMENT TO THE ANNEXATION AGREEMENT FOR A
PORTION OF THE BRISTOL RIDGE SUBDIVISION
(Daniel B Light)**

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, Bristol Ridge, LLC (the “Original Owner”) entered into an *ANNEXATION AGREEMENT BETWEEN UNITED CITY OF YORKVILLE AND BRISTOL RIDGE, LLC* (the “Original Annexation Agreement”) dated October 24, 2006 that was approved by the Mayor and City Council (the “Corporate Authorities”) by Ordinance No. 2006-126 on October 24, 2006 and recorded with the Kendall County Recorder on May 15, 2007 as document 200700015754; and,

WHEREAS, the Original Annexation Agreement provided for the annexation of approximately 190 acres of land to the City (the “Property”), when due to the changes in the economic conditions in the country and most particularly in the region, the Original Owner lost ownership of the Property; and,

WHEREAS, Daniel B Light, DEVELOPER is the current owner of an approximate 54-acre property and an approximate 42-acre property of the Bristol Ridge Subdivision that is legally described on Exhibit A attached hereto and made a part hereof (the “Subject Properties”) with PIN Numbers: 02-15-126-004 and 02-10-300-017; and,

WHEREAS, DEVELOPER has petitioned the City to rezone the Subject Properties pursuant to the current United City of Yorkville Zoning Ordinance (the “Zoning Code”) in order to permit DEVELOPER to proceed with operation under the City’s A-1 Agricultural District; and,

WHEREAS, DEVELOPER has petitioned the City for special use authorization on the Subject Properties in order to permit DEVELOPER to construct and operate a solar farm land use; and,

WHEREAS, the Corporate Authorities conducted a public hearing on the amendment of the Original Annexation Agreement on May 30, 2023 and the statutory procedures provided in 65 ILCS 5/11-15.1-1, as amended, for the approval of this First Amendment have been complied with.

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. That the *FIRST AMENDMENT TO THE ANNEXATION AGREEMENT BETWEEN UNITED CITY OF YORKVILLE AND BRISTOL RIDGE, LLC (Bristol Ridge)*, attached hereto and made a part hereof by reference as Exhibit A be and is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver said First Amendment.

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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

MAYOR

**FIRST AMENDMENT
TO THE ANNEXATION AGREEMENT
BETWEEN UNITED CITY OF YORKVILLE AND BRISTOL RIDGE, LLC
(Bristol Ridge)**

This First Amendment (the “Amendment”) to the Annexation Agreement dated October 24, 2006, pertaining to the Bristol Ridge Subdivision, is entered into this __ day of July, 2023, by and between the United City of Yorkville, Illinois, a municipal corporation (the “City”) and Daniel B. Light, the owner of a portion of the Bristol Ridge Subdivision properties (the “DEVELOPER”); and,

WHEREAS, Bristol Ridge, LLC (the “Original Owner”) entered into an *ANNEXATION AGREEMENT BETWEEN UNITED CITY OF YORKVILLE AND BRISTOL RIDGE, LLC* (the “Original Annexation Agreement”) dated October 24, 2006 that was approved by the Mayor and City Council (the “Corporate Authorities”) by Ordinance No. 2006-126 on October 24, 2006 and recorded with the Kendall County Recorder on May 15, 2007 as document 200700015754; and,

WHEREAS, the Original Annexation Agreement provided for the annexation of approximately 190 acres of land to the City (the “Property”), when due to the changes in the economic conditions in the country and most particularly in the region, the Original Owner lost ownership of the Property; and,

WHEREAS, Daniel B Light, DEVELOPER is the current owner of an approximate 54 acre property and an approximate 42 acre property of the Bristol Ridge Subdivision that is legally described on Exhibit A attached hereto and made a part hereof (the “Subject Properties”) with PIN Numbers: 02-15-126-004 and 02-10-300-017; and,

WHEREAS, DEVELOPER has petitioned the City to rezone the Subject Properties pursuant to the current United City of Yorkville Zoning Ordinance (the “Zoning Code”) in order

to permit DEVELOPER to proceed with operation under the City's A-1 Agricultural District;
and,

WHEREAS, DEVELOPER has petitioned the City for special use authorization on the Subject Properties in order to permit DEVELOPER to construct and operate a solar farm land use; and,

WHEREAS, the DEVELOPER is prepared to participate in all public hearings as required by law to accomplish this Amendment to the Original Annexation Agreement and as may be required to rezone the Property under the Zoning Code.

NOW, THEREFORE, the parties hereto agree as follows:

1. The above recitals are incorporated herein and made a part of this Agreement.
2. That the fifth whereas clause be and is hereby repealed.
3. That Paragraph 3 of the Original Annexation Agreement is hereby deleted and replaced with the following:

ZONING AND OTHER APPLICABLE ORDINANCES

The City has adopted an ordinance annexing to the City the Subject Property and shall adopt an ordinance zoning the Subject Property into the A-1 Agricultural District for parcels 02-15-126-004 and 02-10-300-017, which may be further changed without amendment of this Agreement pursuant to the procedures of the Zoning Code.

4. That Paragraph 30, Notice, of the Original Annexation Agreement is hereby amended by deleting the person named to receive notice for the Developer and insert the following:

To Developer:

Daniel B Light
104 S. Wynstone Park Drive
North Barringotn, IL 60010

With a copy to:

Kyle C. Barry
McGuire Woods LLP
1 North Old State Capitol Plaza, Suite 410
Springfield, IL 62701

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to the Original Annexation Agreement to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois municipal
Corporation

By: _____
Mayor

Attest:

City Clerk

DEVELOPER

By: _____
Daniel B Light

PROPERTY OWNER

Daniel J. Kramer

Attest:

Witness

EXHIBIT A to Application Forms

Parcel Legal Description – TPE IL KE105, LLC (02-15-126-004)

Note: This legal description is from the Trustee's Deed dated August 8, 2017 between First Midwest Bank and Daniel B. Light; Recorded Kendall County, IL 8/31/2017 #201700013916

Legal Description:

That part of the following described parcel lying easterly of the centerline of Cannonball Trail:

A part of the North Half of Section 15, Township 37 North, Range 7, East of the Third Principal Meridian, Described as follows: Commencing at a point on the East line of the Public Highway leading North from Huntsville, in said direction at a point where the easterly line of said highway intersects the southerly line of Elizabeth Rider's Land; thence easterly, along the southerly line of said Elizabeth Rider's Land 315 feet, to the southeast corner thereof, thence north at right angles with said first line along the east line of said Rider Land, to the center of said Bristol Road; thence northeasterly, along the center of said highway, to the southerly line of land belonging to Harry C. Eccles; thence southeasterly along the southerly line of said Eccles land, to a point in said southerly line 60 chains from the east line of said Section; thence East, along the said southerly line of said Harry C. Eccles Land to the 8th Section line, and being the west line of N.C. Rider's land; thence south, on said 8th Section line and Rider's west line to the Right of Way of C.B. and Q. RR CO.; thence southwesterly, along the Northerly line of said Right of Way of said Railroad Co. to where the same is intersected by the northerly line of James Kennedy's land; thence westerly along the north line of said Kennedy's land, to the northwest corner of said James Kennedy's land; thence northerly along the highway to the place of beginning, including the east half mile of highway westerly and bordering said premises; excepting from the above premises two lots 4 by 8 rods each in the southwest corner of the above described premises, heretofore deeded to Joseph Kennedy and James Kennedy, situated in the town of Bristol, Kendall County, Illinois.

Excepting therefrom the following described real estate heretofore conveyed to Commonwealth Edison Company be deed recorded as document no. 73-1974, to that part of the north half of Section 15, Township 37 North, Range 7, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the east line of the west half of the northeast quarter of said Section 15 and the Northwesterly Right of Way line of the Burlington Northern (Formerly Chicago, Burlington and Quincy) Railroad; thence south 74 degrees 19 minutes 17 seconds west along the northerly Right of Way line of said Railroad, a distance of 2910.45 feet to the southeast corner of "Reeves" land described in deed recorded March 13, 1952, as document #101936; thence north 3 degrees 10 minutes 43 seconds west along the easterly line of said "Reeves" land a distance of 12.80 feet to the northeast corner thereof; thence north 81 degrees 50 minutes 18 seconds west along the northerly line "Reeves" land, a distance 340.18 feet to the intersection of said line with a line drawn 150 feet northwesterly of, measured at right angles to, and parallel with the northerly tight of way of said railroad; thence north 74 degrees 19 minutes 17 seconds east along said parallel line a distance of 331.83 feet; thence north 15 degrees 40

minutes 43 seconds west, perpendicular to the last described line, a distance of 40 feet; thence north 74 degrees 19 minutes 17 seconds east along a line of said railroad, a distance of 2941.14 feet to the east line of said west half of the northeast quarter; thence south 0 degrees 13 minutes 40 seconds west along the east line of said west half of the northeast quarter, a distance of 197.57 feet to the point of beginning; all in Kendall County, Illinois,

Also Excepting therefrom that part of the northwest $\frac{1}{4}$ of Section 15, Township 37 North, Range 7, East of the Third Principal Meridian as described as follows: Beginning at the intersection of the centerline of Cannonball Trail (Being the center line of State Routs 10, Section 19-15D) and a line drawn parallel with and 80.0 feet, normally distant, southerly of "Elizabeth Rider's Land", thence easterly along said parallel line 239.10 feet; thence southerly at right angles to the last described course, 354.96 feet to the north line of a tract of land conveyed to James Kennedy by Warranty Deed recorded on April 21, 1982, in Book 48 of Deeds, page 480; Thence westerly along said north line, 106.70 feet to the east line, as occupied and monumented, of lands conveyed to George Mewhirter by a Warranty Deed recorded May 1, 1899, in Book 55 of Deeds, Page 25; thence northerly at right angles to the last described course, being along said east line and said east line extended 132.0 feet; thence westerly at right angles to the last described course, 190.33 feet to said center line; thence northeasterly along said center line, to the point of beginning, in Bristol Township, Kendall County, Illinois.

Exhibit A to Application Forms

Legal Description – TPE IL KE106, LLC (02-10-300-017)

Note: This legal description is from the Trustee's Deed dated August 8, 2017 between First Midwest Bank and Daniel B. Light; Recorded Kendall County, IL 8/31/2017 #201700013916

Legal Description:

That part of the following described parcels lying easterly of the centerline of Cannonball Trail:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 37 North, Range 7 East of the Third Principal Meridian; also the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 37 North, Range 7 East of the Third Principal Meridian lying Westerly of the West line of lands conveyed by Nelson C. Rider to Jerry W. Rider by Warranty Deed Dated October 15, 1911 and Recorded in Book 66 as Page 255 and Depicted in Plat Book 1 at Page 62; all in Kendall County, Illinois.



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

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2023-02 & EDC 2023-22

Agenda Item Summary Memo

Title: Bristol Ridge Solar Farm 105 – Rezone, Variance and Special Use

Meeting and Date: City Council – July 25, 2023

Synopsis: Proposed Bristol Ridge Solar Farm on southern property for rezone, special use, and variance requests.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memorandum. Additional packet materials can be found at:

<https://www.yorkville.il.us/ArchiveCenter/ViewFile/Item/5231>



Memorandum

To: City Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEL, City Engineer
Date: July 17, 2023
Subject: **PZC 2023-02 Bristol Ridge Solar Farm 105**
(Rezone, Special Use, Variance)

SUMMARY:

The applicant, Turning Point Energy, LLC, is requesting rezoning approval, special use authorization, and variance approval to construct a solar farm on the 54-acre parcel generally located east of Cannonball Trail and south of Galena Road within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-2 Duplex PUD (Bristol Ridge) to the A-1 Agricultural District, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet. To rezone the property and change the land use on this parcel, the petitioner is seeking to amend the existing annexation agreement for the Bristol Ridge Development to replace the current adopted land use plan with their solar farm. This request was heard at a separate public hearing in front of the Yorkville City Council and the rezoning, special use and variance is contingent on the approval of that amendment.

PLANNING & ZONING COMMISSION ACTION:

The Planning and Zoning Commission reviewed the Petitioner's requests at a public hearing held on July 12, 2023 and made the following action on the motions below:

REZONING

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-2 Single-Family and R-2D Duplex PUD (Bristol Ridge) to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail.

Action Item:

Olson – aye; Williams – aye; Vinyard – aye; Horaz – aye; Millen – aye
5 ayes; 0 nay

SPECIAL USE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to staff recommendations in a memo dated July 5, 2023 and further subject to the removal of Allium Cernuum as a permitted plant in the final approved landscape plan and an increase of the inflation rate for the Decommissioning Plan prepared by Turning Point Engineering, LLC above the 3% recommended by staff.

Action Item:

Olson – aye; Williams – aye; Vinyard – aye; Horaz – aye; Millen – aye
5 ayes; 0 nay

VARIANCE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for variance from Section 10-19-7-D of the Yorkville Municipal Code to reduce the minimum clearance between the lowest point of a freestanding solar panel and the surface on which the system is mounted from ten feet to two feet, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail.

Action Item:

Olson– aye; Williams – aye; Vinyard – aye; Horaz – aye; Millen – aye

5 ayes; 0 nay

ATTACHMENTS:

- 1) Draft Ordinance
- 2) PZC Staff Memorandum dated July 5, 2023
- 3) UPDATED Zoning Site Plan - Alt. 1, dated June 21, 2023, as prepared by Kimley Horn & Associates, Inc.
- 4) UPDATED Decommissioning Plan, as prepared by Turning Point Energy, LLC
- 5) UPDATED Wetland Delineation, dated June 2023, as prepared by Kimley Horn & Associates, Inc.
- 6) UPDATED Solar Glare and Glint Analysis, dated June 2023, as prepared by Kimley Horn & Associates, Inc.
- 7) NEW Stormwater Pollution Prevention Plan (SWPPP), dated June 6, 2023, prepared by Kimley Horn & Associates, Inc.
- 8) NEW Bristol Ridge Solar Topsoil Letter, dated June 21, 2023, prepared by Turning Point Energy, LLC.
- 9) NEW Bristol Ridge Solar – Native Seed Mix Letter, dated June 23, 2023, prepared by Turning Point Energy, LLC.
- 10) NEW EEI, Inc., Review Comments dated July 5, 2023.
- 11) PZC Packet Materials from the May 10, 2023 Planning and Zoning Commission meeting.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2023-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE A-1 AGRICULTURAL ZONING DISTRICT OF CERTAIN TERRITORY GENERALLY LOCATED AT EAST OF CANNONBALL TRAIL AND NORTH OF THE BURLINGTON NORTHERN SANTA FE RAILROAD LINE
(Bristol Ridge 105 – Solar Farm)**

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, Turning Point Energy, LLC, (the “*Applicant*”) is leasing approximately 26 acres for the proposed installation of a freestanding solar energy systems on the property owned by Daniel B. Light located immediately north of the BNSF railroad line and east of Cannonball 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 A-1 Agricultural Zoning District; and,

WHEREAS, the Applicant desires to rezone the Subject Property into the A-1 Agricultural Zoning District; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on May 10, 2023, 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 FOLLOWING DESCRIBED PARCEL LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

A PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE PUBLIC HIGHWAY LEADING NORTH FROM HUNTSVILLE, IN SAID DIRECTION AT A POINT WHERE THE EASTERLY LINE OF SAID HIGHWAY INTERSECTS THE SOUTHERLY LINE OF ELIZABETH RIDER'S LAND; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID ELIZABETH RIDER'S LAND 315 FEET, TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH AT RIGHT ANGLES WITH SAID FIRST LINE ALONG THE EAST LINE OF SAID RIDER LAND, TO THE CENTER OF SAID BRISTOL ROAD; THENCE NORTHEASTERLY, ALONG THE CENTER OF SAID HIGHWAY, TO THE SOUTHERLY LINE OF LAND BELONGING TO HARRY C. ECCLES; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ECCLES LAND, TO A POINT IN SAID SOUTHERLY LINE 60 CHAINS FROM THE EAST LINE OF SAID SECTION; THENCE EAST, ALONG THE SAID SOUTHERLY LINE OF SAID HARRY C. ECCLES LAND TO THE 8TH SECTION LINE, AND BEING THE WEST LINE OF N.C. RIDER'S LAND; THENCE SOUTH, ON SAID 8TH SECTION LINE AND RIDER'S WEST LINE TO THE RIGHT OF WAY OF C.B. AND Q. RR CO.; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF SAID RAILROAD CO. TO WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF JAMES KENNEDY'S LAND; THENCE WESTERLY ALONG THE NORTH LINE OF SAID KENNEDY'S LAND, TO THE NORTHWEST CORNER OF SAID JAMES KENNEDY'S LAND; THENCE NORTHERLY ALONG THE HIGHWAY TO THE PLACE OF BEGINNING, INCLUDING THE EAST HALF MILE OF HIGHWAY WESTERLY AND BORDERING SAID PREMISES; EXCEPTING FROM THE ABOVE PREMISES TWO LOTS 4 BY 8 RODS EACH IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES, HERETOFORE DEEDED TO JOSEPH KENNEDY AND JAMES KENNEDY, SITUATED IN THE TOWN OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE HERETOFORE CONVEYED TO COMMONWEALTH EDISON COMPANY BE DEED RECORDED AS DOCUMENT NO. 73-1974, TO THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (FORMERLY CHICAGO, BURLINGTON AND QUINCY) RAILROAD;

THENCE SOUTH 74 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 2910.45 FEET TO THE SOUTHEAST CORNER OF "REEVES" LAND DESCRIBED IN DEED RECORDED MARCH 13, 1952, AS DOCUMENT #101936; THENCE NORTH 3 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE EASTERLY LINE OF SAID "REEVES" LAND A DISTANCE OF 12.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 81 DEGREES 50 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY LINE "REEVES" LAND, A DISTANCE 340.18 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 150 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTHERLY TIGHT OF WAY OF SAID RAILROAD; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 331.83 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 40 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG A LINE OF SAID RAILROAD, A DISTANCE OF 2941.14 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 197.57 FEET TO THE POINT OF BEGINNING; ALL IN KENDALL COUNTY, ILLINOIS,

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CANNONBALL TRAIL (BEING THE CENTER LINE OF STATE ROUTS 10, SECTION 19-15D) AND A LINE DRAWN PARALLEL WITH AND 80.0 FEET, NORMALLY DISTANT, SOUTHERLY OF "ELIZABETH RIDER'S LAND", THENCE EASTERLY ALONG SAID PARALLEL LINE 239.10 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 354.96 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES KENNEDY BY WARRANTY DEED RECORDED ON APRIL 21, 1982, IN BOOK 48 OF DEEDS, PAGE 480; THENCE WESTERLY ALONG SAID NORTH LINE, 106.70 FEET TO THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF LANDS CONVEYED TO GEORGE MEWHIRTER BY A WARRANTY DEED RECORDED MAY 1, 1899, IN BOOK 55 OF DEEDS, PAGE 25; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 132.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 190.33 FEET TO SAID CENTER LINE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

with **Property Index Number 02-15-126-004** into the A-1 Agricultural Zoning 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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

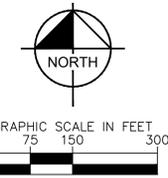
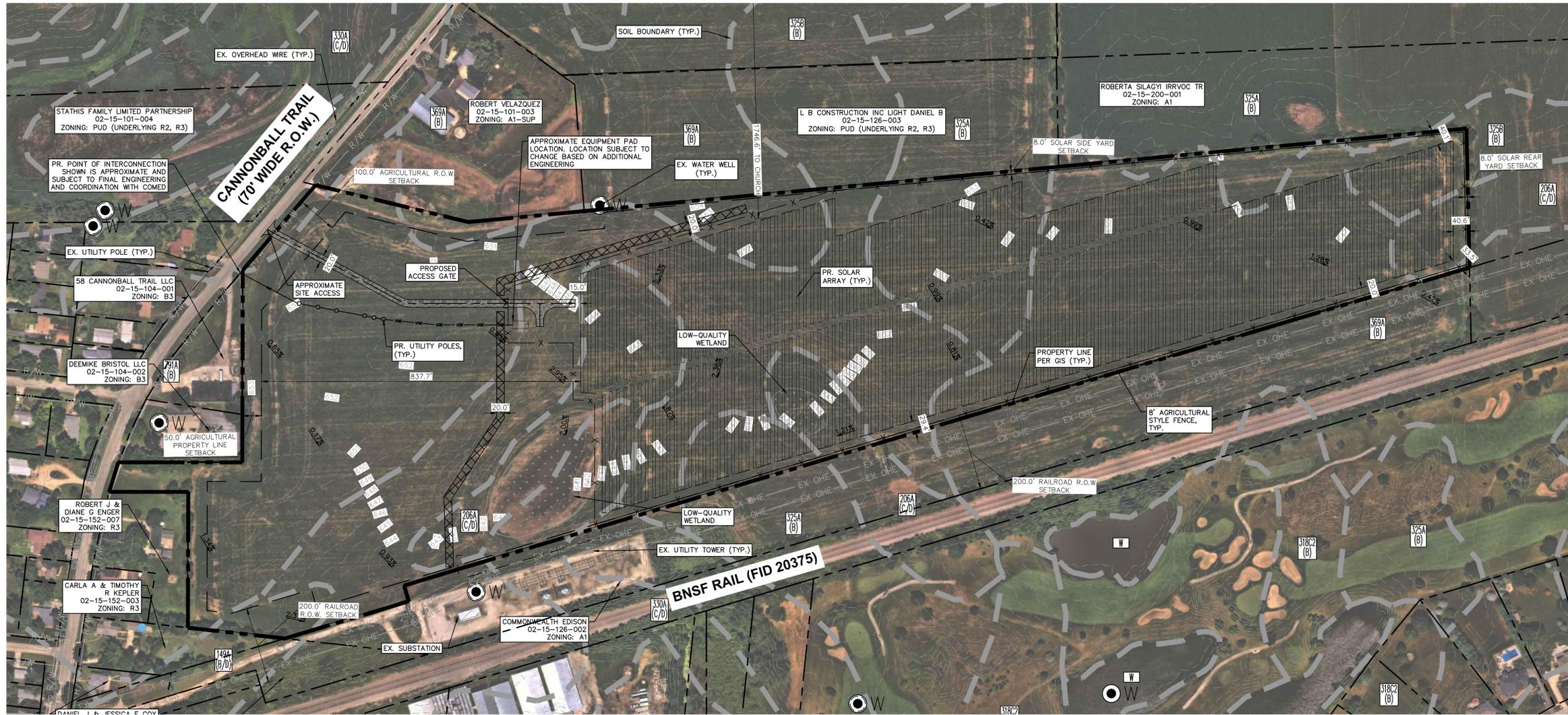
RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2023.

MAYOR

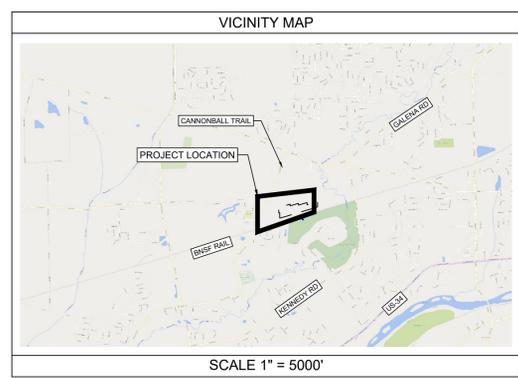
EXHIBIT A

Drawing name: \\kimley-horn\work\GIS\LDEN\268173008_Turning Point Energy\VE105_Zoning CAD\Cad\Submittal\Zoning Site Plan\VE105_Zoning Site Plan.dwg 1 OF 1 Jan 21, 2023 8:38pm by: alexandra.kataglis
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

ROAD LABEL	IL-251
PROJECT BOUNDARY	---
PROPERTY LINE PER GIS	---
RIGHT OF WAY PER GIS	R/W
SETBACK	---
EX. OVERHEAD ELECTRIC	EX OHE
EX. ROAD CENTERLINE	---
EX. GRAVEL/PAVEMENT	---
EX. UTILITY POLE	○
EX. UTILITY TOWER	⊕
EX. SUBSTATION	⊞
EX. RESIDENCE/STRUCTURE	▭
EX. WETLAND (PER LEVEL 2 DELINEATION)	XXXX
EX. FLOW (DIRECTION AND SLOPE)	---
PR. SECURITY FENCE	X
PR. PANEL LIMITS	---
PR. UNDERGROUND ELECTRIC	---
PR. OVERHEAD ELECTRIC	---
PR. ACCESS ROAD	---
PR. UTILITY POLE	○
PR. EQUIPMENT PAD	▭
PR. SOLAR ARRAY	▭
PR. LANDSCAPE BUFFER	▨
EX. WELL	⊙
WELL BUFFER	---
SOIL BOUNDARY	---
PR. STAGING AREA	▨
WETLAND BUFFER	---



SITE DATA TABLE

PIN #	02-15-126-004
PROPERTY OWNER	L B CONSTRUCTION INC LIGHT DANIEL B
SITE ADDRESS	15 CANNONBALL TRAIL
LEGAL DESCRIPTION	PT NE 1/4 SEC 15-37-7
ZONING JURISDICTION	CITY OF YORKVILLE*
ZONING	PUD (UNDERLYING: R-2, R-3)
CURRENT LAND USE	FARMLAND WITHOUT BUILDINGS
PROPOSED USE	FREESTANDING SOLAR ENERGY SYSTEM
TOTAL PARCEL AREA	± 54.0 AC
PRELIMINARY DISTURBED AREA	± 34.0 AC
PRELIMINARY SOLAR AREA	± 25.9 AC
AGRICULTURAL RAIL SETBACK	200'
AGRICULTURAL R.O.W. SETBACK	100'
SOLAR SIDE YARD SETBACK	8'
SOLAR REAR YARD SETBACK	8'
LOW QUALITY WETLAND BUFFER	30'

- ### NOTES
- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KENDALL COUNTY TO CONSTRUCT A FREESTANDING SOLAR ENERGY SYSTEM.
 - THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KENDALL COUNTY, CITY OF YORKVILLE, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 709300030A) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
 - PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO BUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
 - ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
 - CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDINGS (OR ADJACENT BUILDINGS) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
 - SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
 - SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
 - STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
 - THE MAXIMUM HEIGHTS OF FREESTANDING SOLAR ENERGY SYSTEMS SHALL BE SUBJECT TO SPECIAL USE CONDITIONS.
 - THE MINIMUM CLEARANCE BETWEEN THE LOWEST POINT OF THE SYSTEM AND THE SURFACE ON WHICH THE SYSTEM IS MOUNTED IS 10 FT.
 - SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
 - COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
 - THERE SHALL BE NO EXTERIOR LIGHTING.
 - SETBACKS SHOWN ON THIS PLAN ARE BASED ON YORKVILLE CODE OF ORDINANCES, SECTION 10-19-7 AND 10-10-5.
 - ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
 - ALL UTILITY EQUIPMENT (METERS, TRANSFORMERS, ETC.) SHALL BE SCREENED WITH APPROPRIATE PLANTINGS IF LOCATED ON THE GROUND (PER CHAPTER 17 - FENCING AND SCREENING, SECTION 10-17-3 OF THE CITY OF YORKVILLE ORDINANCE).
 - WETLAND BUFFERS SHOWN ON THIS PLAN ARE BASED ON KENDALL COUNTY ORDINANCE NO. 2008-01, SECTION 3.1.1.

- ### EROSION CONTROL NOTES
- FILE THE CONSTRUCTION STORMWATER GENERAL PERMIT (CSGP) WITH IDEM AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
 - INSTALL CONSTRUCTION ENTRANCE.
 - INSTALL SILT FENCE AND INLET PROTECTION AT INLETS.
 - POST NO SIGN AT ENTRANCE.
 - INSTALL BERM/SEDIMENT TRAPS.
 - DESIGNATE A PERSON TO BE RESPONSIBLE FOR SITE INSPECTIONS AFTER EACH RAINFALL AND A MINIMUM OF 1 TIME PER WEEK.
 - INSTALL STAGING AREA, FUELING STATION, MATERIAL STORAGE AREA, CONCRETE WASHOUT, AND PORT-O-LET.
 - STRIP TOPSOIL AND STOCKPILE.
 - REMOVE PAVEMENT AND OTHER ITEMS SHOWN TO BE DEMOLISHED.
 - ROUGH GRADE THE PROJECT SITE. SEED DISTURBED AREAS IMMEDIATELY FOLLOWING ROUGH GRADING. AREAS THAT WILL NOT BE DISTURBED AGAIN SHOULD BE PERMANENTLY SEED. NO UN-VEGETATED AREAS SHALL BE LEFT EXPOSED FOR MORE THAN 7 DAYS. TEMPORARY OR PERMANENT STABILIZATION METHODS MUST BE INITIATED BY END OF THE SEVENTH DAY THAT AN AREA HAS BEEN IDLE AND COMPLETED WITHIN 14 DAYS.
 - BEGIN SITE CONSTRUCTION.
 - INSTALL UNDERGROUND UTILITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED AT NEW DRAIN INLET LOCATIONS IMMEDIATELY UPON INSTALLATION.
 - FINAL GRADE THE SITE.
 - INSTALLATION OPERATIONS. EROSION CONTROL MEASURES SHALL BE LEFT IN-PLACE UNTIL THE SITE VEGETATION HAS ESTABLISHED.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE COUNTY AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
 - LEAVE PERMANENT EROSION CONTROL MEASURES IN PLACE.
- MANAGED TURF:
 SITE MANAGER TO OBSERVE SITE IN THE SPRING, TWICE IN THE SUMMER, AND ONCE IN THE FALL, TO IDENTIFY GROWTH RATES, NOXIOUS WEEDS AND ESTABLISHMENT.
 PROBLEMS: MOWING AND WEEDING MAY NEED TO OCCUR AT EACH OBSERVATION. IF PROBLEMS ARE NOT IDENTIFIED WITH EITHER HEIGHT OF VEGETATION OR QUANTITY OF WEEDS, NO ACTION SHOULD BE TAKEN. THE INITIAL THREE YEARS WILL REQUIRE MORE FREQUENT MAINTENANCE AND MONITORING TO PROVIDE NATIVE PLANT ESTABLISHMENT INSTEAD OF INVASIVE WEEDS. WITHIN FIRST TWO YEARS OF COMPLETION, SITE MANAGER TO VISIT THE SITE ONCE PER MONTH THROUGHOUT THE GROWING SEASON TO CONTROL INVASIVE WEEDS. ALSO, DURING THIS TIME, MOWING SHOULD OCCUR AT LEAST TWICE PER YEAR TO ELIMINATE SHADING FROM AGONIZING ANNUAL WEEDS. SITE MANAGER SHOULD PERFORM YEARLY INSPECTIONS WITH A LANDSCAPE MAINTENANCE PROFESSIONAL TO IDENTIFY WEED PROBLEMS AND TO DISCUSS A STRATEGY FOR MAINTENANCE FOR THE YEAR. ANNUALLY AT THE START OF SPRING, SITE SHOULD BE MOWED WITH A ROTARY MOWER AT A HEIGHT BETWEEN 4 AND 6 INCHES TO INNOVATION STANDINGS VEGETATION FROM THE PREVIOUS SEASONS. IF SITE MANAGER DETERMINES THE NEED TO REMOVE INVASIVE WEEDS WITH AN HERBICIDE, THE MOST EFFECTIVE METHOD IS DURING THE FALL WITH A DIRECT APPLICATION. SITE MANAGER SHOULD CONDUCT A THOROUGH WALK-THROUGH OF THE SITE TO FIND AND APPLY HERBICIDE.
- SILT FENCE:
 - SILT FENCE SHALL BE LOCATED TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOW. IT SHALL BE INSTALLED AT THE DOWNSTREAM LOCATION OF ALL SITE RUNOFF.
 SILT FENCE ROCK OUTLET:
 - SILT FENCE ROCK OUTLET PROVIDES STABILIZATION FOR LARGER FLOW EVENTS AND FILTERS THE SEDIMENT-LADEN WATER BEFORE RUNOFF LEAVES THE SITE.
 EROSION CONTROL BLANKET:
 - A TEMPORARY DEGRADABLE ROLLED EROSION CONTROL PRODUCT OF PROCESSED NATURAL OR POLYMER FIBERS MECHANICALLY, STRUCTURALLY, OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX TO PROVIDE EROSION CONTROL AND FACILITATE VEGETATION ESTABLISHMENT.
 FILTER SOCK:
 - SIMILAR TO SILT FENCE, FILTER SOCK IS DESIGNED TO RETAIN SEDIMENT-LADEN WATER TO ALLOW SETTLEMENT OF SUSPENDED SOLS BEFORE FILTERING THROUGH THE COMPOST MATERIAL FOR DISCHARGE DOWNSTREAM.

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
206A	THORP SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
325B	DRESDEN SILT LOAM, 0 TO 2 PERCENT SLOPES	B
369A	WAUPECAN SILT LOAM, 0 TO 2 PERCENT SLOPES	B
325A	DRESDEN SILT LOAM, 2 TO 4 PERCENT SLOPES	B
330A	PEOTONE SILT CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D
318C2	LORENZO LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
791A	RUSH SILT LOAM, 0 TO 2 PERCENT SLOPES	B
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A FREESTANDING SOLAR ENERGY SYSTEM

REVISIONS

No.	DATE	REVISIONS
1	04/13/2021	REVISED PER CITY COMMENTS
2	06/07/2022	ZONING SITE PLAN

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 570 LAKE COOK RD SUITE 200
 DEERFIELD, IL 60015
 WWW.KIMLEY-HORN.COM

DATE

KHA PROJECT
268173008

DATE
04/13/2021

SCALE
AS SHOWN

DESIGNED BY
SAF

DRAWN BY
SAF

CHECKED BY
APK

TPE IL KE105, LLC

ZONING SITE PLAN

KENDALL COUNTY, IL

SHEET NUMBER

EX-1

Ordinance No. 2023-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, GRANTING A FREESTANDING SOLAR ENERGY SYSTEMS CLEARANCE VARIANCE FOR THE PROPERTY GENERALLY LOCATED AT EAST OF CANNONBALL TRAIL AND NORTH OF THE BURLINGTON NORTHERN SANTA FE RAILROAD LINE (Bristol Ridge 105 – Solar Farm)

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”) present a particular hardship; and,

WHEREAS, Turning Point Energy, LLC, (the “Applicants”), requested a variance to reduce the minimum distance required between the lowest point of the system and the surface on which the system is mounted from ten (10) feet to two (2) feet pursuant to Section 10-19-7(d) of the Zoning Ordinance; and,

WHEREAS, A notice of a public hearing on said application was published and pursuant to said notice the Planning and Zoning Commission of the City conducted a public hearing on May 10, 2023, on said application in accordance with the State statutes and the ordinances of the City; and,

WHEREAS, the Planning and Zoning Commission made the required written Findings of Fact finding that the variation met the standards in Section 10-4-7C of the Zoning Ordinance and provided a recommendation that the variance be granted; 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 FOLLOWING DESCRIBED PARCEL LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

A PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE PUBLIC HIGHWAY LEADING NORTH FROM HUNTSVILLE, IN SAID DIRECTION AT A POINT WHERE THE EASTERLY LINE OF SAID HIGHWAY INTERSECTS THE SOUTHERLY LINE OF ELIZABETH RIDER'S LAND; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID ELIZABETH RIDER'S LAND 315 FEET, TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH AT RIGHT ANGLES WITH SAID FIRST LINE ALONG THE EAST LINE OF SAID RIDER LAND, TO THE CENTER OF SAID BRISTOL ROAD; THENCE NORTHEASTERLY, ALONG THE CENTER OF SAID HIGHWAY, TO THE SOUTHERLY LINE OF LAND BELONGING TO HARRY C. ECCLES; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ECCLES LAND, TO A POINT IN SAID SOUTHERLY LINE 60 CHAINS FROM THE EAST LINE OF SAID SECTION; THENCE EAST, ALONG THE SAID SOUTHERLY LINE OF SAID HARRY C. ECCLES LAND TO THE 8TH SECTION LINE, AND BEING THE WEST LINE OF N.C. RIDER'S LAND; THENCE SOUTH, ON SAID 8TH SECTION LINE AND RIDER'S WEST LINE TO THE RIGHT OF WAY OF C.B. AND Q. RR CO.; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF SAID RAILROAD CO. TO WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF JAMES KENNEDY'S LAND; THENCE WESTERLY ALONG THE NORTH LINE OF SAID KENNEDY'S LAND, TO THE NORTHWEST CORNER OF SAID JAMES KENNEDY'S LAND; THENCE NORTHERLY ALONG THE HIGHWAY TO THE PLACE OF BEGINNING, INCLUDING THE EAST HALF MILE OF HIGHWAY WESTERLY AND BORDERING SAID PREMISES; EXCEPTING FROM THE ABOVE PREMISES TWO LOTS 4 BY 8 RODS EACH IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES, HERETOFORE DEEDED TO JOSEPH KENNEDY AND JAMES KENNEDY, SITUATED IN THE TOWN OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE HERETOFORE CONVEYED TO COMMONWEALTH EDISON COMPANY BE DEED RECORDED AS DOCUMENT NO. 73-1974, TO THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (FORMERLY CHICAGO, BURLINGTON AND QUINCY) RAILROAD; THENCE SOUTH 74 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 2910.45 FEET TO THE

SOUTHEAST CORNER OF "REEVES" LAND DESCRIBED IN DEED RECORDED MARCH 13, 1952, AS DOCUMENT #101936; THENCE NORTH 3 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE EASTERLY LINE OF SAID "REEVES" LAND A DISTANCE OF 12.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 81 DEGREES 50 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY LINE "REEVES" LAND, A DISTANCE 340.18 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 150 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTHERLY TIGHT OF WAY OF SAID RAILROAD; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 331.83 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 40 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG A LINE OF SAID RAILROAD, A DISTANCE OF 2941.14 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 197.57 FEET TO THE POINT OF BEGINNING; ALL IN KENDALL COUNTY, ILLINOIS,

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CANNONBALL TRAIL (BEING THE CENTER LINE OF STATE ROUTS 10, SECTION 19-15D) AND A LINE DRAWN PARALLEL WITH AND 80.0 FEET, NORMALLY DISTANT, SOUTHERLY OF "ELIZABETH RIDER'S LAND", THENCE EASTERLY ALONG SAID PARALLEL LINE 239.10 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 354.96 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES KENNEDY BY WARRANTY DEED RECORDED ON APRIL 21, 1982, IN BOOK 48 OF DEEDS, PAGE 480; THENCE WESTERLY ALONG SAID NORTH LINE, 106.70 FEET TO THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF LANDS CONVEYED TO GEORGE MEWHIRTER BY A WARRANTY DEED RECORDED MAY 1, 1899, IN BOOK 55 OF DEEDS, PAGE 25; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 132.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 190.33 FEET TO SAID CENTER LINE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Property Index Number: 02-15-126-004

Section 2. That a variation pursuant to Section 10-19-7(d) of the Zoning Ordinance to reduce the minimum distance required between the lowest point of the system and the surface on which the system is mounted from ten (10) feet to two (2) feet is hereby granted.

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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

MAYOR

Ordinance No. 2023-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, APPROVING
A SPECIAL USE FOR THE PROPERTY GENERALLY LOCATED AT EAST OF
CANNONBALL TRAIL AND NORTH OF THE BURLINGTON NORTHERN SANTA
FE RAILROAD LINE
(Bristol Ridge 105 – Solar Farm)**

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

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

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

WHEREAS, Turning Point Energy, LLC, (“the Lessee”) is leasing approximately 26 acres for the proposed installation of a freestanding solar energy systems on the property owned by Daniel B. Light located immediately north of the BNSF railroad line and east of Cannonball Trail (the “*Subject Property*”), within the corporate limits of the City 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 A-1 Agricultural District and freestanding solar energy systems are allowed with a special use permit; and,

WHEREAS, the Corporate Authorities have received a request from the Lessee for a special use permit for the Subject Property to allow the solar farm with freestanding solar energy systems; and,

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

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

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

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on May 10, 2023, for the consideration of the special use application; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-4-9(F) and 10-19-4-C of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Planning and Zoning Commission recommended the approval with conditions for the special use for the Subject Property for a solar farm with freestanding solar energy systems.

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

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

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

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

A PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE PUBLIC HIGHWAY LEADING NORTH FROM HUNTSVILLE, IN SAID DIRECTION AT A POINT WHERE THE EASTERLY LINE OF SAID HIGHWAY INTERSECTS THE SOUTHERLY LINE OF ELIZABETH RIDER'S LAND; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID ELIZABETH RIDER'S LAND 315 FEET, TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH AT RIGHT ANGLES WITH SAID FIRST LINE ALONG THE EAST LINE OF SAID RIDER LAND, TO THE CENTER OF SAID BRISTOL ROAD; THENCE NORTHEASTERLY, ALONG THE CENTER OF SAID HIGHWAY, TO THE SOUTHERLY LINE OF LAND BELONGING TO HARRY C. ECCLES; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ECCLES LAND, TO A POINT IN SAID SOUTHERLY LINE 60 CHAINS FROM THE EAST LINE OF SAID SECTION; THENCE EAST, ALONG THE SAID SOUTHERLY LINE OF SAID HARRY C. ECCLES LAND TO THE 8TH SECTION LINE, AND BEING THE WEST

LINE OF N.C. RIDER'S LAND; THENCE SOUTH, ON SAID 8TH SECTION LINE AND RIDER'S WEST LINE TO THE RIGHT OF WAY OF C.B. AND Q. RR CO.; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF SAID RAILROAD CO. TO WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF JAMES KENNEDY'S LAND; THENCE WESTERLY ALONG THE NORTH LINE OF SAID KENNEDY'S LAND, TO THE NORTHWEST CORNER OF SAID JAMES KENNEDY'S LAND; THENCE NORTHERLY ALONG THE HIGHWAY TO THE PLACE OF BEGINNING, INCLUDING THE EAST HALF MILE OF HIGHWAY WESTERLY AND BORDERING SAID PREMISES; EXCEPTING FROM THE ABOVE PREMISES TWO LOTS 4 BY 8 RODS EACH IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES, HERETOFORE DEEDED TO JOSEPH KENNEDY AND JAMES KENNEDY, SITUATED IN THE TOWN OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE HERETOFORE CONVEYED TO COMMONWEALTH EDISON COMPANY BE DEED RECORDED AS DOCUMENT NO. 73-1974, TO THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (FORMERLY CHICAGO, BURLINGTON AND QUINCY) RAILROAD; THENCE SOUTH 74 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 2910.45 FEET TO THE SOUTHEAST CORNER OF "REEVES" LAND DESCRIBED IN DEED RECORDED MARCH 13, 1952, AS DOCUMENT #101936; THENCE NORTH 3 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE EASTERLY LINE OF SAID "REEVES" LAND A DISTANCE OF 12.80 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 81 DEGREES 50 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY LINE "REEVES" LAND, A DISTANCE 340.18 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 150 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTHERLY TIGHT OF WAY OF SAID RAILROAD; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 331.83 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 43 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 40 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 17 SECONDS EAST ALONG A LINE OF SAID RAILROAD, A DISTANCE OF 2941.14 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 197.57 FEET TO THE POINT OF BEGINNING; ALL IN KENDALL COUNTY, ILLINOIS,

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CANNONBALL TRAIL (BEING THE CENTER LINE OF STATE ROUTS 10, SECTION 19-15D) AND A LINE DRAWN PARALLEL WITH AND 80.0 FEET, NORMALLY DISTANT, SOUTHERLY OF “ELIZABETH RIDER’S LAND”, THENCE EASTERLY ALONG SAID PARALLEL LINE 239.10 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 354.96 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES KENNEDY BY WARRANTY DEED RECORDED ON APRIL 21, 1982, IN BOOK 48 OF DEEDS, PAGE 480; THENCE WESTERLY ALONG SAID NORTH LINE, 106.70 FEET TO THE EAST LINE, AS OCCUPIED AND MONUMENTED, OF LANDS CONVEYED TO GEORGE MEWHIRTER BY A WARRANTY DEED RECORDED MAY 1, 1899, IN BOOK 55 OF DEEDS, PAGE 25; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 132.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 190.33 FEET TO SAID CENTER LINE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

with **Property Index Number 02-15-126-004** for use as a solar farm with freestanding solar energy systems.

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

- A. Zoning Site Plan - Alt. 1, dated June 21, 2023, as prepared by Kimley Horn & Associates, Inc. (Exhibit A)
- B. Decommissioning Plan, as prepared by Turning Point Energy, LLC (Exhibit B)
- C. Wetland Delineation, dated June 2023, as prepared by Kimley Horn & Associates, Inc. (Exhibit C)
- D. Solar Glare and Glint Analysis, dated June 2023, as prepared by Kimley Horn & Associates, Inc. (Exhibit D)
- E. Stormwater Pollution Prevention Plan (SWPPP), dated June 6, 2023, prepared by Kimley Horn & Associates, Inc. (Exhibit E)
- F. Bristol Ridge Solar Topsoil Letter, dated June 21, 2023, prepared by Turning Point Energy, LLC. (Exhibit F)
- G. Bristol Ridge Solar – Native Seed Mix Letter, dated June 23, 2023, prepared by Turning Point Energy, LLC. (Exhibit G)

- H. The maximum height of the solar panels for this land use will be fifteen (15) feet.
- I. The installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm is required.
- J. A final landscape plan shall be submitted as part of the final engineering submittal and be approved by the City Engineer and landscaping consultant.
- K. The final landscape plan shall not include the Allium Cernuum species.
- L. A 2-year maintenance period for the establishment of the ground cover which will be inspected by the City Engineer is required.
- M. A Knox box with keys provided to the City’s building department and Bristol Kendall Fire District (BKFD).
- N. A revised decommission estimate using an inflation rate of 3% over 25 years (\$296,404) for a total of \$625,025.
- O. A security guarantee of 120% of the petitioner’s decommissioning estimate for a total of \$750,030.00 in a form acceptable to the City Engineer.
- P. The proposed gravel driveway will have the top 4” CA-6 compacted and the next 8” CA-1 compacted with a compacted subgrade and be subject to Kendall County’s DOT permit requirements for connection to Cannonball Trail.
- Q. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.
- R. Adherence to all comments prepared by EEI, city engineering consultant, in letters dated March 13, 2023 and July 5, 2023 (Exhibit H)

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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

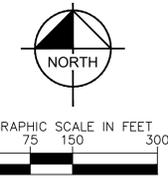
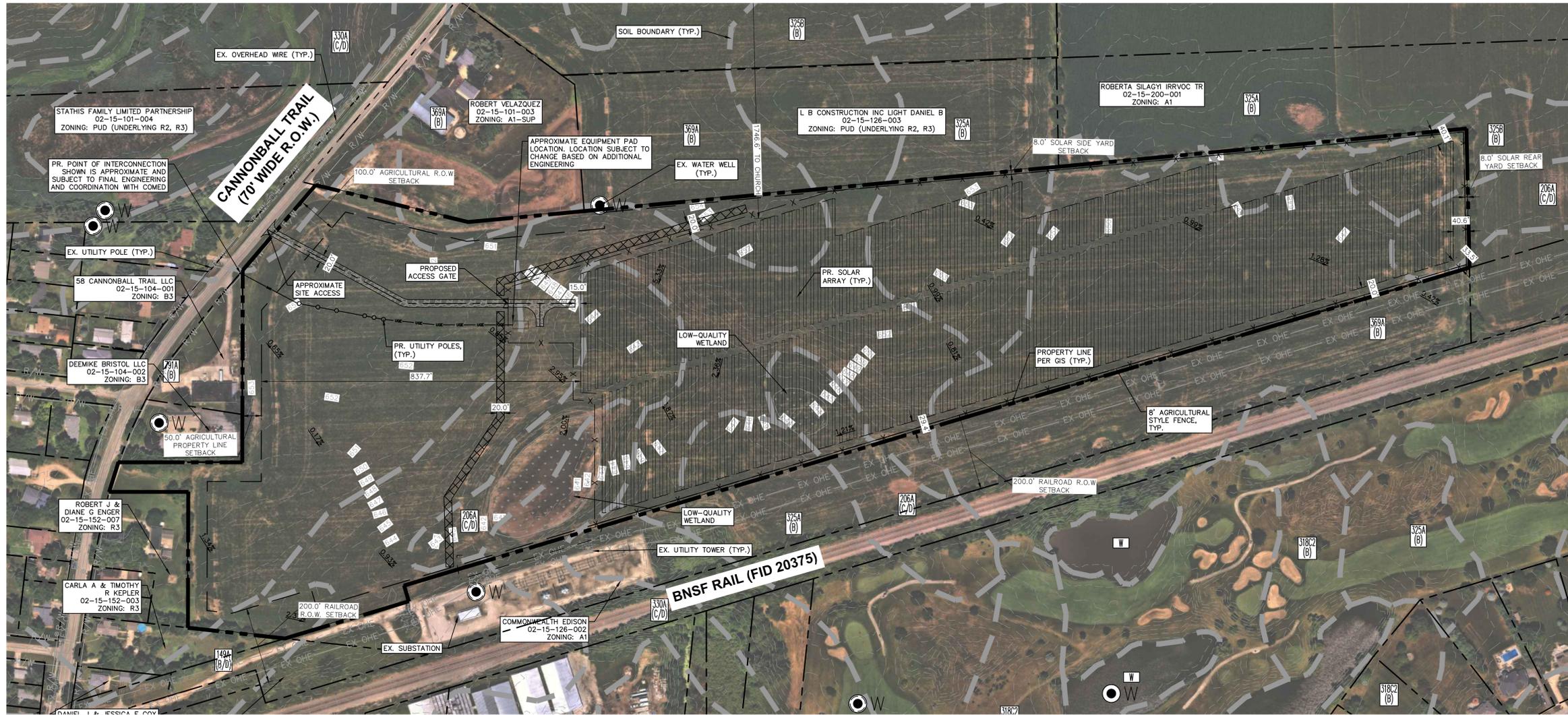
RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2023.

MAYOR

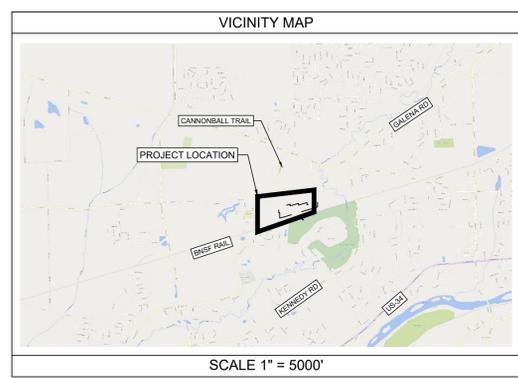
EXHIBIT A

Drawing name: \\kimley-horn\work\GIS\LDEN\268173008_Turning Point Energy\VE105_Zoning_Site_Plan.dwg 1 of 1 Jan 21, 2023 8:38pm by: alexandra.kataglis
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

ROAD LABEL	IL-251
PROJECT BOUNDARY	---
PROPERTY LINE PER GIS	---
RIGHT OF WAY PER GIS	R/W
SETBACK	---
EX. OVERHEAD ELECTRIC	EX OHE
EX. ROAD CENTERLINE	---
EX. GRAVEL/PAVEMENT	---
EX. UTILITY POLE	○
EX. UTILITY TOWER	⊕
EX. SUBSTATION	⊕
EX. RESIDENCE/STRUCTURE	□
EX. WETLAND (PER LEVEL 2 DELINEATION)	XXXX
EX. FLOW (DIRECTION AND SLOPE)	---
PR. SECURITY FENCE	X
PR. PANEL LIMITS	---
PR. UNDERGROUND ELECTRIC	---
PR. OVERHEAD ELECTRIC	---
PR. ACCESS ROAD	---
PR. UTILITY POLE	○
PR. EQUIPMENT PAD	□
PR. SOLAR ARRAY	□
PR. LANDSCAPE BUFFER	XXXX
EX. WELL	○
WELL BUFFER	---
SOIL BOUNDARY	---
PR. STAGING AREA	XXXX
WETLAND BUFFER	---



SITE DATA TABLE

PIN #	02-15-126-004
PROPERTY OWNER	L B CONSTRUCTION INC LIGHT DANIEL B
SITE ADDRESS	15 CANNONBALL TRAIL
LEGAL DESCRIPTION	PT NE 1/4 SEC 15-37-7
ZONING JURISDICTION	CITY OF YORKVILLE*
ZONING	PUD (UNDERLYING: R-2, R-3)
CURRENT LAND USE	FARMLAND WITHOUT BUILDINGS
PROPOSED USE	FREESTANDING SOLAR ENERGY SYSTEM
TOTAL PARCEL AREA	± 54.0 AC
PRELIMINARY DISTURBED AREA	± 34.0 AC
PRELIMINARY SOLAR AREA	± 25.9 AC
AGRICULTURAL RAIL SETBACK	200'
AGRICULTURAL R.O.W. SETBACK	100'
SOLAR SIDE YARD SETBACK	8'
SOLAR REAR YARD SETBACK	8'
LOW QUALITY WETLAND BUFFER	30'

- ### NOTES
- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KENDALL COUNTY TO CONSTRUCT A FREESTANDING SOLAR ENERGY SYSTEM.
 - THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KENDALL COUNTY, CITY OF YORKVILLE, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 7093000303A) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
 - PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO BUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
 - ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
 - CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDINGS (OR ADJACENT BUILDINGS) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
 - SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
 - SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
 - STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
 - THE MAXIMUM HEIGHTS OF FREESTANDING SOLAR ENERGY SYSTEMS SHALL BE SUBJECT TO SPECIAL USE CONDITIONS.
 - THE MINIMUM CLEARANCE BETWEEN THE LOWEST POINT OF THE SYSTEM AND THE SURFACE ON WHICH THE SYSTEM IS MOUNTED IS 10 FT.
 - SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
 - COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
 - THERE SHALL BE NO EXTERIOR LIGHTING.
 - SETBACKS SHOWN ON THIS PLAN ARE BASED ON YORKVILLE CODE OF ORDINANCES, SECTION 10-19-7 AND 10-10-5.
 - ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
 - ALL UTILITY EQUIPMENT (METERS, TRANSFORMERS, ETC.) SHALL BE SCREENED WITH APPROPRIATE PLANTINGS IF LOCATED ON THE GROUND (PER CHAPTER 17 - FENCING AND SCREENING, SECTION 10-17-3 OF THE CITY OF YORKVILLE ORDINANCE).
 - WETLAND BUFFERS SHOWN ON THIS PLAN ARE BASED ON KENDALL COUNTY ORDINANCE NO. 2008-01, SECTION 3.1.1.

- ### EROSION CONTROL NOTES
- FILE THE CONSTRUCTION STORMWATER GENERAL PERMIT (CSGP) WITH IDEM AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
 - INSTALL CONSTRUCTION ENTRANCE.
 - INSTALL SILT FENCE AND INLET PROTECTION AT INLETS.
 - POST NO SIGN AT ENTRANCE.
 - INSTALL BERM/SEDIMENT TRAPS.
 - DESIGNATE A PERSON TO BE RESPONSIBLE FOR SITE INSPECTIONS AFTER EACH RAINFALL AND A MINIMUM OF 1 TIME PER WEEK.
 - INSTALL STAGING AREA, FUELING STATION, MATERIAL STORAGE AREA, CONCRETE WASHOUT, AND PORT-O-LET.
 - STRIP TOPSOIL AND STOCKPILE.
 - REMOVE PAVEMENT AND OTHER ITEMS SHOWN TO BE DEMOLISHED.
 - ROUGH GRADE THE PROJECT SITE. SEED DISTURBED AREAS IMMEDIATELY FOLLOWING ROUGH GRADING. AREAS THAT WILL NOT BE DISTURBED AGAIN SHOULD BE PERMANENTLY SEED. NO UN-VEGETATED AREAS SHALL BE LEFT EXPOSED FOR MORE THAN 7 DAYS. TEMPORARY OR PERMANENT STABILIZATION METHODS MUST BE INITIATED BY END OF THE SEVENTH DAY THAT AN AREA HAS BEEN IDLE AND COMPLETED WITHIN 14 DAYS.
 - BEGIN SITE CONSTRUCTION.
 - INSTALL UNDERGROUND UTILITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED AT NEW DRAIN INLET LOCATIONS IMMEDIATELY UPON INSTALLATION.
 - FINAL GRADE THE SITE.
 - INSTALLATION OPERATIONS. EROSION CONTROL MEASURES SHALL BE LEFT IN-PLACE UNTIL THE SITE VEGETATION HAS ESTABLISHED.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE COUNTY AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
 - LEAVE PERMANENT EROSION CONTROL MEASURES IN PLACE.
- MANAGED TURF:
 SITE MANAGER TO OBSERVE SITE IN THE SPRING, TWICE IN THE SUMMER, AND ONCE IN THE FALL, TO IDENTIFY GROWTH RATES, NOXIOUS WEEDS AND ESTABLISHMENT.
 PROBLEMS: MOWING AND WEEDING MAY NEED TO OCCUR AT EACH OBSERVATION. IF PROBLEMS ARE NOT IDENTIFIED WITH EITHER HEIGHT OF VEGETATION OR QUANTITY OF WEEDS, NO ACTION SHOULD BE TAKEN. THE INITIAL THREE YEARS WILL REQUIRE MORE FREQUENT MAINTENANCE AND MONITORING TO PROVIDE NATIVE PLANT ESTABLISHMENT INSTEAD OF INVASIVE WEEDS. WITHIN FIRST TWO YEARS OF COMPLETION, SITE MANAGER TO VISIT THE SITE ONCE PER MONTH THROUGHOUT THE GROWING SEASON TO CONTROL INVASIVE WEEDS. ALSO, DURING THIS TIME, MOWING SHOULD OCCUR AT LEAST TWICE PER YEAR TO ELIMINATE SHADING FROM AGONIZING ANNUAL WEEDS. SITE MANAGER SHOULD PERFORM YEARLY INSPECTIONS WITH A LANDSCAPE MAINTENANCE PROFESSIONAL TO IDENTIFY WEED PROBLEMS AND TO DISCUSS A STRATEGY FOR MAINTENANCE FOR THE YEAR. ANNUALLY AT THE START OF SPRING, SITE SHOULD BE MOWED WITH A ROTARY MOWER AT A HEIGHT BETWEEN 4 AND 6 INCHES TO INNOVATION STANDINGS VEGETATION FROM THE PREVIOUS SEASONS. IF SITE MANAGER DETERMINES THE NEED TO REMOVE INVASIVE WEEDS WITH AN HERBICIDE, THE MOST EFFECTIVE METHOD IS DURING THE FALL, WITH A DIRECT APPLICATION. SITE MANAGER SHOULD CONDUCT A THOROUGH WALK-THROUGH OF THE SITE TO FIND AND APPLY HERBICIDE.
- SILT FENCE:
 - SILT FENCE SHALL BE LOCATED TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOW. IT SHALL BE INSTALLED AT THE DOWNSTREAM LOCATION OF ALL SITE ROOFOFF.
 SILT FENCE ROCK OUTLET:
 - SILT FENCE ROCK OUTLET PROVIDES STABILIZATION FOR LARGER FLOW EVENTS AND FILTERS THE SEDIMENT-LADEN WATER BEFORE RUNOFF LEAVES THE SITE.
 EROSION CONTROL BLANKET:
 - A TEMPORARY DEGRADABLE ROLLED EROSION CONTROL PRODUCT OF PROCESSED NATURAL OR POLYMER FIBERS MECHANICALLY, STRUCTURALLY, OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX TO PROVIDE EROSION CONTROL AND FACILITATE VEGETATION ESTABLISHMENT.
 FILTER SOCK:
 - SIMILAR TO SILT FENCE, FILTER SOCK IS DESIGNED TO RETAIN SEDIMENT-LADEN WATER TO ALLOW SETTLEMENT OF SUSPENDED SOLS BEFORE FILTERING THROUGH THE COMPOST MATERIAL FOR DISCHARGE DOWNSTREAM.

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
206A	THORP SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
325B	DRESDEN SILT LOAM, 0 TO 2 PERCENT SLOPES	B
369A	WAUPECAN SILT LOAM, 0 TO 2 PERCENT SLOPES	B
325A	DRESDEN SILT LOAM, 2 TO 4 PERCENT SLOPES	B
330A	PEOTONE SILT CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D
318C2	LORENZO LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
791A	RUSH SILT LOAM, 0 TO 2 PERCENT SLOPES	B
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A FREESTANDING SOLAR ENERGY SYSTEM

REVISIONS

No.	DATE	REVISIONS
1	04/13/2021	REVISED PER CITY COMMENTS
2	06/07/2022	ZONING SITE PLAN

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 570 LAKE COOK RD SUITE 200
 DEERFIELD, IL 60015
 WWW.KIMLEY-HORN.COM

DATE

KHA PROJECT
268173008

DATE
04/13/2021

SCALE
AS SHOWN

DESIGNED BY
SAF

DRAWN BY
SAF

CHECKED BY
APK

TPE IL KE105, LLC

ZONING SITE PLAN

KENDALL COUNTY, IL

SHEET NUMBER

EX-1

EXHIBIT B

KE105 Solar Facility Decommissioning Plan

1.0 Facility Description

TPE KE105, LLC Solar Photovoltaic Facility is a 5 MW AC solar farm proposed at 15 Cannonball Trail, Bristol, IL 60512 in Kendall County (the "Facility"). The Facility is to be constructed on approximately 34 acres located primarily on farmland without buildings. The purpose of the Facility is the generation of electricity. The Project will be interconnected to the Commonwealth Edison ('ComEd') electric distribution grid near the northwest corner of the site, along Cannonball Trail.

The Facility will be a ground-mounted solar array. The solar panels will be mounted on steel and aluminum structures consisting of posts, beams, rails and bracing. Vertical steel posts will be driven into the ground to a depth of approximately eight feet to anchor the structures. The solar panels will be connected to the inverters mounted on the racking structure via copper and aluminum wire. The inverters will connect to electric panels, transformers, and then switchgear at the array location via underground wire. Output from the Facility will be connected overhead to the existing utility distribution lines.

The estimated useful Facility lifetime is 35 years or more. The following list is a summary of the site features:

- 5 MW Solar array consisting of silicone solar panels
- Driven post steel and aluminum racking system
- 8' Agricultural style fence surrounding the array perimeter.
- 1 Slab on grade concrete pads for electrical equipment
- Copper and aluminum wire
- Underground conduit at the array location
- Overhead poles and wires from the array location to utility poles.
- Gravel access roads
- Miscellaneous electrical equipment

2.0 Project Decommission and Recycling

The Facility consists of numerous materials that can be resold or recycled for significant scrap value, including steel, aluminum, glass, copper, and plastics. (Often, current market salvage values of a Facility exceed estimated decommissioning and site restoration expenses.) The Facility has an anticipated operational life of 35 years or longer if properly maintained. At the end of operational life of the Facility, the Facility will be safely dismantled using conventional construction equipment, rather than being demolished or otherwise disposed of.

2.1 Temporary Erosion Control

Temporary erosion and sedimentation control best management practices will be used during the decommissioning phase of the Facility. Control features will be regularly inspected during the decommissioning phase and removed at the end of the process. All decommissioning activities will conform with local and state regulations. Demolition debris shall be placed in temporary onsite storage area(s) pending final transportation and/or recycling according to the procedures listed below.

2.2 Permits and Approvals

It is anticipated a NPDES Permit from the Illinois Environmental Protection Agency (IEPA) and a SWPPP will be required. The proposed development area of the site does not contain waters of the United States. Mottled Sculpin (*Cottus bairdii*) may be within the vicinity of the proposed area, but the IDNR has evaluated the site and concluded adverse effects are unlikely; therefore consultation under 17 Ill. Adm. Code Part 1075 is terminated. Appropriate applications for permits will be submitted and approved prior to decommission activities.

2.3 Material Removal Process

The decommission process will consist of the following general steps:

- 2.3.1 Facility shall be disconnected safely from the power grid and all equipment shall be switched to off position.
- 2.3.2 PV modules shall be disconnected, packaged and returned to manufacturer or appropriate facility for recycling, or resold for other project use.
- 2.3.3 Above and underground cabling shall be removed and sent to an appropriate recycling facility or sold for salvage value.
- 2.3.4 Inverters will be disconnected from racking and shipped intact to an approved electrical equipment recycler or appropriately disposed of.
- 2.3.5 Racking materials shall be dismantled, removed, and recycled off-site at an approved recycler, sold for scrap value, or appropriately disposed of.
- 2.3.6 Fencing will be dismantled, removed, and recycled off-site at an approved recycler, sold for scrap value, or appropriately disposed of.
- 2.3.7 Grade slabs will be broken and removed and appropriately disposed of in compliance with local and state regulations.
- 2.3.8 All remaining electrical and support equipment will be dismantled, decontaminated (if appropriate) and recycled, sold for scrap value, or disposed of.

2.4 PV Module Removal and Recycling

Solar photovoltaic modules used in the Facility are manufactured within regulatory requirements for toxicity based on Toxicity Characteristic Leaching Procedure (TCLP). The solar panels are not considered as hazardous waste. The panels used in the Facility will contain silicon, glass, and aluminum, which have value for recycling. Solar panels have a warranty of 20 – 25 years and useful life of 35 – 50 years or longer. The most realistic outcome for solar modules is selling them for re use in other generation projects. Modules will be sold for re use or dismantled and packaged per manufacturer or approved recyclers specifications and shipped to an approved off-site approved recycler. Per the Health and Safety Impacts of Solar Photovoltaics White Paper by North Carolina State University, section 1.2.3 Panel End-of-Life Management, modules can be recycled at the time of decommissioning.

2.5 Electric Wire Removal

Electric wire made from copper or aluminum has scrap value for recycling. DC wiring can be removed manually from the panels to the inverter. Underground wire in the array of the array will be pulled and removed from the ground. Overhead cabling for the interconnection will be removed from poles. All wire will be sent to an approved recycling facility or sold for scrap value.

2.6 Electrical Equipment Removal

Inverters, panels, transformers, switchgear and other electrical equipment will be dismantled, packaged, and removed from the site per manufacture's specifications for removal, decontamination, disposal or recycling. Any dielectric fluids present in transformer, or other electric equipment will be removed, packaged and sent to an approved waste facility.

2.7 Racking and Fencing removal

All Racking and fencing material will be broken down into manageable units and removed from facility and sent to an approved recycler or sold for scrap value. All racking posts driven into the ground will be pulled and removed.

2.8 Concrete Slab Removal

Concrete slabs used as equipment pads will be broken and removed and appropriately disposed of in compliance with local and state regulations. Clean concrete will be crushed and disposed of off-site and or recycled and reused either on or off-site.

2.9 Roads

Gravel from on-site access roads shall be removed and recycled. Once the gravel is removed, the soil below the access roads shall be scarified a depth of 18-inches and blended as noted in the Site Restoration section below.

2.10 Landscaping

Unless requested in writing to remain in place by the landowner, all vegetative landscaping and screening installed as part of the Project will be removed. Any weed control equipment used during the project, including weed-control fabrics or other ground covers shall be removed. Landscape areas will be restored as noted in the Site Restoration section below.

2.11 Site Restoration

Once removal of all Project equipment and landscaping is complete, all areas of the project site that are unvegetated or where vegetation was disturbed/removed as part of decommissioning shall be restored by the applicant. Restoration shall consist of applying additional topsoil, seed, and necessary fertilizer to ensure that adequate vegetation is established throughout the project site. Areas that exhibit compaction and/or rutting shall be scarified a depth of 18-inches prior to placement of topsoil and seed. The existence of drainage tile lines or underground utilities may necessitate less scarification depth. The Applicant is responsible for promptly repairing damage to drain tiles and other drainage systems that result from decommissioning.

2.12 Final Site Walkthrough

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the Facility being removed.

3.0 Decommissioning Terms

The Facility shall be decommissioned within 12 months of the end of the Facility's operational life, but outside of the winter season.

Per the requirements of the Illinois Department of Agriculture (IDOA), an Agricultural Impact Mitigation Agreement (AIMA) must be signed by the Facility owner and filed with the County Board (or local AHJ). The IDOA prepared the AIMA to help preserve the integrity of Agricultural Land that is impacted by the Construction and Decommission of a Commercial Solar Energy Facility. Per the AIMA, all solar panels shall be removed from the property and the land at completion of the decommissioning phase as described in this document, and expiration of site lease, the land will be returned to the owner in substantially the existing condition as of the date hereof.

4.0 Decommissioning Cost Estimate

Kimley-Horn prepared the attached Decommissioning Estimate utilizing Industry Standard prices in 2023. Removal costs were determined using RS Means Cost Data. Removal costs include materials, contractor installation/demolition, and mobilization and demobilization.

5.0 Attachments

- Decommission Cost Estimate

Project Name: TPE, IL KE105, LLC

Project Location: Yorkville

Decommissioning Estimate Pro Forma w/o Salvage



The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Price
Mobilization	1	LS		\$15,530
SWPPP, Erosion Control Measures	34	Ac	\$670.00	\$22,780
Seeding	2.0	Ac	\$2,373.60	\$4,747
Tilling 6" topsoil/scarifying access road and rough grading existing soil	1	Ac	\$16,199.58	\$16,200
Remove and Recycle Chainlink Fence, 8' High	7,693	LF	\$5.30	\$40,773
Remove Power Pole	6	EA	\$763.70	\$4,582
Removal and Recycle AC Cables	135	LF	\$41.93	\$5,661
Removal and Recycle DC Cables	222,109	LF	\$0.25	\$55,527
Backfill AC and DC trenches	166,507	LF	\$0.30	\$49,952
Remove and Recycle Inverters	1	EA	\$7,830.49	\$7,830
Removed and Recycle Photovoltaic Modules	13,910	EA	\$5.40	\$75,114
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	2,357	EA	\$5.04	\$11,879
Remove and Recycle Support Assemblies	385,809	LB	\$0.04	\$15,432
Subtotal:				\$328,648
Inflation (3%/year):				\$359,468
25-YR Total:				\$688,116

Notes:

1. Equipment rental rates and labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
2. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Joliet.
3. For PV Module Removal/Recycle labor and equipment costs are computed at present values.
4. Quantities were recorded on 06/06/2023.



Liam Sawyer

Project Name: TPE, IL KE105, LLC
Project Location: Yorkville
Decommissioning Estimate Pro Forma w/o Salvage



The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

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Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	2,357	EA	\$5.04	\$11,879
Remove and Recycle Support Assemblies	385,809	LB	\$0.04	\$15,432
Subtotal:				\$328,648
Inflation (1.5%/year):				\$148,202
Total:				\$476,850

Notes:

1. Equipment rental rates and labor productivity and unit rates were derived from RSMMeans Online (Heavy Construction, 2023 data).
2. Labor, material, and equipment rates are based on the RSMMeans City Cost Index (CCI) for Joliet.
3. For PV Module Removal/Recycle labor and equipment costs are computed at present values.
4. Quantities were recorded on 06/06/2023.

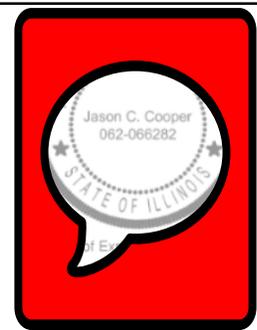


EXHIBIT C



Wetland Delineation Report

KE105 Solar

Township of Bristol

Kendall County, Illinois

Prepared for:

Turning Point Energy
3720 S Dahlia Street
Denver, CO, 80237

Prepared by:

Kimley-Horn and Associates, Inc.
570 Lake Cook Road, Suite 200
Deerfield, IL 60015

June 2023

DRAFT

Kimley»»Horn



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Appendix A: Hydric Soils Information

Appendix B: Historic Aerial Review

Appendix C: Precipitation Data

Appendix D: Field Data Sheets

Appendix E: Photos

1 Introduction

Wetland scientists Susan Mayer and Jack Tierney with Kimley-Horn and Associates, Inc. conducted a wetland investigation and field delineation for Turning Point Energy and the KE105 Solar Project in the township of Bristol, Kendall County, Illinois. The wetland investigation and delineation included Parcel ID 08-12-100-002 (the “study area”). The study area consists of an agricultural field and is shown on **Figure 1**.

A routine level 2 (onsite) wetland delineation, as outlined in the *1987 Corps of Engineers Wetlands Delineation Manual* (January 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)* (August 2010) occurred on May 23, 2023. The purpose of this delineation was to identify the extent of wetlands within the study area. The information will be used to facilitate project design and determine if aquatic resource impacts are avoidable and/or if minimization of impacts can result from design modifications.

2 Project Description

Turning Point Energy is proposing a community scale solar development. The project will primarily consist of ground mounted solar panels, racking, associated electrical components, with security fencing and interior access roads.

3 Statement of Qualifications

Kimley-Horn has extensive experience completing wetland investigations and delineations across the United States. Kimley-Horn’s personnel has been trained to use the *1987 Corps of Engineers Wetlands Delineation Manual (USACE, 1987)* along with the applicable regional supplements. Kimley-Horn has experience completing off-site hydrology analysis, historic aerial reviews, and difficult or atypical situation delineations.

Ashley Payne earned a Bachelor of Arts Degree in Environmental Biology from Saint Mary’s University of Minnesota. She is an environmental scientist with over 14 years of experience specializing in wetland services environmental documentation and assessments, and geographic information systems mapping and data collection. During the last 14 years, she has successfully completed hundreds of delineations for various types of projects. In the last seven years, Ashley’s primary focus has been the delineation of agricultural fields for future development. She is familiar with completing historic aerial reviews and off-site hydrology determinations which are required for delineation of farmed wetlands. Ashley has also obtained environmental permits for clients through efficient and thorough preparation of permit applications, and by coordinating with agency personnel. Ashley is a certified delineator in the state of Minnesota and her primary focus is environmental work in the Midwest. She has extensive experience working in Minnesota, Illinois, Wisconsin, Michigan, Iowa, and South Dakota.

Susan Mayer earned a Bachelor of Science degree in Environmental Sciences, Policy, and Management from the University of Minnesota and has over four years of professional experience in environmental consulting. Susan specializes in wetland delineation, permitting, and geographic information systems management. She has led field teams in the delineation of hundreds of aquatic resources in agricultural fields, herbaceous land, and unmanaged forested areas for private sector clients. Susan has prepared permit applications and documentation for projects in Minnesota, South Dakota, Indiana, Illinois, and Iowa. She has extensive experience in GIS data management, research, development, and optimization for client deliverables and visualization.

Jack Tierney holds a Bachelor of Arts in Environmental Studies from the Montana State University. Jack specializes in wetland delineations, GIS mapping, and threatened and endangered species due diligence.

He has completed delineations throughout the Midwest in roadway corridors, developed sites, and agricultural fields. Jack has experience in permitting, transit, and solar projects, and has completed wetland delineations for both public and private sector clients.

4 Regulatory Requirements

A summary of the permit requirements that may pertain to the project is provided below. Any activity planned within areas identified as wetland must be coordinated with and approved by the appropriate agencies prior to commencement of such activities.

4.1 State and Federal Regulations

The regulatory authority of the U.S. Army Corps of Engineers (USACE) covers Waters of the United States (WOTUS) in accordance with Section 404 of the Clean Water Act. Generally, the USACE reviews delineations to determine whether wetlands are jurisdictional (i.e., WOTUS). On December 30, 2022, the U.S. Environmental Protection Agency and Department of the Army (“the agencies”) announced the final “Revised Definition of ‘Waters of the United States’” rule. The rule took effect on March 20, 2023. Based on a preliminary federal injunction on April 12, 2023, the Revised Definition was revoked and the pre-2015 regulatory regime is in effect for 26 states. In Illinois, the 2023 Revised Definition of the Waters of the United States is in effect as of the date of this report.

Based on the May 25, 2023 ruling of *Sackett v. EPA* (2023), the Clean Waters Act’s use of “waters” encompasses only relatively permanent, standing, or continuously flowing bodies, ordinarily called streams, oceans, rivers, and lakes. Wetlands qualify as WOTUS only if “indistinguishable from waters of the United States,” having a continuous surface connection to bodies that are waters of the United States in their own right, with no clear division between waters and wetlands.

Section 10 of the Rivers and Harbors Act requires that regulated activities conducted below the ordinary high-water mark elevation of navigable Waters of the U.S. or mean high water mark for tidal waters be approved/permitted by the USACE. Regulated activities include the placement/removal of structures, work involving dredging, disposal of dredged material, filling, excavation, or any other disturbance of soils/sediments or modification of a navigable waterway. Navigable Waters of the U.S. are those waters that are subject to the ebb and flow of the tide shoreward to the mean high-water mark and/or are presently used or have been used in the past or may be susceptible to use to transport interstate or foreign commerce.

At this time, Illinois does not regulate wetlands under Section 404, or require setback buffers for wetlands on private land.

4.2 Local Regulations

At this time, based on publicly available information, the township of Bristol does not regulate wetlands or require setback buffers for wetlands. Kendall County does not require wetland setback buffers in agricultural areas. The City of Yorkville requires a minimum setback buffer of 30 feet for streams and wetlands.

5 Mapping and Background Information

Prior to field reconnaissance, potential wetland areas within the project study areas were identified through a desktop review of United States Geological Survey (USGS) topographic maps, National Wetlands Inventory (NWI), National Hydrography Dataset (NHD), Illinois Department of Natural Resources (IDNR) Public Waters, LiDAR, the soil survey for Kendall County, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), aerial photography (1993-2021), and antecedent precipitation for a location near the study area. The selected resources are described below:

5.1 Topographic Map

The Yorkville 7.5-minute USGS topographic map and LiDAR data from USGS were reviewed for the study area. According to the USGS topographic map (see **Figure 2**), the study area consists of undeveloped land. No wetlands are depicted in the study area. The LiDAR data depicts the study area sloping towards a swale located in the southwestern section of the study area. The study area ranges from 642 feet (above mean sea level) to 654 feet, see **Figure 3**.

5.2 National Wetlands Inventory

NWI mapping, available from the U.S. Fish and Wildlife Service (USFWS) Wetland Mapper (updated in 2020), depicts potential wetland areas and waterbodies based on stereoscopic analysis of high altitude and aerial photographs and was reviewed for the study area. According to the NWI map, there are no wetlands in the study area, see **Figure 3**.

5.3 National Hydrography Dataset

The NHD, available from USGS, depicts drainage networks and related features, including rivers, streams, canals, lakes, and ponds. The NHD dataset is not field verified. According to NHD mapping, there is one waterbody mapped in the southwestern section of the study area, see **Figure 3**.

5.4 IDNR Public Waters

The IDNR Public Waters viewer depicts IDNR Public Waters. According to the Public Waters viewer, there are no Public Waters within the study area or the vicinity of the study area.

5.5 Soil Survey

The Natural Resources Conservation Service's (NRCS) *Web Soil Survey* for Kendall County was reviewed for the study area. According to the survey, there are eight soil mapping units within the study area which are generally silt loams. The majority of the study area is mapped with a non-hydric soils rating of zero percent. Minor components of the study area are mapped with a predominantly non-hydric soils rating of 3 percent, a predominantly hydric soils rating of 95 percent, or a hydric soils rating of 100 percent. Maps and information obtained from NRCS online web soil survey are included in **Figure 4** and **Appendix A**.

5.6 Federal Emergency Management Agency Floodplain

The FEMA FIRM was reviewed for the study area. According to FEMA, the study area is located in Zone X of panel 179093C0035H (effective January 1, 2014), which is outside the designated 100-year floodplain zones, see **Figure 5**.

5.7 Aerial Photography Review

Aerial photography, acquired from Google Earth, was reviewed to identify the potential for wetlands across the study area. Twelve photos were reviewed between 1993 and 2021, available in **Appendix B**. These photos were used to determine the presence of wetland hydrology using industry accepted offsite hydrology analysis for areas showing crop stress or other potential wetland signatures. Each image was interpreted for the presence or lack of hydrologic indicators.

Two Areas of Investigation (AOIs) were identified in the study area. AOI 1 and 2 both had wetland signatures in at least 30 percent of the historic aerials with normal precipitation conditions, met secondary hydrology indicators during the field delineation, and were delineated as Wetland 1 and Wetland 2, respectively. The AOIs are shown in **Appendix B**.

5.8 Precipitation

Precipitation data for the study area were obtained from the U.S. Army Corps of Engineers Antecedent Precipitation Tool. WETS (Wetlands) tables were reviewed for climate stations within the vicinity of the study area to determine the current hydrologic conditions for the study area and if those conditions are typical for this time of year. Ninety-day rolling precipitation levels leading up to the field review were compared to historical data. The data show that March and April months had wetter than normal precipitation levels and May had drier than normal precipitation levels. In summary, the field visit constituted normal precipitation conditions. This information is included in **Appendix C**.

6 Field Investigation

A routine level 2 (onsite) wetland delineation, as outlined in the *1987 Corps of Engineers Wetlands Delineation Manual* (January 1987) along with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)* (August 2010) occurred on May 23, 2023.

During the onsite delineation, vegetation, soils, and current hydrologic characteristics were evaluated at each wetland area and area of investigation identified within the study area. Wetland boundaries were digitally recorded with a Geode GPS with sub-meter accuracy until one or more of the three criteria were no longer present. The sample point locations, wetland boundaries, and aquatic resources are shown in **Figure 6**.

In addition to wetlands that were investigated and delineated, non-wetland aquatic features were sought but none were delineated. Non-wetland aquatic features are defined based on the observation of the following characteristics:

- Flow
 - Perennial: contains water at all times of the year except during extreme drought
 - Intermittent: contains water occasionally or seasonally
 - Ephemeral: contains water only during and immediately after periods of rainfall or snowmelt
- Ordinary High Water Mark (OHWM): The limit line on the shore established by the fluctuation of the water surface. It is shown by such things as a clear line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, the presence of litter and debris, or other features influenced by the surrounding area
- Bank Shape
 - Undercut: banks that overhang the stream channel
 - Steep: bank slope of approximately greater than 30 degrees
 - Gradual: bank slope of approximately 30 degrees or less

Paired wetland and upland sample points were completed for all observed wetlands. Historic aerials were reviewed for sample points taken in agricultural fields (see **Section 5.7** and **Appendix B**). The field data sheets are included in **Appendix D**. Study area photos can be found in **Appendix E**.

7 Summary of Results

Table 1: Wetland Delineation Summary

Resource ID	Wetland Plant Community	Cowardin Classification ¹	Size (acres) ²	NWI?	Hydric Soils? ³	Photo ID	Associated Sample Points	NOTES	Regulatory Status ⁴
Wetlands									
Wetland 1	Seasonally Flooded Basin	PEM1Af	1.43 ac	N/A	Yes	Photos 2,3,4	SP-1 (Wet) SP-2 (Up)	Wetland located in depression in the southwestern portion of the study area. The wetland collects runoff from the surrounding landscape. The wetland boundary was based on the change in topography, presence of hydric soil, and historic aerals. The resource appears to be isolated from other aquatic resources.	USACE Non-Jurisdictional: does not connect via a significant nexus or directly abut a Traditionally Navigable Water (TNW).
Wetland 2	Seasonally Flooded Basin	PEM1Af	0.30 ac	N/A	Yes	Photos 5,6,7	SP-3 (Wet) SP-2 (Up)	Wetland located in depression in the south-central portion of the study area. The wetland collects runoff from the surrounding upslope landscape. The wetland boundary was based on the change in topography, presence of hydric soil, and historic aerals. The resource appears to be isolated from other aquatic resources.	USACE Non-Jurisdictional: does not connect via a significant nexus or directly abut a TNW.

¹ The Cowardin Classification System codes are found here: <https://www.fws.gov/wetlands/documents/Wetlands-and-Deepwater-Habitats-Classification-chart.pdf>

² Size of wetland features and additional areas investigated provided in acres within the study area.

³ Areas identified as hydric contain partially hydric soils (equal to or greater than 33% of soil component) mapped within the resource area.

⁴ Regulatory Status is based on best professional judgment and has not been verified with agency staff.

8 Report Preparation

The procedures followed for this wetland delineation are in accordance with the *Corps of Engineers Wetlands Delineation Manual* and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (August 2010).

This report describes study area conditions for a specific date in time and is generally valid for a period of five years from the date of the final field investigation and delineation, which was May 23, 2023.

9 Conclusion

The field delineation identified two wetlands within the study area. Each of the delineated resources is described in Table 1. The two wetlands are not anticipated to be regulated by the USACE.

10 Disclaimer

Kimley-Horn has prepared this document based on limited field observations and our interpretation, as scientists, of applicable regulations and agency guidance. While Kimley-Horn believes our interpretation to be accurate, final authority to interpret the regulations lies with the appropriate regulatory agencies. Regulatory agencies occasionally issue guidance that changes the interpretation of published regulations. Guidance issued after the date of this report has the potential to invalidate our conclusions and/or recommendations and may cause a need to reevaluate our conclusions and/or recommendations.

Because Kimley-Horn has no regulatory authority, the Client understands that proceeding based solely upon this document does not protect the Client from potential sanction or fines from the applicable regulatory agencies. The Client acknowledges that they have the opportunity to submit documentation to the regulatory agencies for concurrence prior to proceeding with any work. If the Client elects not to do so, then the Client proceeds at their sole risk.

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Figures

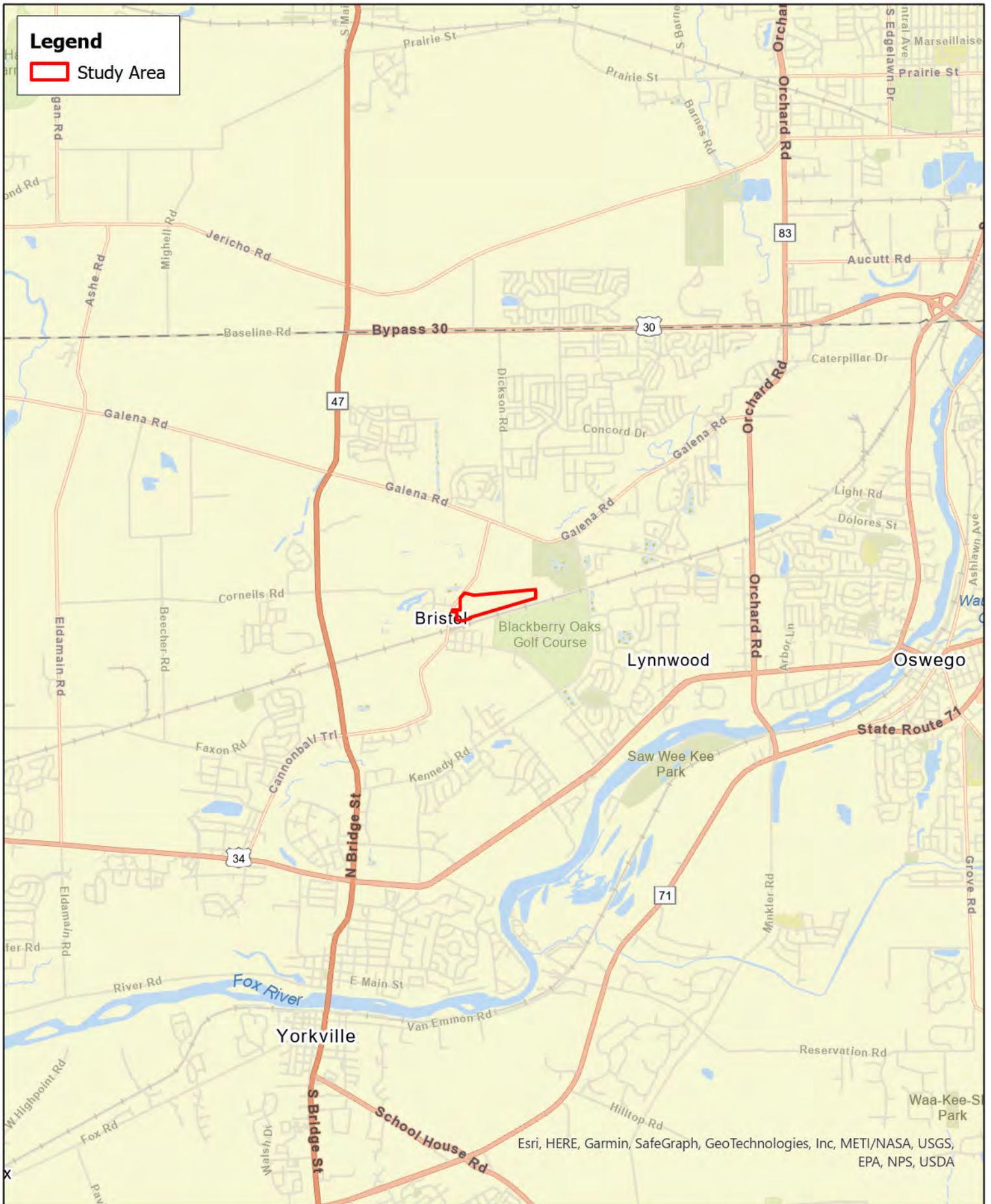


Figure 1. Project Location Map
 Bristol Township, Kendall County
 Turning Point Energy

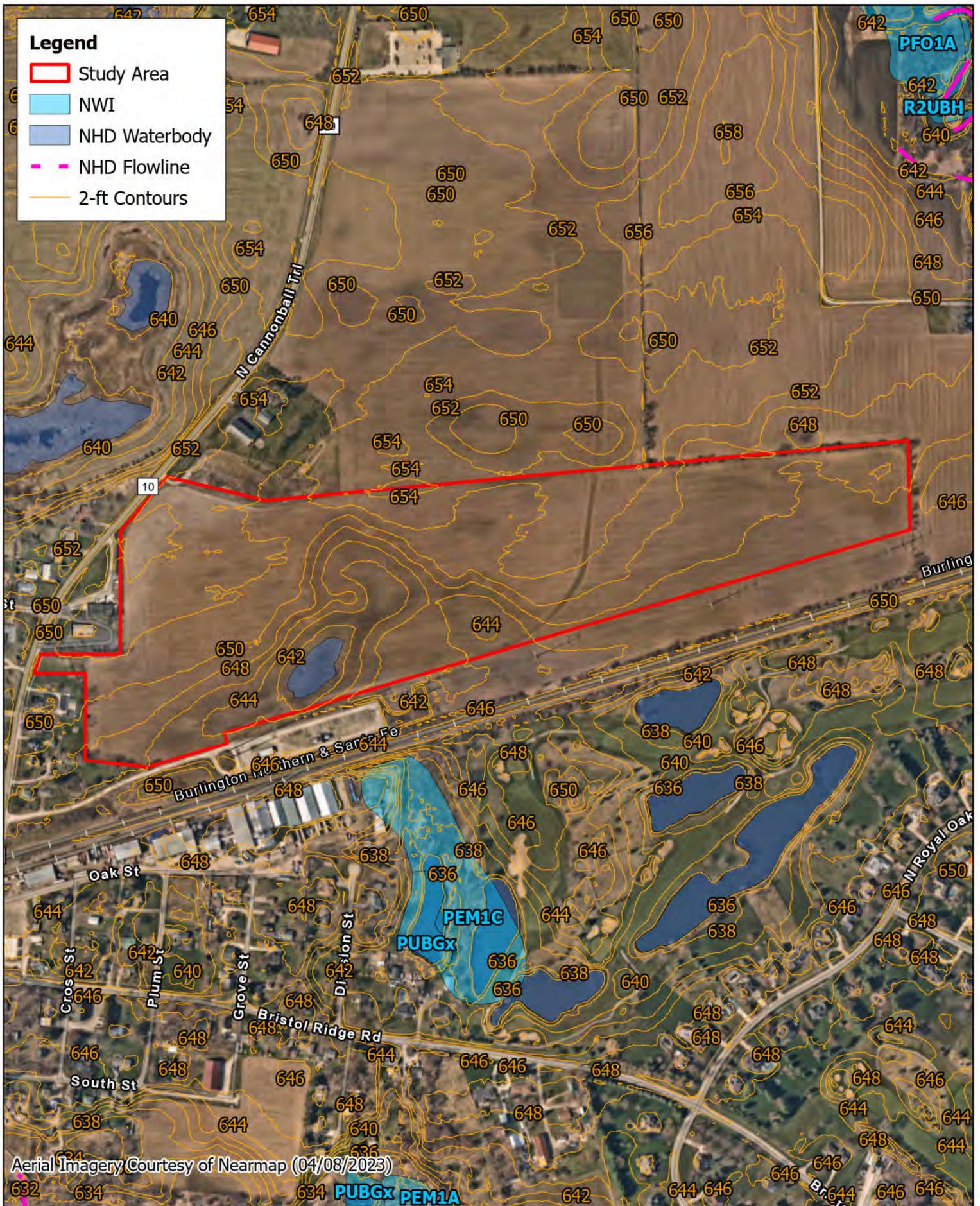


Figure 3. NWI, NHD, and LIDAR Map
Bristol Township, Kendall County
Turning Point Energy

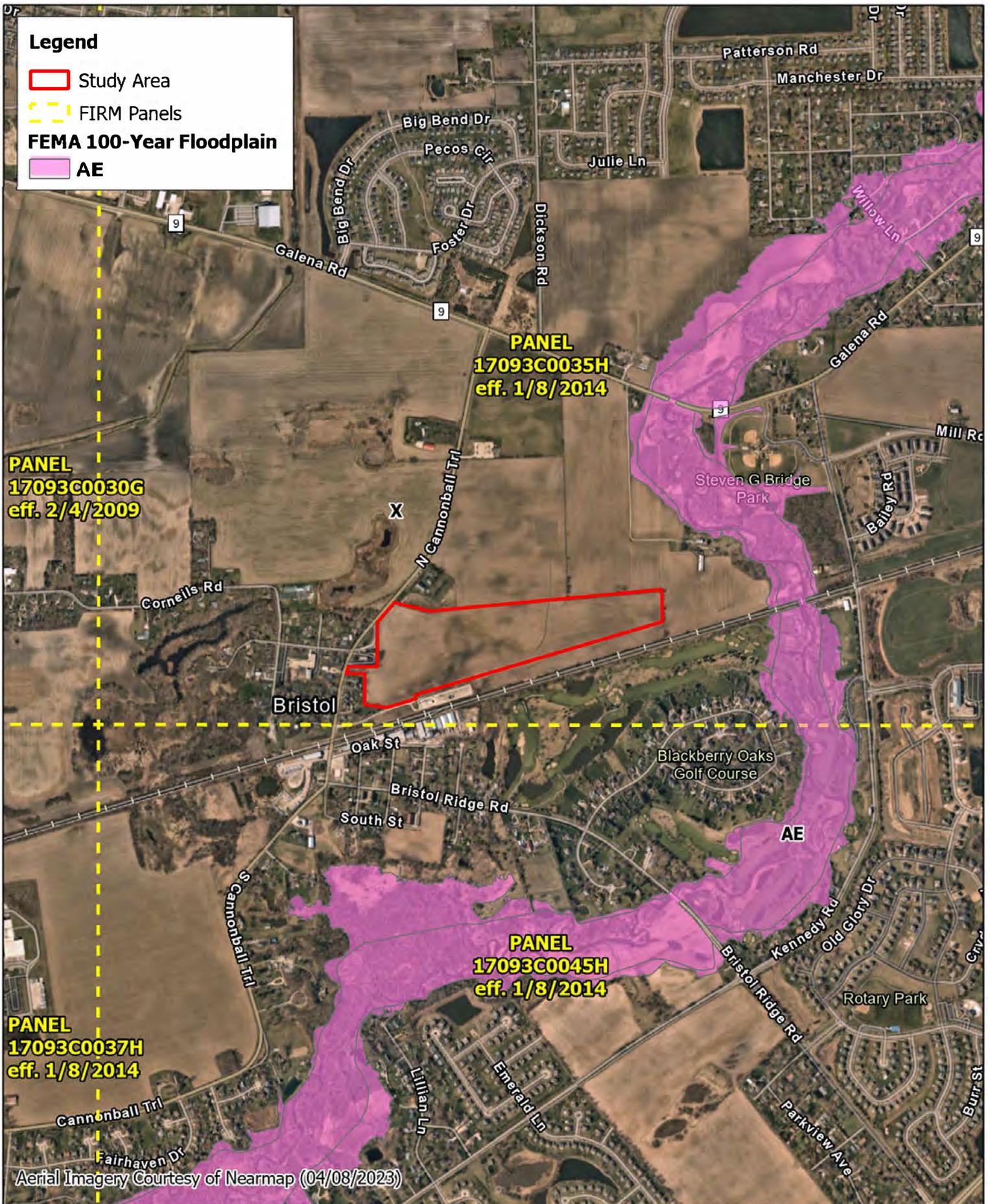
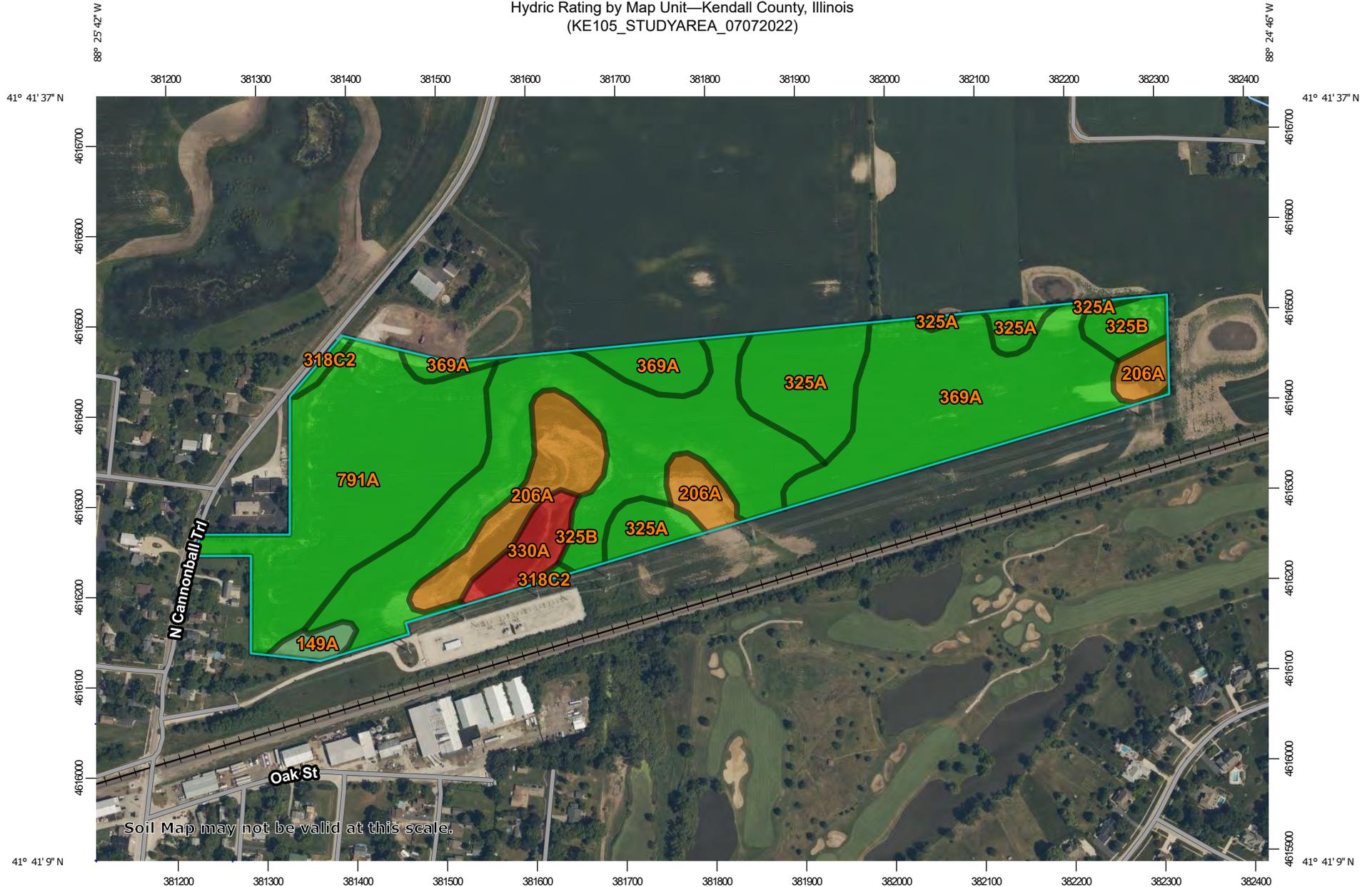




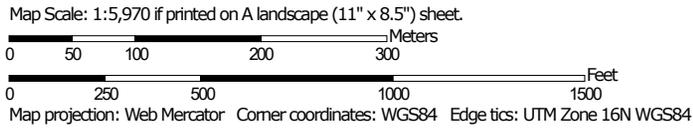
Figure 6. Delineation Summary Map
 Bristol Township, Kendall County
 Turning Point Energy

Appendix A: Hydric Soils Information

Hydric Rating by Map Unit—Kendall County, Illinois
(KE105_STUDYAREA_07072022)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Lines

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Points

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
 Survey Area Data: Version 19, Aug 31, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
149A	Brenton silt loam, 0 to 2 percent slopes	3	0.6	1.2%
206A	Thorp silt loam, 0 to 2 percent slopes	95	5.5	10.2%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	0	0.4	0.7%
325A	Dresden silt loam, 0 to 2 percent slopes	0	6.0	11.1%
325B	Dresden silt loam, 2 to 4 percent slopes	0	14.9	27.6%
330A	Peotone silty clay loam, 0 to 2 percent slopes	100	1.7	3.1%
369A	Waupecan silt loam, 0 to 2 percent slopes	0	12.3	22.8%
791A	Rush silt loam, 0 to 2 percent slopes	0	12.7	23.5%
Totals for Area of Interest			54.0	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

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Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Appendix B: Historic Aerial Review

Historic Aerial Review*

Image Interpretation ** (Area of Investigation)

Date Image Taken	Climate Condition***	1	2
3/29/1993	Normal	SS	SS
4/4/1998	Wetter than Normal	SS	NSS
2/28/2002	Normal	NSS	NSS
4/2/2005	Wetter than Normal	SS	NSS
4/30/2008	Normal	SW	NSS
6/30/2010	Wetter than Normal	SW/WS/CS	CS
3/12/2012	Normal	SS	NSS
9/20/2015	Normal	CS	CS/DO
4/7/2017	Normal	SS	NSS
7/24/2018	Wetter than Normal	NC/WS	NV
10/8/2019	Normal	SW/NC	CS/DO
5/29/2021	Drier than Normal	SS	NSS
Number of normal years		7	7
Number of normal years with wet signatures		6	3
Percent of normal years with wet signatures		86%	43%
Hydric Soils present		Y	Y
Identified on NWI		N	N
Hydrology indicators observed during field review?		Y	Y
Has wetland signature in 30% or more in normal years?		Y	Y
Wetland Present?		Y	Y
Wetland Number		1	2

*Methodology for determining the presence of wetland explained in Guidance for Offsite Hydrology/ Wetland Determinations from Minnesota Board of Water and Soil Resources (BWSR) and St Paul District Corps of Engineers (July 1, 2016)

**CS = Crop Stress, NC = Not Cropped, SS = Soil Wetness Signature, SW = Standing Water, AP = Altered Pattern, NV = Normal Vegetative Cover, DO= Dr

***Climate condition based on USACE APT 90-day rolling precipitation total for wetland hydrology determination for the given photo date. Methodology is described in report.



Legend

 Study Area



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Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Aerial Image Courtesy of Google Earth





Legend

 Study Area



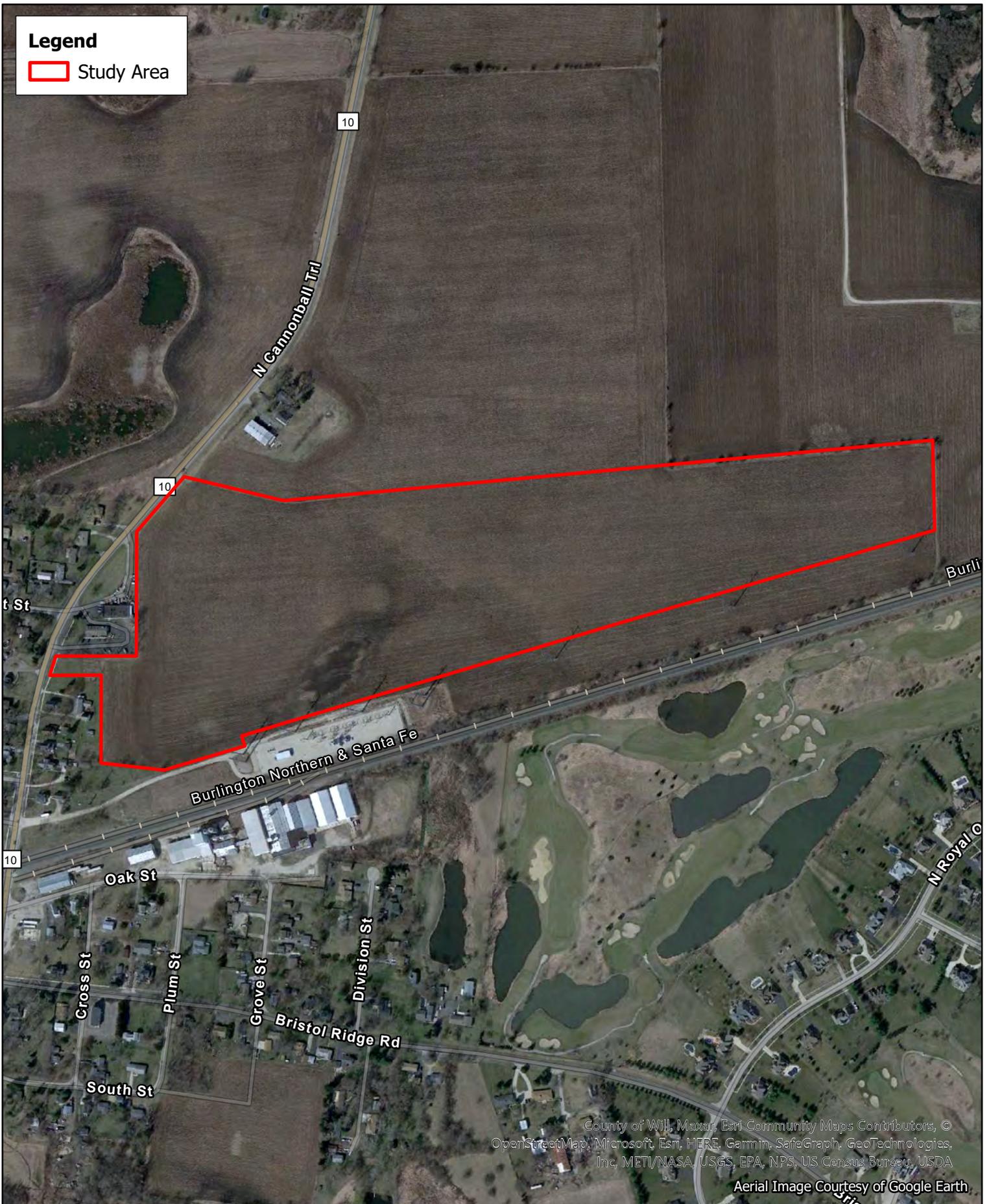
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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Aerial Image Courtesy of Google Earth

Legend

 Study Area

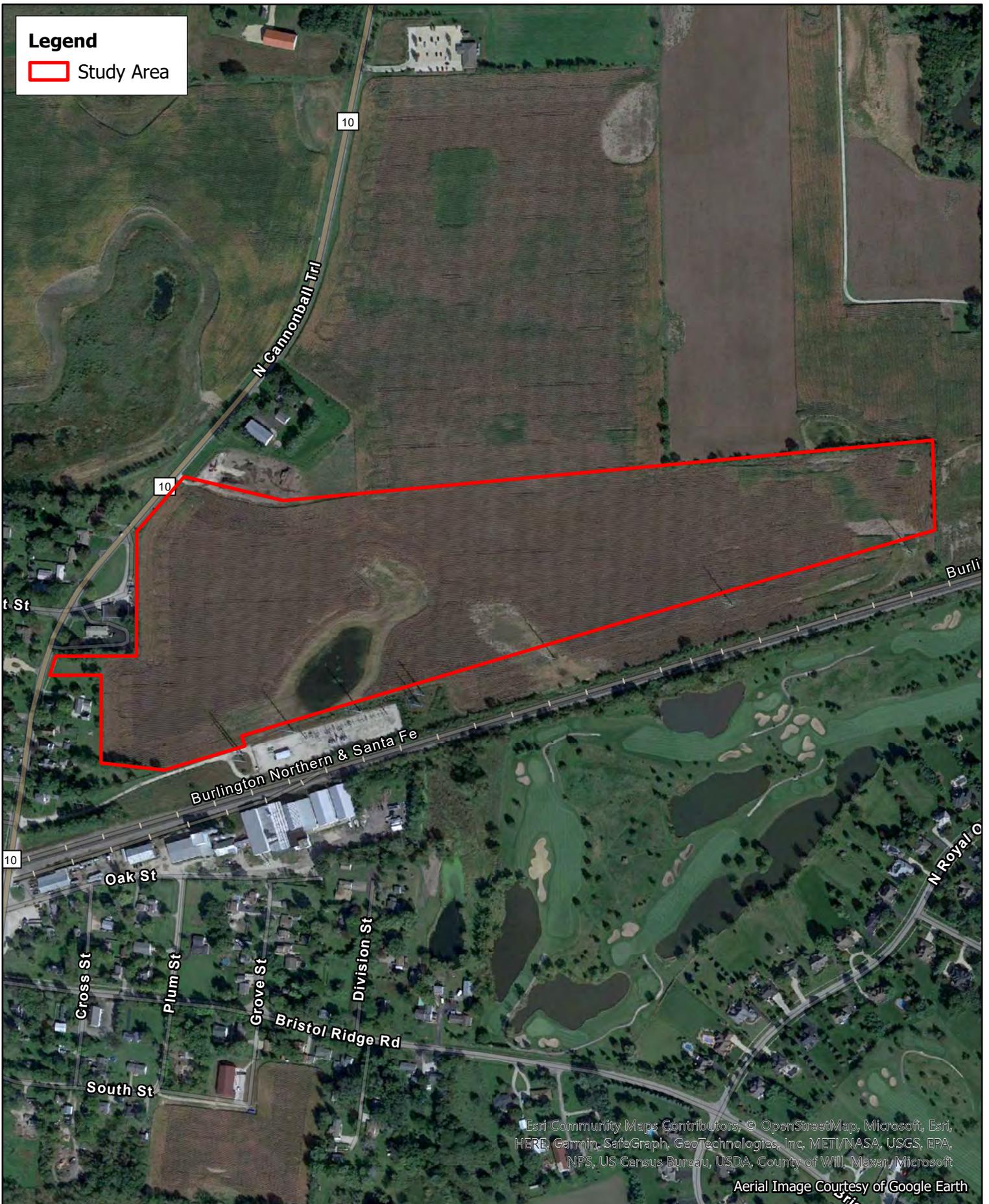


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Aerial Image Courtesy of Google Earth

Legend

 Study Area



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Aerial Image Courtesy of Google Earth

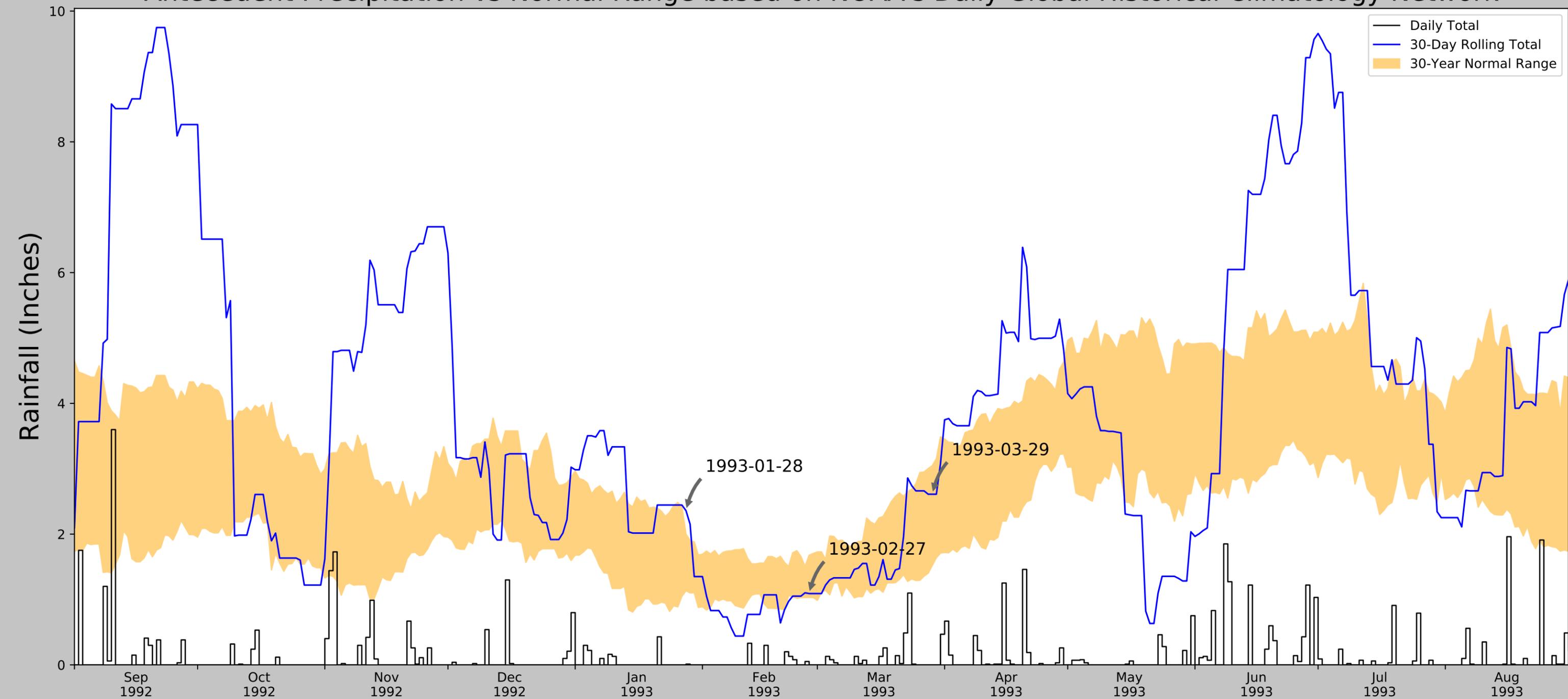
Legend

 Study Area



Appendix C: Precipitation Data

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	1993-03-29
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
1993-03-29	1.522047	3.047244	2.610236	Normal	2	3	6
1993-02-27	1.030709	1.676772	1.090551	Normal	2	2	4
1993-01-28	1.133465	1.997244	2.358268	Wet	3	1	3
Result							Normal Conditions - 13

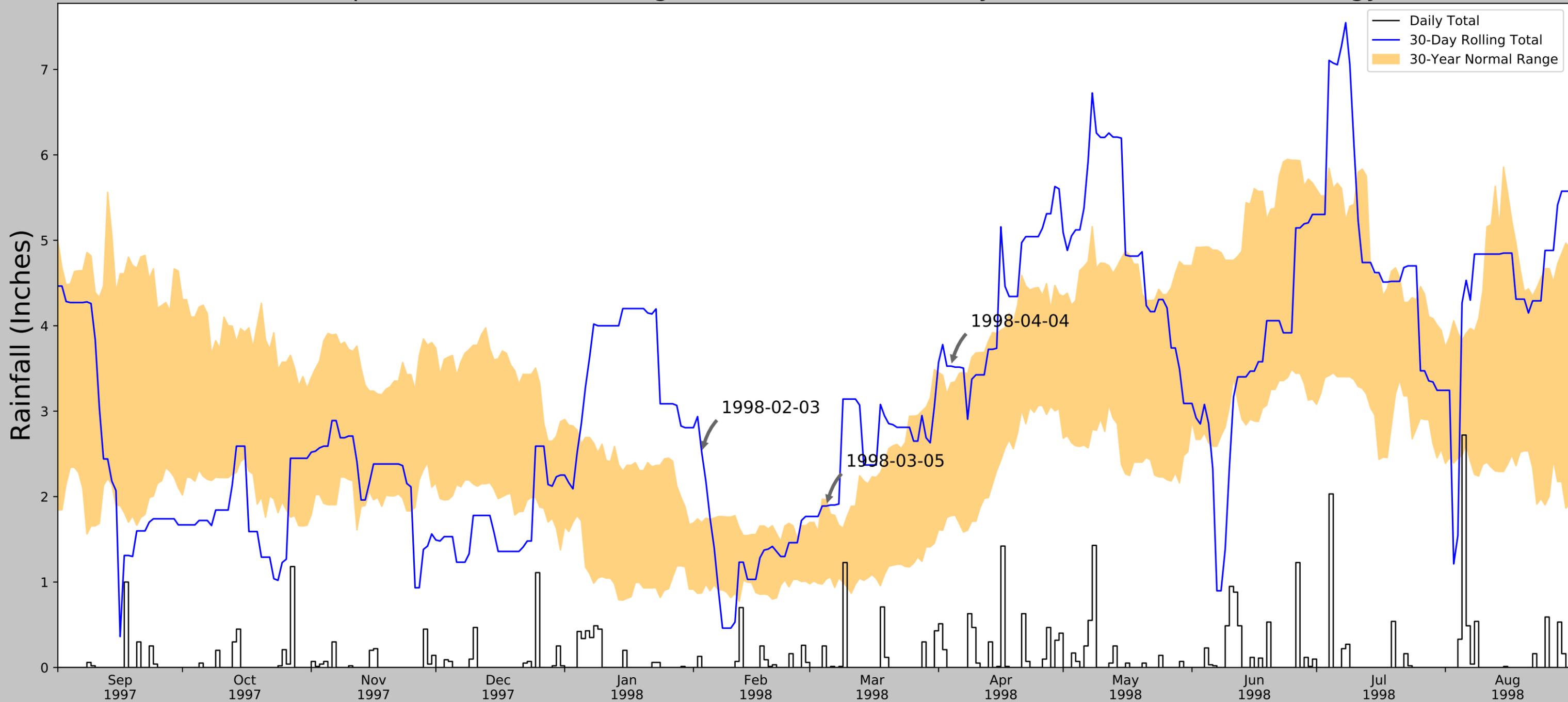


Figure and tables made by the
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Version 1.0

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U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	11036	58
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	286	32
ELGIN	42.0628, -88.2861	763.123	19.555	103.018	10.814	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	1998-04-04
Elevation (ft)	649.67
Drought Index (PDSI)	Mild wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
1998-04-04	1.775197	3.332677	3.527559	Wet	3	3	9
1998-03-05	1.035827	1.964567	1.889764	Normal	2	2	4
1998-02-03	0.872047	1.696063	2.515748	Wet	3	1	3
Result							Wetter than Normal - 16

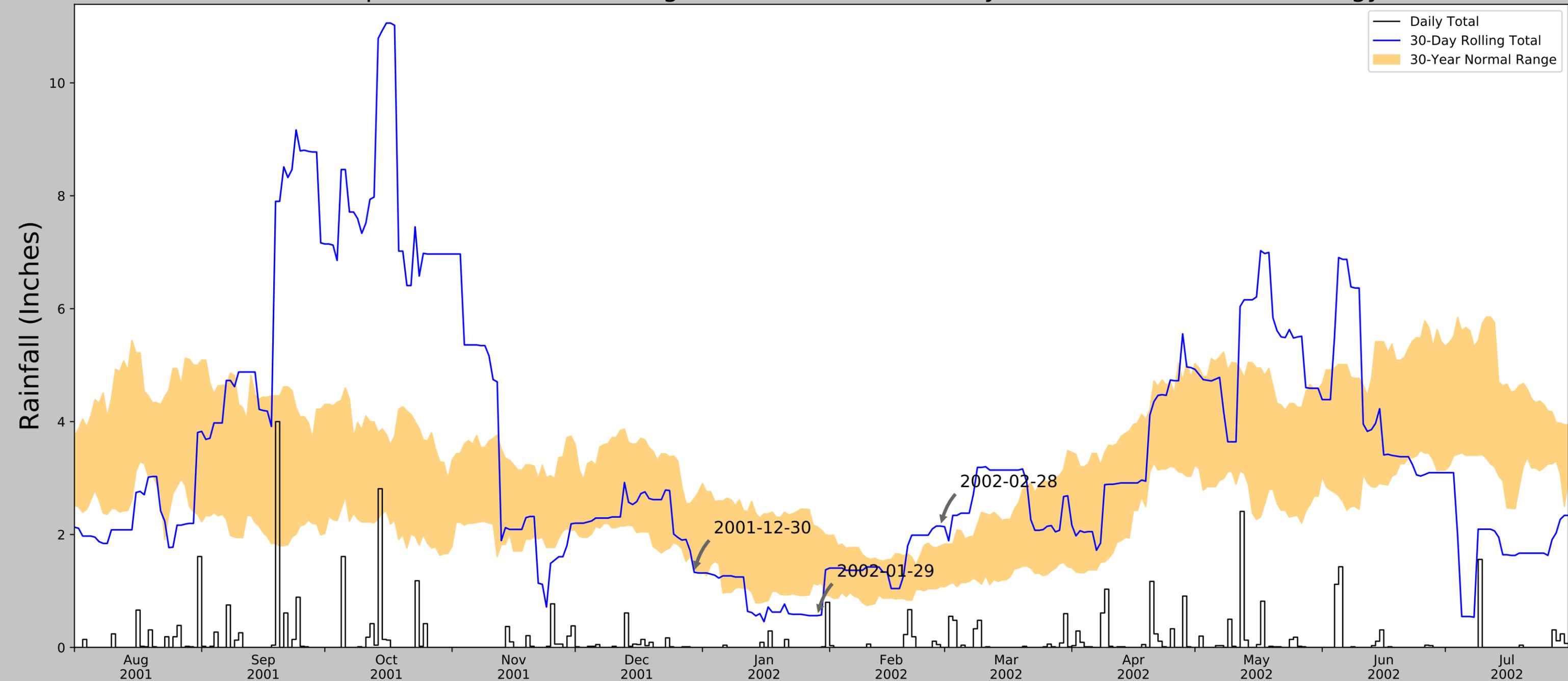


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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10994	90
CHANNAHON DRESDEN ISL DAM	41.3978, -88.2819	504.921	21.443	144.749	12.753	329	0
DE KALB	41.9342, -88.7756	873.032	24.861	223.362	16.74	30	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	2002-02-28
Elevation (ft)	649.67
Drought Index (PDSI)	Mild wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2002-02-28	1.075197	1.798425	2.149606	Wet	3	3	9
2002-01-29	1.108661	2.138583	0.562992	Dry	1	2	2
2001-12-30	1.373228	2.637795	1.330709	Dry	1	1	1
Result							Normal Conditions - 12

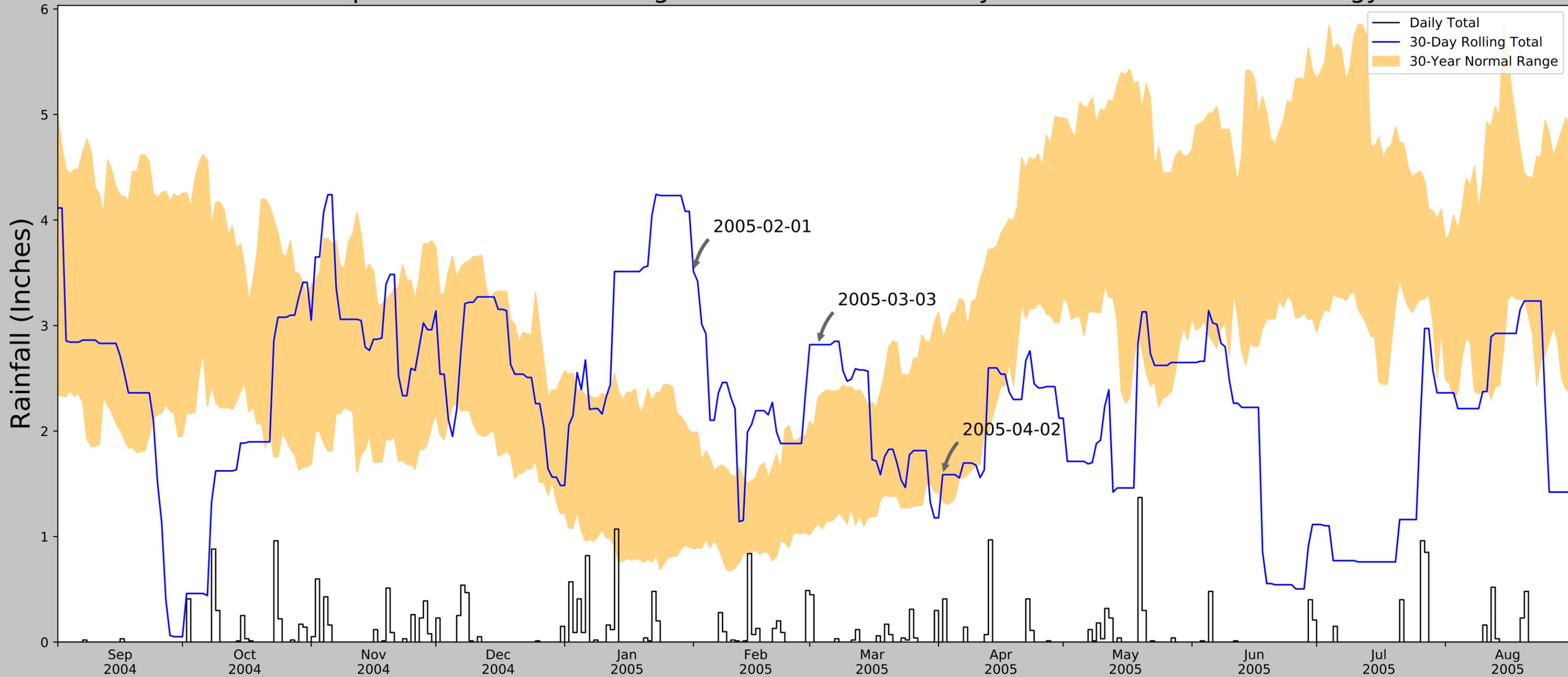


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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10988	90
CHANNAHON DRESDEN ISL DAM	41.3978, -88.2819	504.921	21.443	144.749	12.753	333	0
DE KALB	41.9342, -88.7756	873.032	24.861	223.362	16.74	30	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	2005-04-02
Elevation (ft)	649.67
Drought Index (PDSI)	Mild drought
WebWIMP H ₂ O Balance	Wet Season

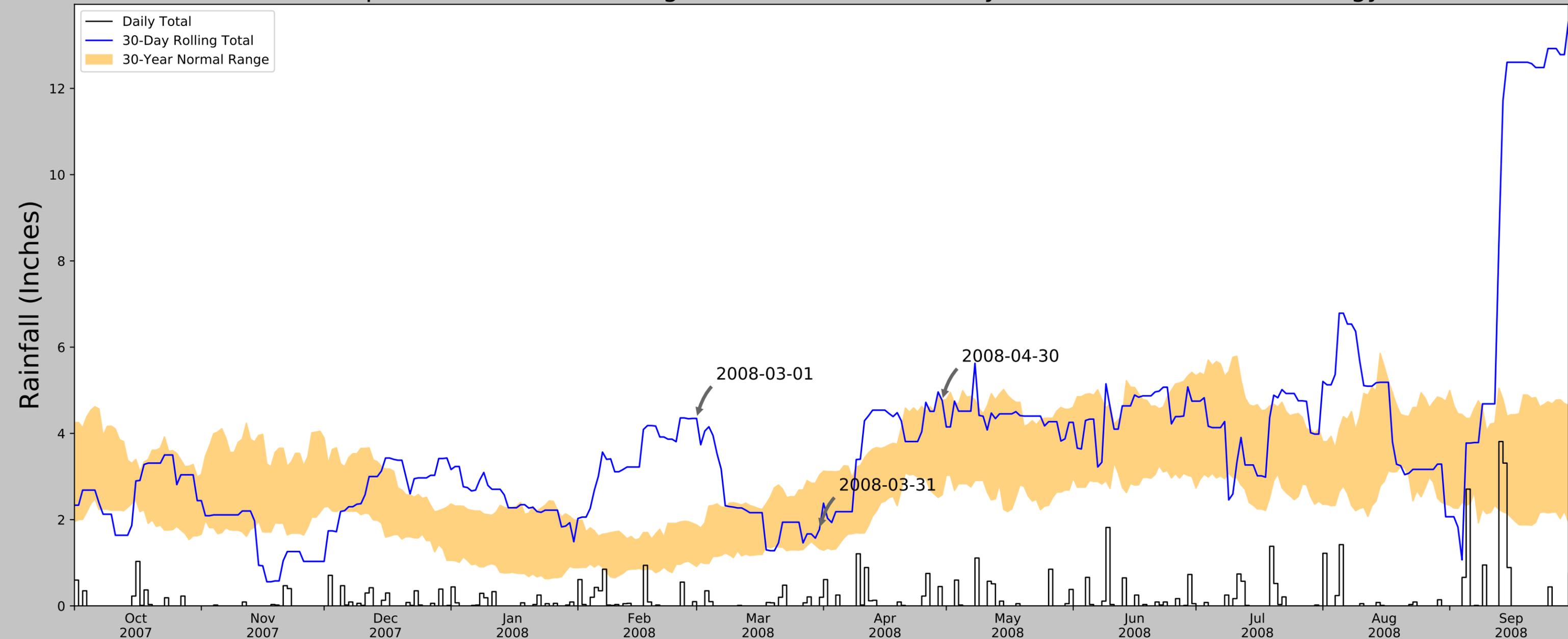
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2005-04-02	1.337402	2.884646	1.586614	Normal	2	3	6
2005-03-03	1.124803	2.316536	2.818898	Wet	3	2	6
2005-02-01	0.884252	1.982677	3.511811	Wet	3	1	3
Result							Wetter than Normal - 15

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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10984	90
CHANNAHON DRESDEN ISL DAM	41.3978, -88.2819	504.921	21.443	144.749	12.753	334	0
DE KALB	41.9342, -88.7756	873.032	24.861	223.362	16.74	30	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Normal - 13

Coordinates	41.690233, -88.420767
Observation Date	2008-04-30
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

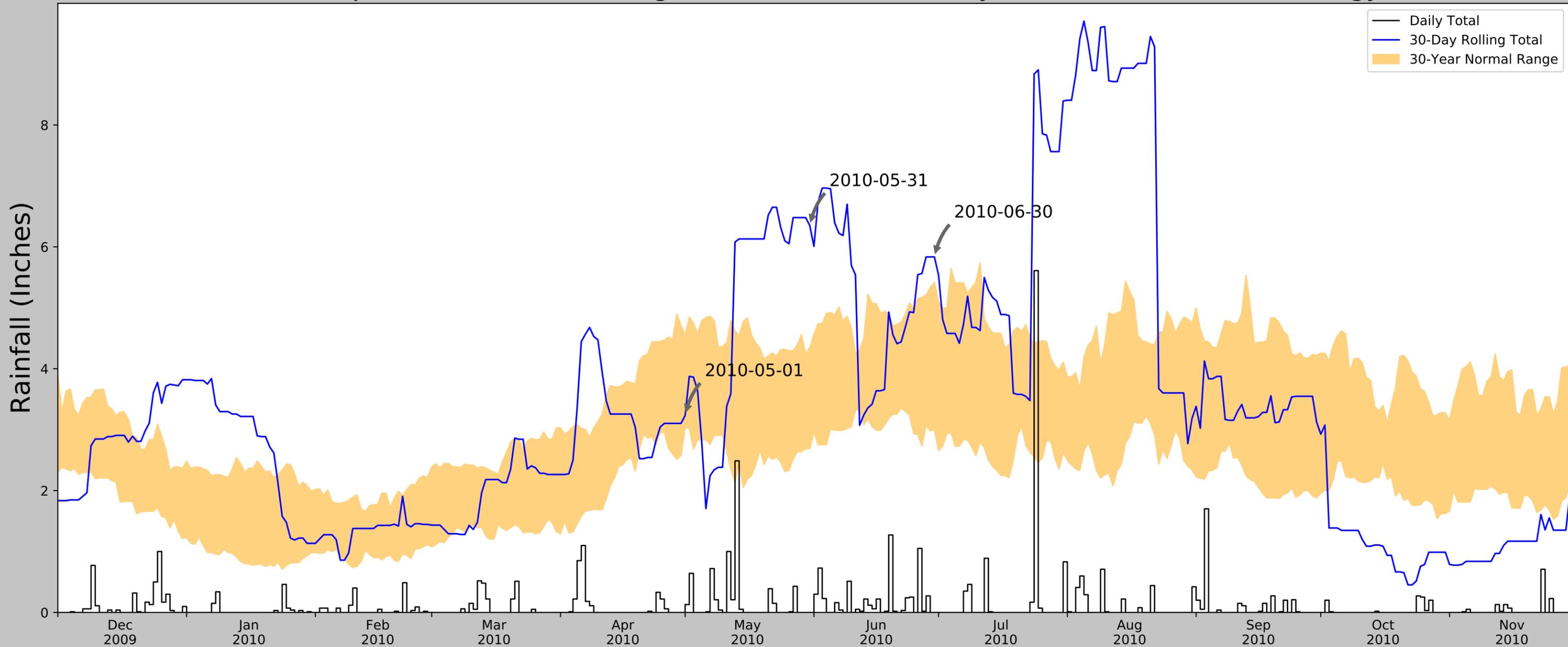
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2008-04-30	2.573228	4.769291	4.759843	Normal	2	3	6
2008-03-31	1.325984	3.031496	1.771654	Normal	2	2	4
2008-03-01	0.91378	1.87974	1.246457	Wet	2	1	2

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	195	79
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	0	9
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	9	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	10	2
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	13	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10684	0
CHANNALON PRESIDENTIAL DAM	41.2878, -88.2818	584.821	21.442	144.748	12.752	288	0

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U.S. Army Corps of Engineers

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Wetter than Normal - 17

Coordinates	41.690233, -88.420767
Observation Date	2010-06-30
Elevation (ft)	649.67
Drought Index (PDSI)	Severe wetness
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2010-06-30	3.002756	5.417323	5.834646	Wet	3	3	9
2010-05-31	2.685433	4.343307	6.350394	Wet	3	2	6
2010-05-01	2.027052	4.540212	2.222284	Normal	2	1	2

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	49	67
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	181	0
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	138	23
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	9954	0
CHANNATION PRESIDENTIAL DAM	41.2070, -88.2010	504.021	21.442	144.740	12.752	200	0

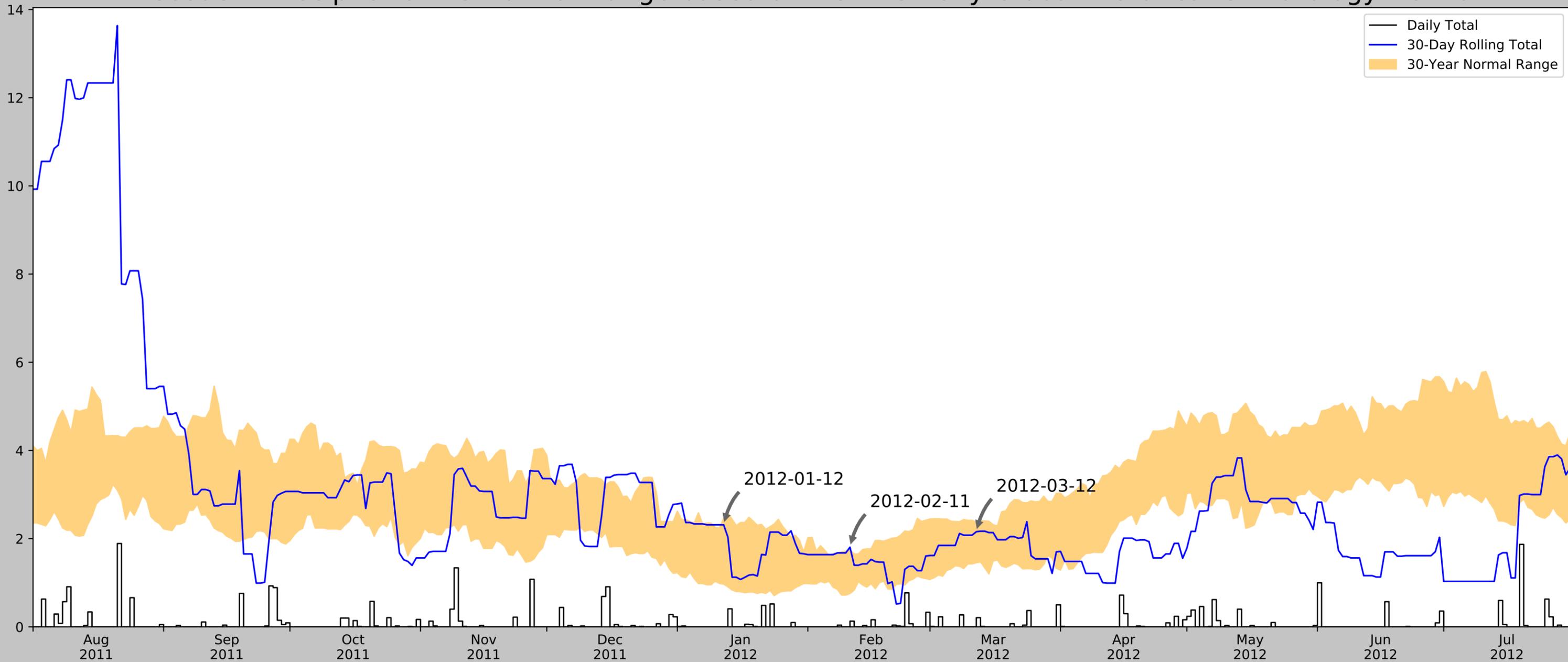


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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Rainfall (Inches)



Normal - 14

Coordinates	41.690233, -88.420767
Observation Date	2012-03-12
Elevation (ft)	649.67
Drought Index (PDSI)	Incipient drought
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2012-03-12	1.454331	2.370866	2.15748	Normal	2	3	6

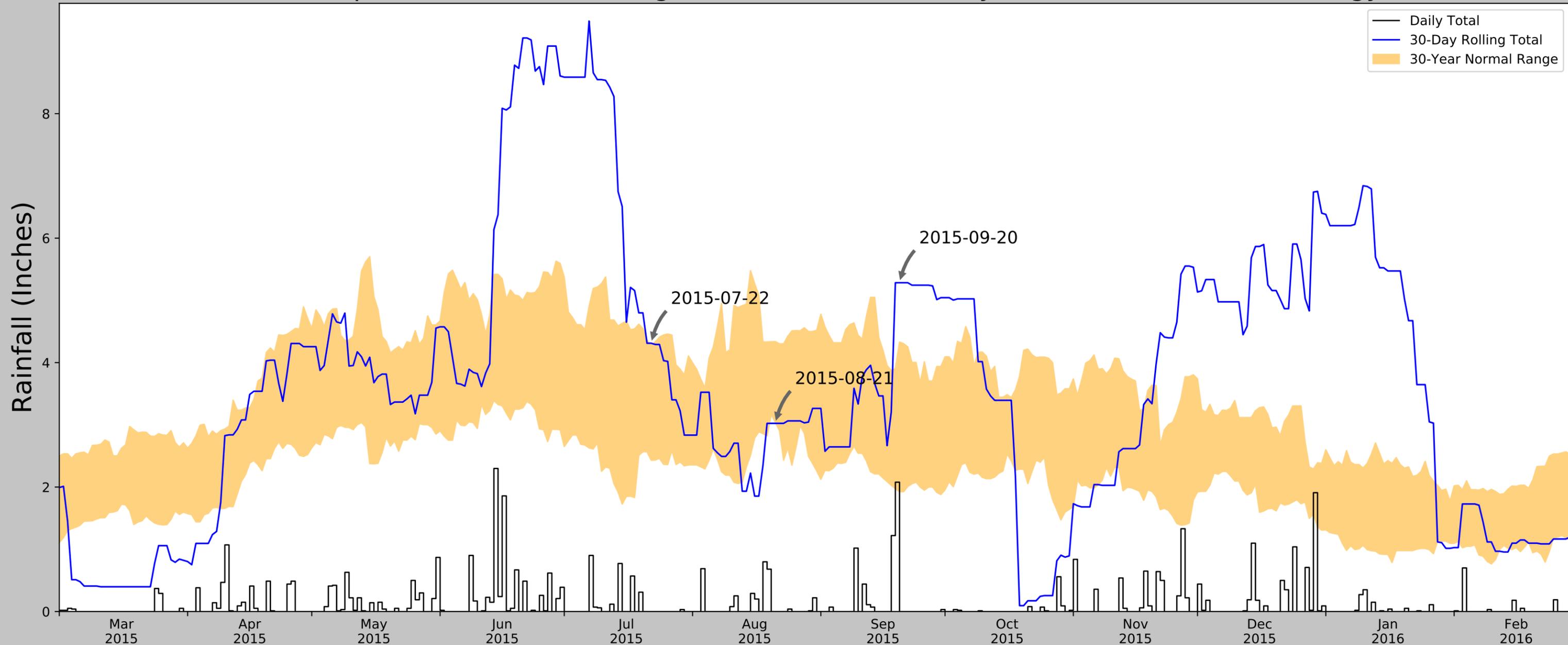
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	11
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	181	0
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	219	79
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	1	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	2	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Normal - 14

Coordinates	41.690233, -88.420767
Observation Date	2015-09-20
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2015-09-20	1.925591	4.330709	5.283465	Wet	3	3	9

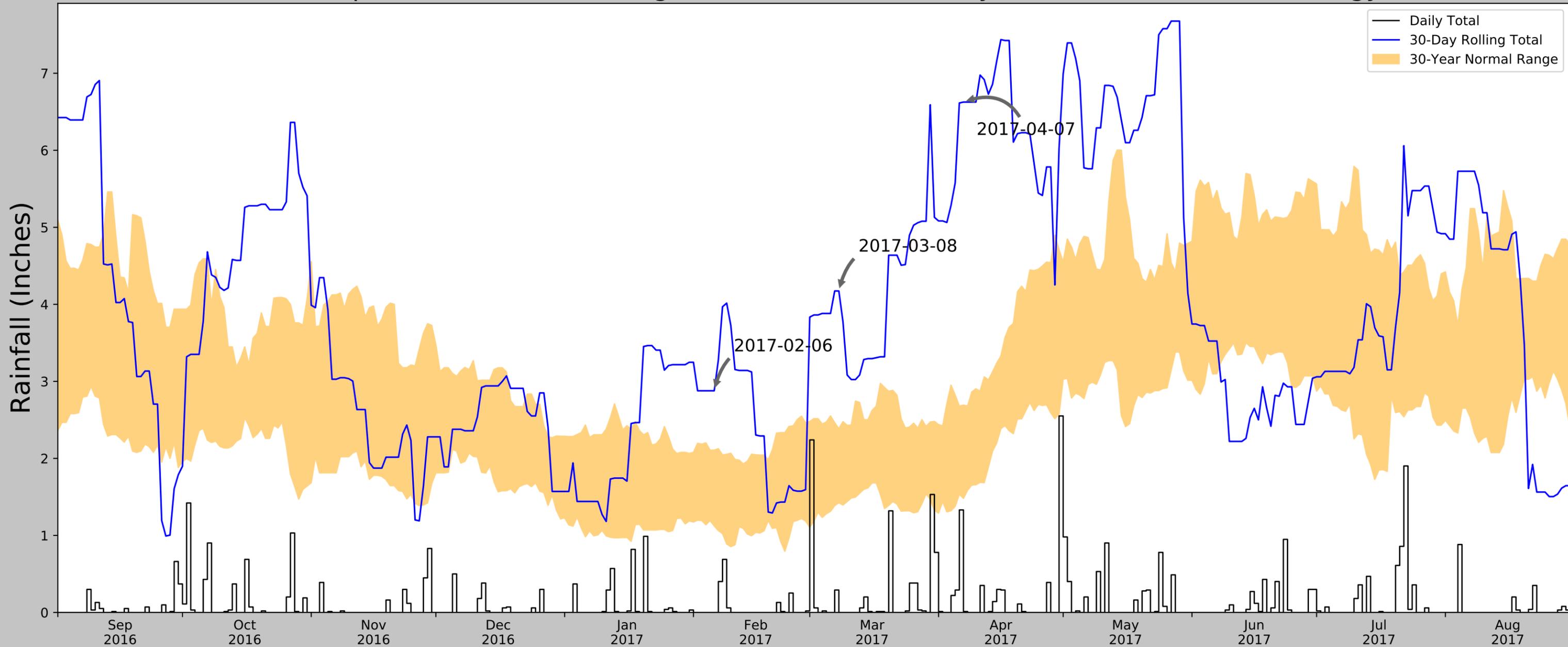
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	788	54
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	622	36
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	10	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Wetter than Normal - 18

Coordinates	41.690233, -88.420767
Observation Date	2017-04-07
Elevation (ft)	649.67
Drought Index (PDSI)	Severe wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2017-04-07	1.481496	2.691732	6.625984	Wet	3	3	9

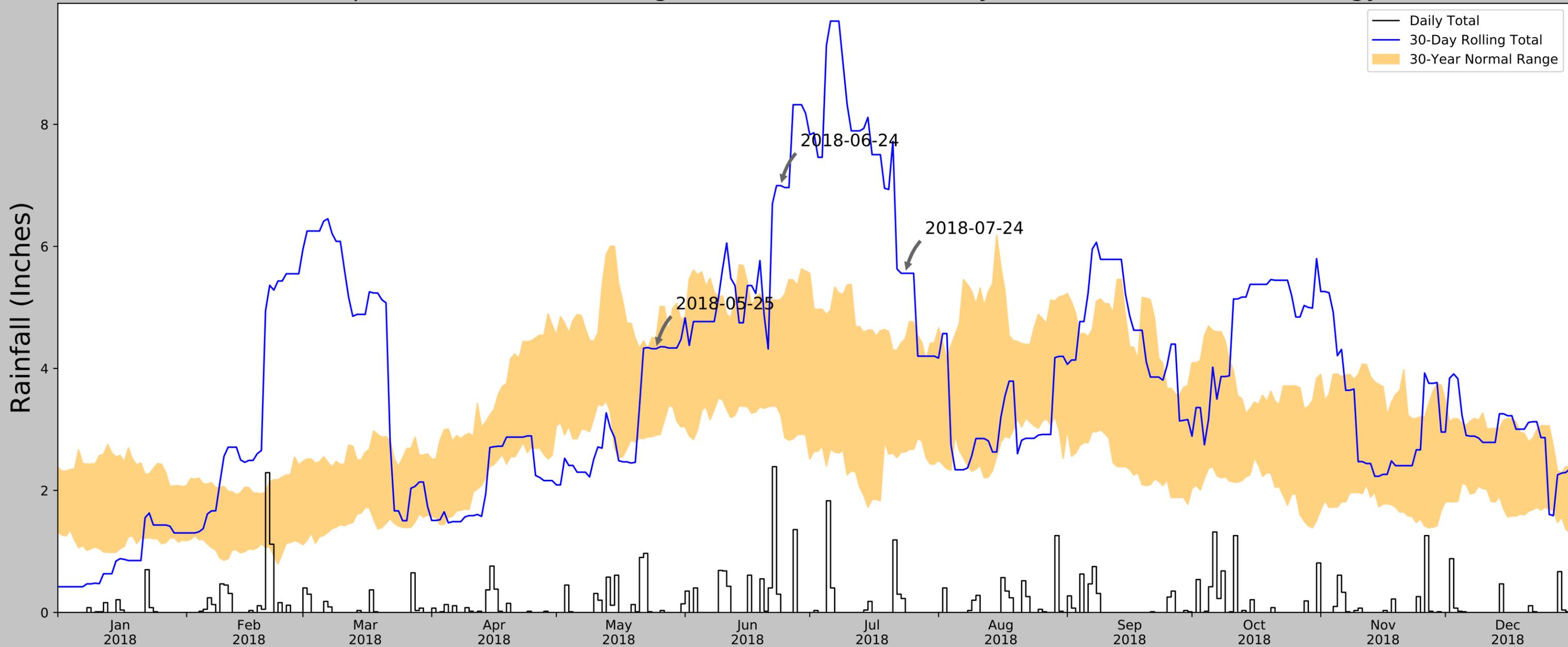
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	1229	77
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	911	13
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	11	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Wetter than Normal - 17

Coordinates	41.690233, -88.420767
Observation Date	2018-07-24
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2018-07-24	2.62874	4.491339	5.559055	Wet	3	3	9

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	1536	80
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	969	10
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	11	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Rainfall (Inches)



Normal - 14

Coordinates	41.690233, -88.420767
Observation Date	2019-10-08
Elevation (ft)	649.67
Drought Index (PDSI)	Extreme wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2019-10-08	2.104724	4.443307	9.551181	Wet	3	3	9

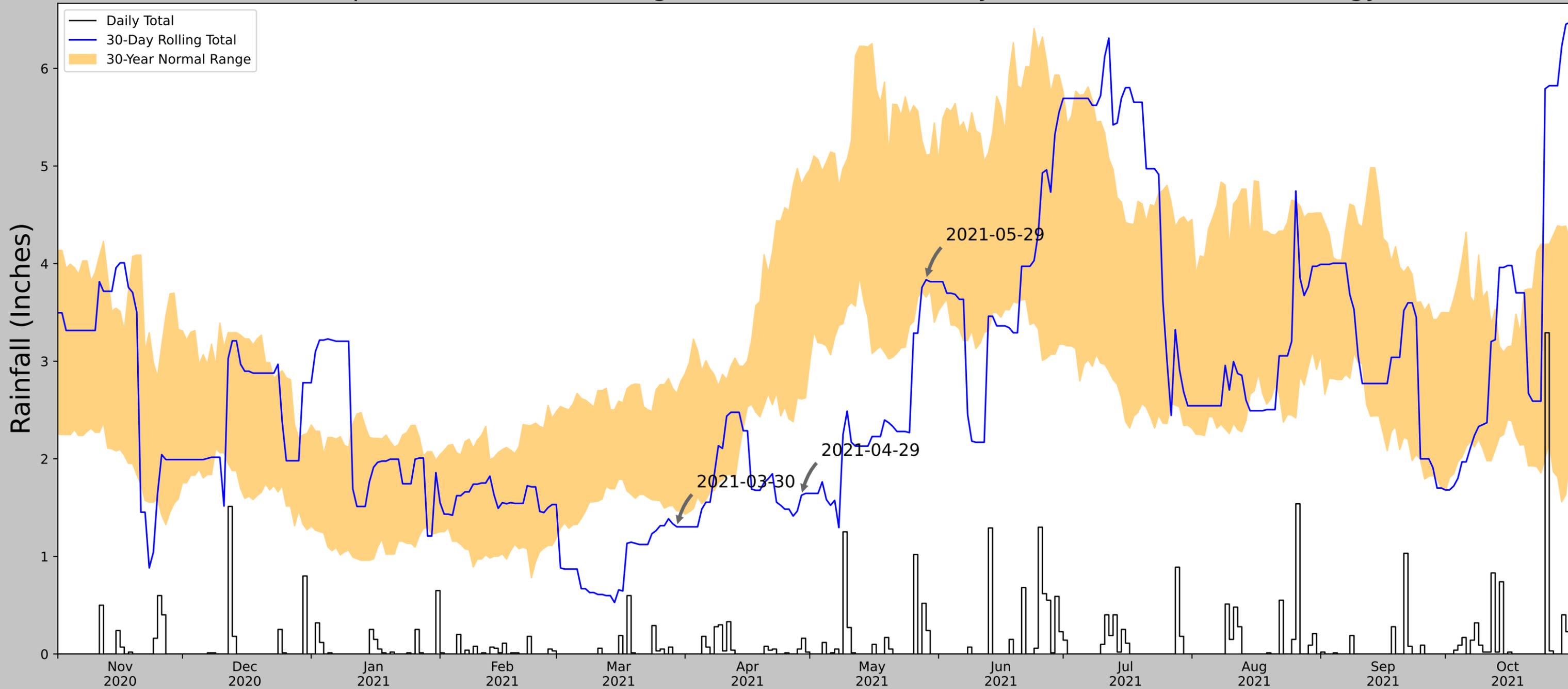
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	2255	90
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	980	0
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	11	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



Figure and tables made by the
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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	2021-05-29
Elevation (ft)	649.019
Drought Index (PDSI)	Moderate drought
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-05-29	3.655118	5.113386	3.834646	Normal	2	3	6
2021-04-29	2.611417	4.808662	1.625984	Dry	1	2	2
2021-03-30	1.465354	2.670473	1.30315	Dry	1	1	1
Result							Drier than Normal - 9

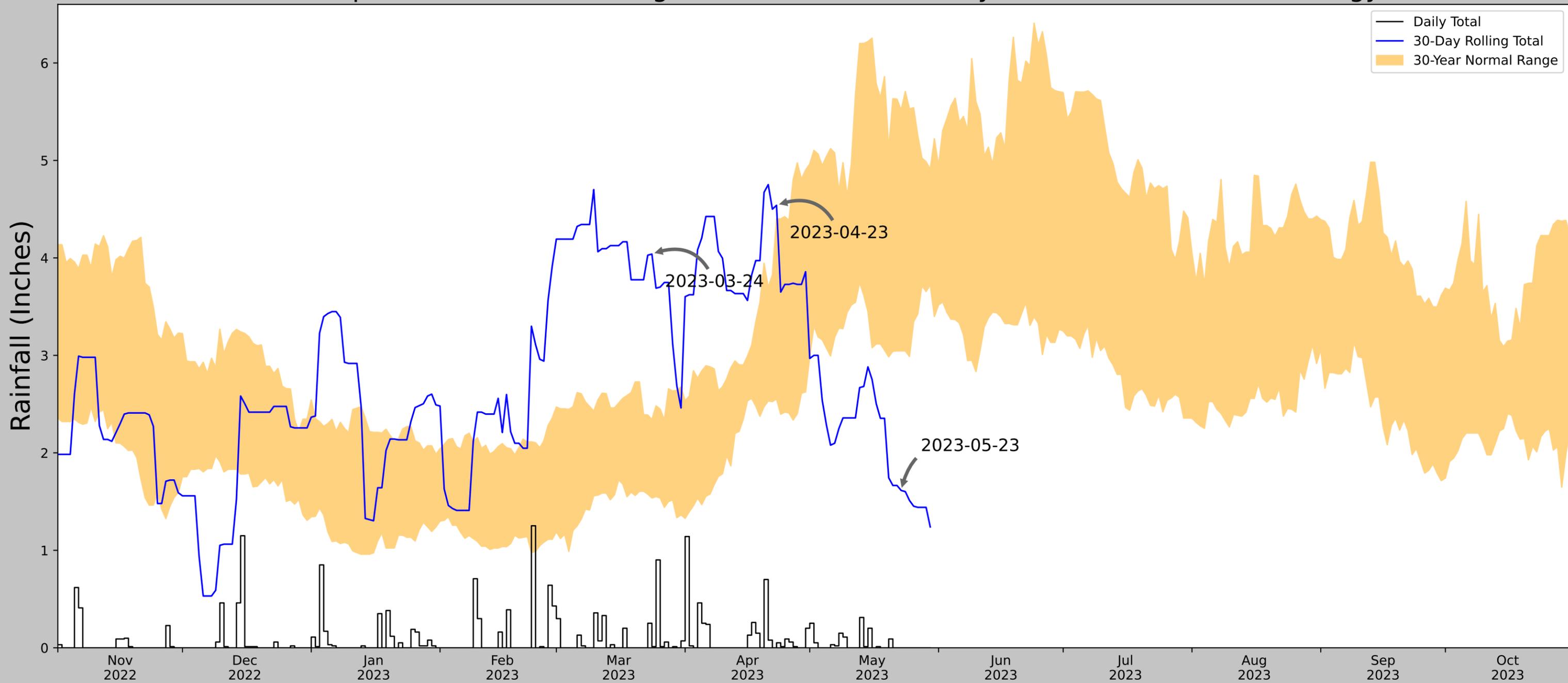


Figure and tables made by the
Antecedent Precipitation Tool
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.474	11.086	3.907	11263	90
AURORA 3.4 W	41.7723, -88.3577	689.961	2.559	29.856	1.228	6	0
NORTH AURORA 1.5 NE	41.8163, -88.3068	719.16	2.49	59.055	1.268	2	0
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	77	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.689983, -88.421668
Observation Date	2023-05-23
Elevation (ft)	643.656
Drought Index (PDSI)	Incipient wetness (2023-04)
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-05-23	3.045669	5.516536	1.614173	Dry	1	3	3
2023-04-23	2.553543	4.400394	4.53937	Wet	3	2	6
2023-03-24	1.537008	2.342913	4.03937	Wet	3	1	3
Result							Normal Conditions - 12



Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.519	16.449	3.974	11289	88
AURORA 3.2 WNW	41.7798, -88.3527	702.1	2.242	41.995	1.103	0	2
AURORA 2.8 WSW	41.7588, -88.3461	687.008	2.413	26.903	1.151	4	0
AURORA 3.4 W	41.7723, -88.3577	689.961	2.559	29.856	1.228	6	0
NORTH AURORA 1.5 NE	41.8163, -88.3068	719.16	2.49	59.055	1.268	2	0
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	47	0

Appendix D: Field Data Sheets

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site KE105 Solar City/County: Bristol Township/Kendall Co Sampling Date: 05/23/2023
 Applicant/Owner: Turning Point Energy State: IL Sampling Point: SP-1
 Investigator(s): SM, JT Section, Township, Range: SEC 23, TWP 25N, R6E
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 41.68897929 Long: -88.42304233 Datum: WGS 1984
 Soil Map Unit Name Peotone Silt Clay loam, 0-2% Slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
 According to the USACE Antecedent precipitation tool, 90-day rolling precipitation levels before the site visit had normal precipitation conditions. Sample point is located in a PEMA/Type 1/ Seasonally Flooded Basin in an agricultural field. Clear topography lines were present with a change in dominance of Cyperus and Scripus.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet	
1	_____	_____	_____	_____		Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>3</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>66.67%</u> (A/B)
2	_____	_____	_____	_____		
3	_____	_____	_____	_____		
4	_____	_____	_____	_____		
5	_____	_____	_____	_____		
		<u>0</u>	= Total Cover		Prevalence Index Worksheet	
Sapling/Shrub stratum	(Plot size: <u>15'</u>)					Total % Cover of:
1	_____	_____	_____	_____		OBL species <u>5</u> x 1 = <u>5</u>
2	_____	_____	_____	_____		FACW species <u>5</u> x 2 = <u>10</u>
3	_____	_____	_____	_____		FAC species <u>0</u> x 3 = <u>0</u>
4	_____	_____	_____	_____	FACU species <u>5</u> x 4 = <u>20</u>	
5	_____	_____	_____	_____	UPL species <u>0</u> x 5 = <u>0</u>	
		<u>0</u>	= Total Cover		Column totals <u>15</u> (A) <u>35</u> (B)	
Herb stratum	(Plot size: <u>5'</u>)				Prevalence Index = B/A = <u>2.33</u>	
1	<u>Scirpus atrovirens</u>	<u>5</u>	<u>Y</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation <input checked="" type="checkbox"/> Dominance test is >50% <input checked="" type="checkbox"/> Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
2	<u>Cyperus esculentus</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>		
3	<u>Zea mays</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>		
4	_____	_____	_____	_____		
5	_____	_____	_____	_____		
6	_____	_____	_____	_____		
7	_____	_____	_____	_____		
8	_____	_____	_____	_____		
9	_____	_____	_____	_____		
10	_____	_____	_____	_____		
		<u>15</u>	= Total Cover			
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>	
1	_____	_____	_____	_____		
2	_____	_____	_____	_____		
		<u>0</u>	= Total Cover			

Remarks: (Include photo numbers here or on a separate sheet)
 Sample area consists of 85% bare ground. Problematic due to hydric soils present and wetland hydrology observed.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-24	10YR 2/1	100					Loam Clay	
24-32	10YR 2/1	50					Sand Clay Loam	Mixed Matrix
	10YR 3/1	50						
32-40	10YR 4/1	98	10YR 4/6	2	C	PL/M	Clay Loam	Calcium Carbonate Nodes

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils:
<input type="checkbox"/> Histisol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (explain in remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric soil present? <u>Y</u>
---	--------------------------------------

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Gauge or Well Data (D9)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		
<input type="checkbox"/> Water-Stained Leaves (B9)		

Field Observations: Surface water present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water table present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	Indicators of wetland hydrology present? <u>Y</u>
---	--

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 Delineation was too early in season to determine stress or stunt, however, volunteer Scirpus and Cyperus is outcompeting the Zea.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site KE105 Solar City/County: Bristol Township/Kendall Co Sampling Date: 05/23/2023
 Applicant/Owner: Turning Point Energy State: IL Sampling Point: SP-2
 Investigator(s): SM, JT Section, Township, Range: SEC 23, TWP 25N, R6E
 Landform (hillslope, terrace, etc.): Shoulder Local relief (concave, convex, none): None
 Slope (%): 1 Lat: 41.68925798 Long: -88.42187497 Datum: WGS 1984
 Soil Map Unit Name Dresden Silt Clay Loam, 2-4% Slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
 According to the USACE Antecedent precipitation tool, 90-day rolling precipitation levels before the site visit had normal precipitation conditions. Sample point is located in an agricultural field ~10 foot upslope of SP-1.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5		<u>0</u>	<u>0</u> = Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>5</u> (A) <u>20</u> (B) Prevalence Index = B/A = <u>4.00</u>
1					
2					
3					
4					
5		<u>0</u>	<u>0</u> = Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Zea mays</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
2					
3					
4					
5					
6					
7					
8					
9					
10		<u>5</u>	<u>5</u> = Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	<u>0</u> = Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)
 Sample area consists of 95% bare ground. No evidence observed of volunteer vegetation or stunt/stress on Zea.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-10	10YR 2/1	100					Clay Loam	
10-18	10YR 3/3	100					Clay Loam	
18-24	10YR 3/4	90	5YR 3/4	10	C	PL/M	Sand Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- Histisol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)

- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- Coast Prairie Redox (A16) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Very Shallow Dark Surface (TF12)
- Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)

Secondary Indicators (minimum of two required)

- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface water present? Yes No Depth (inches): _____
 Water table present? Yes No Depth (inches): _____
 Saturation present? Yes No Depth (inches): _____
 (includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site KE105 Solar City/County: Bristol Township/Kendall Co Sampling Date: 05/23/2023
 Applicant/Owner: Turning Point Energy State: IL Sampling Point: SP-3
 Investigator(s): SM, JT Section, Township, Range: SEC 23, TWP 25N, R6E
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 41.68958457 Long: -88.42051704 Datum: WGS 1984
 Soil Map Unit Name Thorp Silt Loam, 2-4% Slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
 According to the USACE Antecedent precipitation tool, 90-day rolling precipitation levels before the site visit had normal precipitation conditions. Sample point is located in an agricultural field.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet
1					
2					Total Number of Dominant Species Across all Strata: <u>1</u> (B)
3					Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet
1					
2					OBL species <u>0</u> x 1 = <u>0</u>
3					FACW species <u>0</u> x 2 = <u>0</u>
4					FAC species <u>0</u> x 3 = <u>0</u>
5					FACU species <u>5</u> x 4 = <u>20</u>
		<u>0</u>	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
		<u>5</u>	= Total Cover		Column totals <u>5</u> (A) <u>20</u> (B)
		<u>5</u>	= Total Cover		Prevalence Index = B/A = <u>4.00</u>
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators:
1	<u>Zea mays</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
2					<input type="checkbox"/> Dominance test is >50%
3					<input type="checkbox"/> Prevalence index is ≤3.0*
4					<input type="checkbox"/> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
5					<input type="checkbox"/> Problematic hydrophytic vegetation* <u>X</u> (explain)
6					
7					
8					
9					
10					
		<u>5</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)
 Sample area consists of 95% bare ground. No evidence observed of volunteer vegetation or stunt/stress on Zea. Problematic vegetation observed due to presence of hydric soils and assumed presence of hydrology.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 2/1	100					Clay Loam	
12-24	10YR 2/1	90	7.5 YR 5/8	10	C	M	Clay Loam	
24-30	10YR 3/1	93	7.5YR 5/8	7	C	M	Clay Loam	
30-38	10YR 3/1	70	7.5YR 5/8	30	C	M	Clay Loam	
38-44	10YR 5/1	70	7.5 YR 5/8	30	C	M	Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils:
<input type="checkbox"/> Histisol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (explain in remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric soil present? <u>Y</u>
---	-------------------------------

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Gauge or Well Data (D9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		
<input type="checkbox"/> Water-Stained Leaves (B9)		

Field Observations: Surface water present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water table present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	Indicators of wetland hydrology present? <u>Y</u>
---	---

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix E: Photos



Photo 1: SP-2 overview facing east.



Photo 3: SP-1 overview facing northwest.



Photo 5: Wetland 2 overview facing south.



Photo 2: Wetland 1 overview facing northwest.



Photo 4: Wetland 1 overview facing west.



Photo 6: SP-3 overview facing south.



Photo 7: SP-3 facing north.

EXHIBIT D



Solar Glare and Glint Analysis Report

for

KE105 Solar
Bristol, IL

June 2023



Date of Expiration: 11-30-23

KHA Project # 268173008
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Kimley»»Horn

Introduction

KE105 Solar is a proposed solar array located in Bristol, Illinois between the cities of Bristol and Blackberry Knolls. On behalf of KE105 Solar, Kimley-Horn performed a Glint and Glare Analysis to identify any potential impacts on five nearby roadways and 24 residences surrounding the site. Specifically, this analysis considered impact on motorists and residences along Galena Rd, Cannonball Trail, Kennedy Rd, West St, and Bristol Ridge Rd. Since no airports were within a five-mile radius of the site, no airport operations were considered.

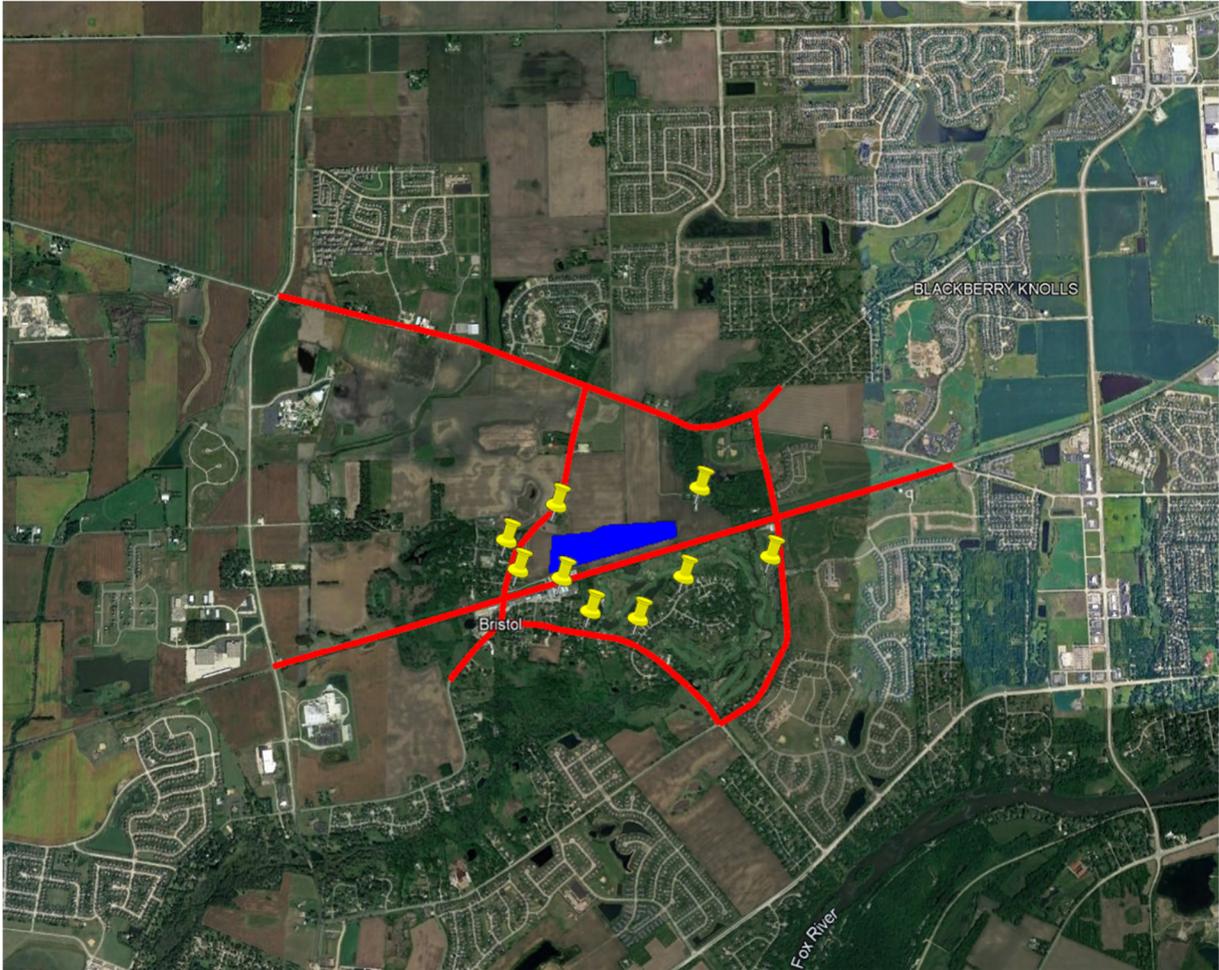


Figure 1: Overall Site Plan and Receptors

Receptors & Methodology

The analysis is based on the current site configuration as of June 2023. All PV arrays were modeled at their respective elevations on each structure to identify all possible glare for single axis tracking with backtracking. All PV arrays were modeled using assumed finish grade slopes below ten percent in any direction which must be specified when modeling the backtracking method. Five route receptors were modeled to see if portions of the existing roadway network could have potential glare. See Appendix A for detailed parameters. All receptors analyzed are listed below including route receptors and residences.

Receptors	Location	Description
Galena Rd	Rural Road North of Project	Analyzed in the area shown in red in Figure 1.
Cannonball Trail	Rural Road West of Project	Analyzed in the area shown in red in Figure 1.
Kennedy Rd	Rural Road East of Project	Analyzed in the area shown in red in Figure 1.
West St	Rural Road West of Project	Analyzed in the area shown in red in Figure 1.
Bristol Ridge Rd	Rural Road South of Project	Analyzed in the area shown in red in Figure 1.
24 Observation Points	Located around the site	Simulated homes on all sides of the site at a height of 15'

Table 1: Receptor Descriptions

Kimley Horn performed the glare analysis using the ForgeSolar Glare Gauge software tool. If glare is found for any receptor, the retinal irradiance (brightness) and subtended angle (size divided by distance) of the glare source are calculated through this tool. If glare is found for any of the receptors, the annual predicted glare occurrence and the daily duration of the glare are calculated. Using retinal irradiance and subtended angle, ocular hazards ranging from temporary after-image to retinal burn can be predicted. “green” grade glare indicates a low potential for after-image, “yellow” grade glare indicates the potential for after-image exists, and “red” grade glare indicates the potential for retinal damage. Glare that is beyond 50 degrees left or right from a driver’s line-of-sight is not considered a safety hazard.

The amount of light reflected by a surface, increase as the sunlight’s angle of incidence at the surface increases as illustrated in Figure 2. The red angle of incidence yields 50% light reflected while the blue angle of incidence yields only 2% of light reflected. Both scenarios were observed in the analysis, leading to mitigation measures implemented to eliminate the glare. Also, the facility’s panels will incorporate and utilize anti-glare technology and anti-reflective coatings, reduce glint, and glare to levels that meet or exceed industry standards.

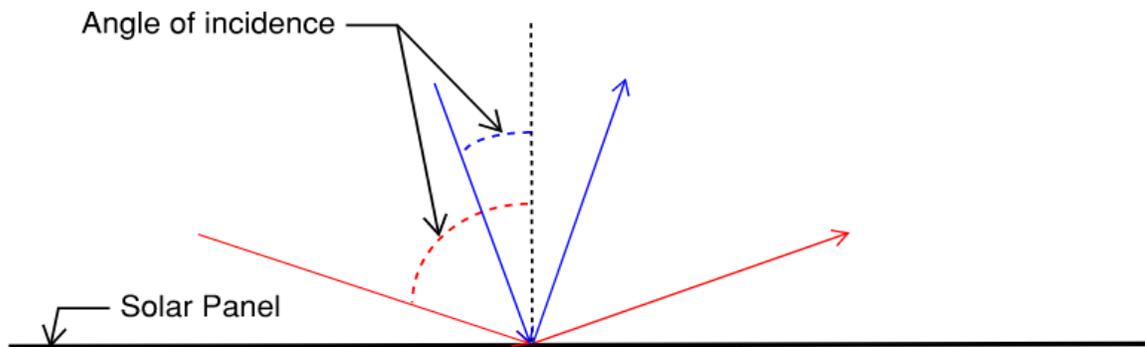


Figure 2: Reflected Light and Angle of Incidence (illustration only) on a panel

Analysis Results

The project was analyzed with the following panel specifications, single-axis rotation, backtracking, 180 degrees tracking orientation, 0-degree panel tilt overnight, and smooth glass with anti-reflective coating. The specifics listed above are common for single-axis tracking panel systems located in the northern hemisphere. **Analysis One** had panels lying flat (0 degrees) overnight resulted in up to 30 minutes of glare per day throughout the site to most of the receptors which could be dangerous to nearby motorists and a nuisance to nearby residences. Further iterations were ran adjusting the resting angle of the panels until the final scenario was determined. The final model scenario, **Analysis Two**, resulted in no glare for all receptors found in **Appendix A**.

Receptor	Hazard Level	Minutes (per year)
All Receptors	Green	0
	Yellow	0
	Red	0

Table 2: Total Yearly Glare Hazard for Route Receptors

Conclusion

In Summary, there was no glare identified throughout the entire Project site after mitigating using panel specifications. It is recommended that the panels be installed using the same specifications noted in this analysis to minimize the likelihood for future mitigation requirements. If glare is identified due to the proposed site, additional glare analyses should be performed to determine mitigation options.

APPENDIX A

ForgeSolar Glare Analysis Report

FORGESOLAR GLARE ANALYSIS

Project: **KE105**

Proposed ground mounted solar site located in Bristol, Illinois

Site configuration: **KE105**

Created 30 May, 2023

Updated 30 May, 2023

Time-step 1 minute

Timezone offset UTC-6

Minimum sun altitude 0.0 deg

DNI peaks at 1,000.0 W/m²

Category 1 MW to 5 MW

Site ID 91810.16154

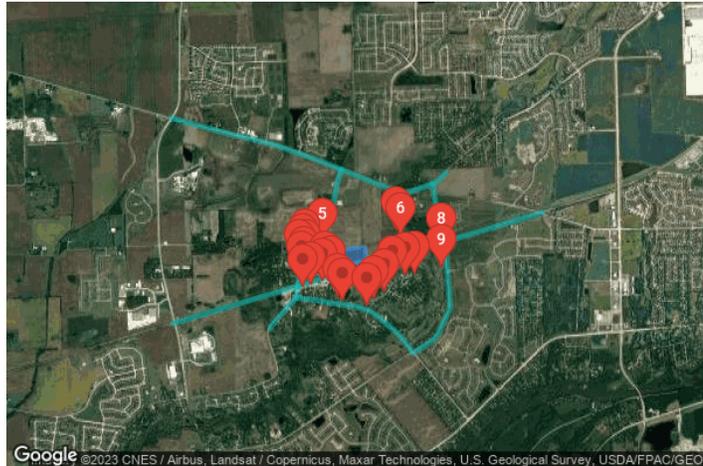
Ocular transmission coefficient 0.5

Pupil diameter 0.002 m

Eye focal length 0.017 m

Sun subtended angle 9.3 mrad

PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy kWh
			min	hr	min	hr	
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
Route 4	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0

Component Data

PV Arrays

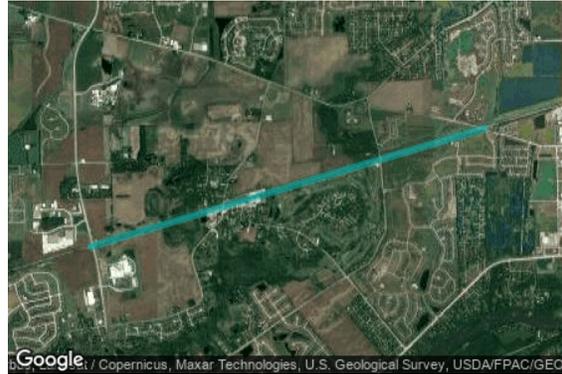
Name: PV array 1
Axis tracking: Single-axis rotation
Backtracking: Shade
Tracking axis orientation: 180.0°
Max tracking angle: 60.0°
Resting angle: 5.0°
Ground Coverage Ratio: 0.35
Rated power: -
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.690869	-88.425208	651.93	5.00	656.93
2	41.689363	-88.425487	651.19	5.00	656.19
3	41.689251	-88.424050	648.16	5.00	653.16
4	41.689779	-88.423063	646.02	5.00	651.02
5	41.689811	-88.422333	643.48	5.00	648.48
6	41.689555	-88.422011	645.99	5.00	650.99
7	41.689219	-88.422011	646.28	5.00	651.28
8	41.689347	-88.420337	644.39	5.00	649.39
9	41.689859	-88.417999	647.33	5.00	652.33
10	41.689924	-88.417773	647.06	5.00	652.06
11	41.691310	-88.417966	651.67	5.00	656.67
12	41.690861	-88.423129	651.16	5.00	656.16

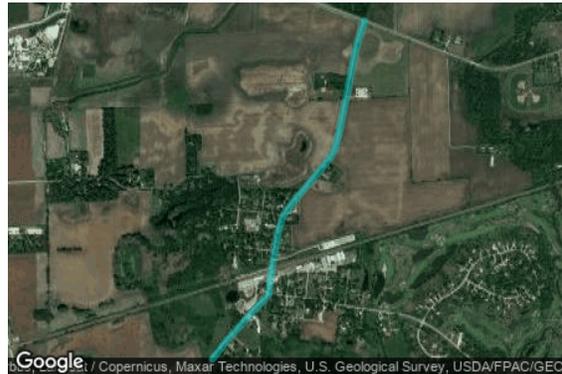
Route Receptors

Name: Route 1
Path type: Two-way
Observer view angle: 50.0°



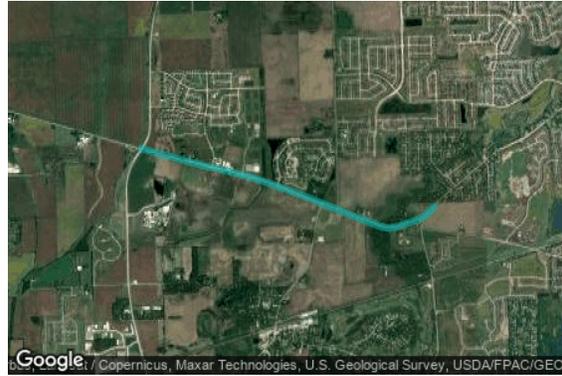
Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.682920	-88.446207	642.93	5.00	647.93
2	41.691893	-88.406124	654.01	5.00	659.01
3	41.693480	-88.398979	654.38	5.00	659.38
4	41.693480	-88.398979	650.81	5.00	655.81
5	41.695066	-88.391833	653.91	5.00	658.91

Name: Route 2
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.682428	-88.431942	636.65	5.00	641.65
2	41.683422	-88.430912	673.98	5.00	678.98
3	41.685730	-88.428080	641.29	5.00	646.29
4	41.687495	-88.427751	647.46	5.00	652.46
5	41.689057	-88.427386	650.92	5.00	655.92
6	41.689842	-88.427011	651.41	5.00	656.41
7	41.690587	-88.426270	652.62	5.00	657.62
8	41.691800	-88.424876	652.53	5.00	657.53
9	41.692758	-88.423824	652.67	5.00	657.67
10	41.693200	-88.423498	652.98	5.00	657.98
11	41.693897	-88.423240	653.59	5.00	658.59
12	41.694502	-88.423069	653.23	5.00	658.23
13	41.695865	-88.422708	652.95	5.00	657.95
14	41.698173	-88.422096	650.46	5.00	655.46
15	41.698790	-88.421882	652.14	5.00	657.14
16	41.699799	-88.421442	655.28	5.00	660.28

Name: Route 3
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.705435	-88.446435	648.95	5.00	653.95
2	41.703641	-88.437552	661.72	5.00	666.72
3	41.703417	-88.435921	661.97	5.00	666.97
4	41.702744	-88.432488	655.99	5.00	660.99
5	41.702455	-88.431072	653.47	5.00	658.47
6	41.701783	-88.428454	653.08	5.00	658.08
7	41.700725	-88.424463	656.28	5.00	661.28
8	41.698098	-88.415751	654.62	5.00	659.62
9	41.697495	-88.413582	650.60	5.00	655.60
10	41.697335	-88.412895	650.60	5.00	655.60
11	41.697271	-88.412208	650.64	5.00	655.64
12	41.697399	-88.411307	649.92	5.00	654.92
13	41.697816	-88.409612	650.78	5.00	655.78
14	41.698284	-88.407812	651.75	5.00	656.75
15	41.698621	-88.407169	652.08	5.00	657.08
16	41.699486	-88.406053	652.95	5.00	657.95

Name: Route 4
Path type: Two-way
Observer view angle: 50.0°



Google Earth / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.698235	-88.408026	650.75	5.00	655.75
2	41.695775	-88.407457	650.50	5.00	655.50
3	41.691934	-88.406189	654.70	5.00	659.70
4	41.684900	-88.405409	652.70	5.00	657.70
5	41.684504	-88.405483	650.45	5.00	655.45
6	41.681810	-88.407172	643.12	5.00	648.12
7	41.681105	-88.407880	646.99	5.00	651.99
8	41.679661	-88.410931	643.21	5.00	648.21
9	41.679948	-88.411044	641.54	5.00	646.54
10	41.681506	-88.412726	638.87	5.00	643.87
11	41.681929	-88.413267	640.35	5.00	645.35
12	41.682906	-88.414828	643.37	5.00	648.37
13	41.683499	-88.415783	645.27	5.00	650.27
14	41.683924	-88.416512	646.42	5.00	651.42
15	41.684308	-88.417371	646.46	5.00	651.46
16	41.684726	-88.418939	647.33	5.00	652.33
17	41.685191	-88.423069	648.11	5.00	653.11
18	41.685511	-88.425505	645.00	5.00	650.00
19	41.685744	-88.428091	641.14	5.00	646.14

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	41.689593	-88.426598	653.83	15.00
OP 2	2	41.690274	-88.427124	650.39	15.00
OP 3	3	41.690683	-88.426749	652.83	15.00
OP 4	4	41.689585	-88.427607	651.02	15.00
OP 5	5	41.691838	-88.424200	653.71	15.00
OP 6	6	41.692535	-88.412605	648.96	15.00
OP 7	7	41.693112	-88.413367	651.61	15.00
OP 8	8	41.691334	-88.406589	649.44	15.00
OP 9	9	41.689003	-88.406571	644.33	15.00
OP 10	10	41.688319	-88.410659	650.43	15.00
OP 11	11	41.688202	-88.411983	649.36	15.00
OP 12	12	41.687765	-88.413770	647.19	15.00
OP 13	13	41.686425	-88.415082	647.14	15.00
OP 14	14	41.685614	-88.416637	647.73	15.00
OP 15	15	41.684815	-88.417612	647.73	15.00
OP 16	16	41.685316	-88.421203	641.64	15.00
OP 17	17	41.685801	-88.421879	638.44	15.00
OP 18	18	41.687796	-88.423005	648.42	15.00
OP 19	19	41.688266	-88.423772	645.47	15.00
OP 20	20	41.687513	-88.424180	648.47	15.00
OP 21	21	41.687144	-88.425875	645.25	15.00
OP 22	22	41.686865	-88.427138	645.21	15.00
OP 23	23	41.688757	-88.426838	650.72	15.00
OP 24	24	41.688340	-88.427299	650.47	15.00

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
Route 4	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
Route 4	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0

PV array 1 and Route: Route 1

No glare found

PV array 1 and Route: Route 2

No glare found

PV array 1 and Route: Route 3

No glare found

PV array 1 and Route: Route 4

No glare found

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

PV array 1 and OP 12

No glare found

PV array 1 and OP 13

No glare found

PV array 1 and OP 14

No glare found

PV array 1 and OP 15

No glare found

PV array 1 and OP 16

No glare found

PV array 1 and OP 17

No glare found

PV array 1 and OP 18

No glare found

PV array 1 and OP 19

No glare found

PV array 1 and OP 20

No glare found

PV array 1 and OP 21

No glare found

PV array 1 and OP 22

No glare found

PV array 1 and OP 23

No glare found

PV array 1 and OP 24

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.

Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.

Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.

The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.

The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.

The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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EXHIBIT E



STORMWATER POLLUTION PREVENTION PLAN

TPE, IL KE 105, LLC

15 Cannonball Trail

Bristol (Kendall County), IL 60512

Prepared by:

Kimley-Horn and Associates, Inc.

570 Lake Cook Road, Suite 200

Deerfield, IL 60015

Contact: Jason Cooper

Prepared on: June 6, 2023

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ATTACHMENTS

- Attachment 1 – SWPPP Preparation Certification Form*
- Attachment 2 – Owner’s Certification Form*
- Attachment 3 – Contractor’s Certification Form*
- Attachment 4 – Aerial Map*
- Attachment 5 – Location Map*
- Attachment 6 – USGS Map*
- Attachment 7 – NRCS Soil Report*
- Attachment 8 – BMP Installation Log*
- Attachment 9 – Amendment Log*

1. STORMWATER POLLUTION PREVENTION PLAN

The responsible party for the implementation, maintenance and inspection of all measures described in this Storm Water Pollution Prevention Plan is:

(Contractor Operator and/or Responsible Authority)

(Date)

(Contractor Company Name)

(Contractors Address)

(Telephone)

Project Name and location information:	TPE, IL KE 105 15 Cannonball Trail Bristol (Kendall County), IL 61334
---	---

2. SITE DESCRIPTION

2.1. Project Description

The proposed development is approximately 34 acres and is located at 15 Cannonball Trail in Bristol (Kendall County), IL. The project site will include solar panels, inverters, transformers, and other mechanical equipment as well as perimeter security fencing, gates, and an access road.

2.2. Existing Soils

NRCS classifies the site soils as Brenton silt loam; 0 to 2 percent slopes (149A), Thorp silt loam; 0 to 2 percent slopes (206A), Lorenzo loam; 4 to 6 percent slopes (318C2, eroded), Dresden silt loam; 0 to 2 percent (325A) and 2 to 4 percent slopes (325B), Peotone silty clay loam; 0 to 2 percent slopes (330A), Waupecan silt loam; 0 to 2 percent slopes (369A), and Rush silt loam; 2 to 4 percent slopes (791B). The hydrological soil group associated with the soils is B, B/D, and C/D. Refer to **Attachment 7** for the NRCS Soil Map.

2.3. Existing Site Description

The existing site is currently used for agricultural purposes.

2.4. Adjacent Areas

The site is bound to the north by agricultural fields, one residential property to the northwest, west by residential and commercial property along with Cannonball Trail, south by agricultural field and an existing railroad, and east by an agricultural field.

2.5. Project Name and Location:

TPE IL KE 105 Solar
15 Cannonball Trail
Bristol (Kendall County), IL 61334

2.6. Owner Name and Location:

TPE IL KE 105, LLC
3720 S. Dahlia St.
Denver, CO 80237

3. GENERAL SOIL DISTURBING ACTIVITIES

Clearing and grubbing will occur first. Additional excavation and backfill for site access roads and electrical foundation pads, minor grading and topsoil spreading will be necessary.

4. CONSTRUCTION SEQUENCE

1. Install stabilized construction entrance
2. Prepare temporary parking and storage areas, upon implementation and installation of the following areas: trailer, parking, lay down, porta-potty, wheel wash, concrete washout, fuel and material storage containers, solid waste containers, etc. Denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
3. Install silt fence, silt fence rock outlets, filter sock or approved equivalent erosion control BMP's.
4. Clear/grub the site as necessary. Temporarily seed disturbed areas, throughout construction, that will be inactive for fourteen (14) days or more or as required by the general permit.
5. Stabilization of all exposed soil areas must be initiated immediately to limit soil erosion but in no case completed later than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. Begin grading and constructing access roads, pile driving, racking installations, solar module placement, fencing, utility pole and overhead wires, and utility trenching.
7. Provide permanent seeding/stabilization per the landscape plan.
8. All stockpiles are to be removed as part of the permanent stabilization of the site.
9. Remove all temporary erosion and sediment control devices (only after site is fully stabilized and approved by the county).

Note: The sequence of construction shown above is a general overview and is intended to convey the general concepts of the erosion control design and should not be relied upon for construction purposes. The contractor is solely responsible for detailed phasing and construction sequencing necessary to construct the proposed improvements included in these plans. The contractor shall notify engineer in writing immediately, prior to and/or during construction if any additional information on the construction sequence is necessary. Contractor is solely responsible for complying with the Authority Having Jurisdiction and all other applicable laws.

5. CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

2. During the construction phase, the General Contractor shall implement the following measures:

3. Silt fence/filter sock will be installed at the perimeter of the site to prevent soil runoff onto surrounding properties, as needed.
4. Stormwater sediment controls will be implemented at the inlets and outlets for the proposed stormwater conveyance system.

Appropriate sediment control measures will be implemented for construction vehicle traffic, including a stabilized construction entrance and concrete washout.

Materials resulting from the clearing and grubbing, or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Fast-germinating temporary seed shall be installed in areas where there will be no construction for longer than

fourteen (14) days. This includes any temporary soil stockpiles. Materials removed to an off-site location shall be protected with appropriate controls and properly permitted.

The general contractor shall designate areas for equipment cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm.

Use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.).

5. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in weatherproof containers. Except during application, the contents must be kept in trucks
6. or within storage facilities. Runoff containing such material must be collected removed from the site, treated, and disposed at an approved solid waste or chemical disposal
7. facility.

6. SOIL STABILIZATION

The purpose of soil stabilization is to prevent soil from leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soil will be to provide a protective cover of turf grass or gravel access road.

1. Temporary Seeding – Within 7 days after construction activity ceases on any particular area, all disturbed ground where there will be construction longer than fourteen (14) days must be seeded with fast-germinating temporary seed or protected with mulch.
2. Permanent Seeding – All areas at final grade must be seeded within fourteen (14) days after completion of the major construction activity. Except for small level spots, seeded areas should generally be protected with mulch.

7. EROSION AND SEDIMENT CONTROLS

1.

Silt Fence – Silt fence is a synthetic permeable mesh fabric typically incorporating wooden support stakes at intervals sufficient to support the fence and water and sediment retained by the fence. Silt fence is also available with a wire mesh backing. The fence is designed to retain sediment-laden water to allow settlement of suspended soils before filtering through the mesh fabric for discharge downstream. Silt fence shall be located to capture overland, low-velocity sheet flow. It shall be installed at the downstream location of all site runoff. Silt fence has the capacity to handle 0.25 acre per 100 feet of silt fence length.
2.

Filter Sock – Filter sock is a sock filled with biodegradable compost material that is locked in place with wooden stakes downslope of the filter sock. Similar to silt fence, filter sock is designed to retain sediment-laden water to allow settlement of suspended soils before filtering through the compost material for discharge downstream.
3.

Construction Entrance/Exit – All access points from the public street into the construction site shall include a construction entrance/exit composed of coarse stone to the dimensions shown on the Construction Drawings. The rough texture of the stone helps to remove clumps of soil adhering to construction vehicle tires through the action of

vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

Concrete Washout Area – The concrete washout area is used to contain concrete and liquids when the concrete mixers and trucks are rinsed out after delivery. It is an onsite designated cleaning area. The washout facility consolidates solids for easier disposal and prevents runoff of liquids.

4. *Erosion Control Blanket* - A temporary degradable rolled erosion control product composed of processed natural or polymer fibers mechanically, structurally, or chemically bound together to form a continuous matrix to provide erosion control and facilitate vegetation establishment.
- 5.

8. WASTE DISPOSAL

8.1. Erosion and Sediment Materials

Soils that build up in silt fencing and silt dikes shall be spread on site and allowed to dry. The paved streets adjacent to the site entrance shall be swept as needed to remove mud, dirt, or rock tracked from the site. Dump trucks hauling material from the site shall be covered with a tarpaulin.

8.2. Construction Waste Materials

All construction waste materials shall be collected and stored in a securely lidded metal dumpster rented from a licensed solid waste management company. The dumpster shall meet county and state solid waste management regulations. The dumpster shall be emptied as often as necessary in a lawful manner. The Owner shall instruct all personnel on the correct procedures for disposing of waste. Notices stating the policy shall be posted on site. No solid materials are allowed to be discharged from the site via stormwater.

8.3. Hazardous Waste

All hazardous waste materials shall be disposed of in the manner specified by local and state regulations or by the manufacturer. The Owner shall instruct site personnel on these practices and the policy shall be posted on site.

8.4. Sanitary Waste

All personnel involved with construction activities must comply with state and local sanitary or septic system regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator.

9. MAINTENANCE PLAN

These inspection and maintenance practices shall be used to maintain erosion and sediment controls:

All control measures shall be inspected at least once per week and within 24 hours following a rainfall event of 0.25 inches or greater.

If measures are in need of repair, appropriate remedies shall be initiated immediately.

1. Silt fences shall be inspected for sediment build up, break through, and to see if they are functional.
2. Sediment shall be removed from the devices when the sediment has reached 1/3 the height of each.
- 3.
4. Stabilized construction entrances/exits shall be checked for sediment clogging the rock at the entrance/exit.
5. Streets shall be checked for sediment tracking due to vehicles.
6. Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered, or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.
- 7.
8. Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with access gravel road or have stand of grass with at least 70 percent density. Areas must be watered, fertilized, and reseeded as needed to achieve this requirement.
- 9.

All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

10. MATERIALS MANAGEMENT PRACTICES

10.1. Guidelines

The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

The following good housekeeping practices shall be followed onsite during the construction project:

1. An effort shall be made to store only enough products to do the job.
2. All materials stored onsite shall be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
3. Products shall be kept in their original containers with the original manufacturer's label.
4. Substances shall not be mixed with one another unless recommended by the manufacturer.

5. Whenever possible, all of a product shall be used up before disposing of the container.
6. Manufacturers' recommendations for proper use and disposal shall be followed.
7. The site superintendent shall inspect daily to ensure proper use and disposal of materials onsite.

These practices are used to reduce the risks associated with the products described below.

10.2. Petroleum Products and Fuels

All onsite vehicles shall be monitored for leaks and receive regular preventative maintenance. Petroleum products shall be stored in sealed containers according to local and state regulations.

10.3. Paints

All containers shall be tightly sealed and stored when not in use. Excess paint shall not be discharged to the stormwater drainage but shall comply with local and state regulations.

10.4. Fertilizers

If needed, fertilizers shall be applied in the minimum amounts required. Storage shall be in a closed shed or trailer. Partially opened bags shall be stored in sealable plastic bins.

10.5. Concrete Trucks

Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drain wash water on the site.

These practices are used to reduce the risks associated with spill management:

1. Manufacturers' recommended methods for spill cleanup shall be clearly posted and site personnel shall be made aware of the procedures and the location of the information and cleanup supplies.
2. Materials and equipment necessary for spill cleanup shall be kept in the material storage area onsite. Equipment and materials may include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, and plastic and metal trash containers specifically for this purpose.
3. All spills shall be cleaned up immediately after discovery.
4. The spill area shall be kept well ventilated, and personnel shall wear appropriate protective clothing to prevent injury from contact with hazardous substance.
5. Spills of toxic or hazardous materials shall be reported to the appropriate authorities.
6. The spill prevention plan shall be adjusted to include measures to prevent the spill from reoccurring.
7. Site personnel shall be designated by the site superintendent to be responsible for spill cleanup. These personnel shall receive training specific to the responsibility.

11. INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 0.25 inches or greater or equivalent snowfall. Qualified personnel means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a licensed professional engineer or other knowledgeable person who possesses the skills to assess conditions at the construction site that could impact stormwater quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of stormwater discharges from the construction activities.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit shall be inspected for evidence of off-site sediment tracking.

Based on the results of the inspection, the description of potential pollutant sources identified in this plan and pollution prevention measures identified shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following inspection.

A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the stormwater pollution prevention plan, and the actions taken shall be made and retained as part of the stormwater pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated.

The permittee shall complete and submit within 5 days an “Incidence of Noncompliance” (ION) report for any violation of the stormwater pollution prevention plan observed during an inspection conducted, including those not required by the plan. Submission shall be on forms provided by the Agency and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of the noncompliance shall be signed by a responsible authority and mailed to the Agency at the address provided on the ION form.

12. FINAL MAINTENANCE

The contractor shall maintain the erosion and sediment control measures identified on this plan until the site is stabilized to assure continued performance of their intended function.

All temporary erosion and sediment control BMPs will be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment will be removed and stabilized onsite. Disturbed soil areas resulting from removal of BMPs or vegetation will be permanently stabilized as soon as possible.

When a site has been finally stabilized and all stormwater discharges from construction sites that are authorized by this permit are eliminated, the permittee shall submit a completed "Notice of Termination" (NOT). For the purposes of this plan, elimination of stormwater discharges associated with construction activity means that all disturbed soils at the site have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all stormwater discharges associated with construction activity from the site that are authorized by a NPDES general permit have otherwise been eliminated. The NOT shall be signed by a responsible authority and mailed to the Agency at the address provided on the form.



Attachment 1 – SWPPP Preparation Certification Form



SWPPP Preparer's Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature  Date 6/5/23

Name: Jason Cooper
Title: Project Manager
Company Name: Kimley-Horn and Associates, Inc.
Address: 570 Lake Cook Road, Suite 200
City, State: Deerfield, IL 60015
Phone Number: 630-487-3449



Attachment 2 – Owner’s Certification Form



Owner's Certification

(to be duplicated and signed by the owner)

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature

Date

Name: _____

Title: _____

Company Name: _____

Address: _____

City, State: _____

Phone Number: _____



Attachment 3 – Contractor's Certification Form



Contractor’s Certification

(to be duplicated and signed by each contractor or subcontractor)

This SWPPP must clearly identify, for each measure identified within the SWPPP, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature _____ Date _____

Name: _____

Title: _____

Company Name: _____

Address: _____

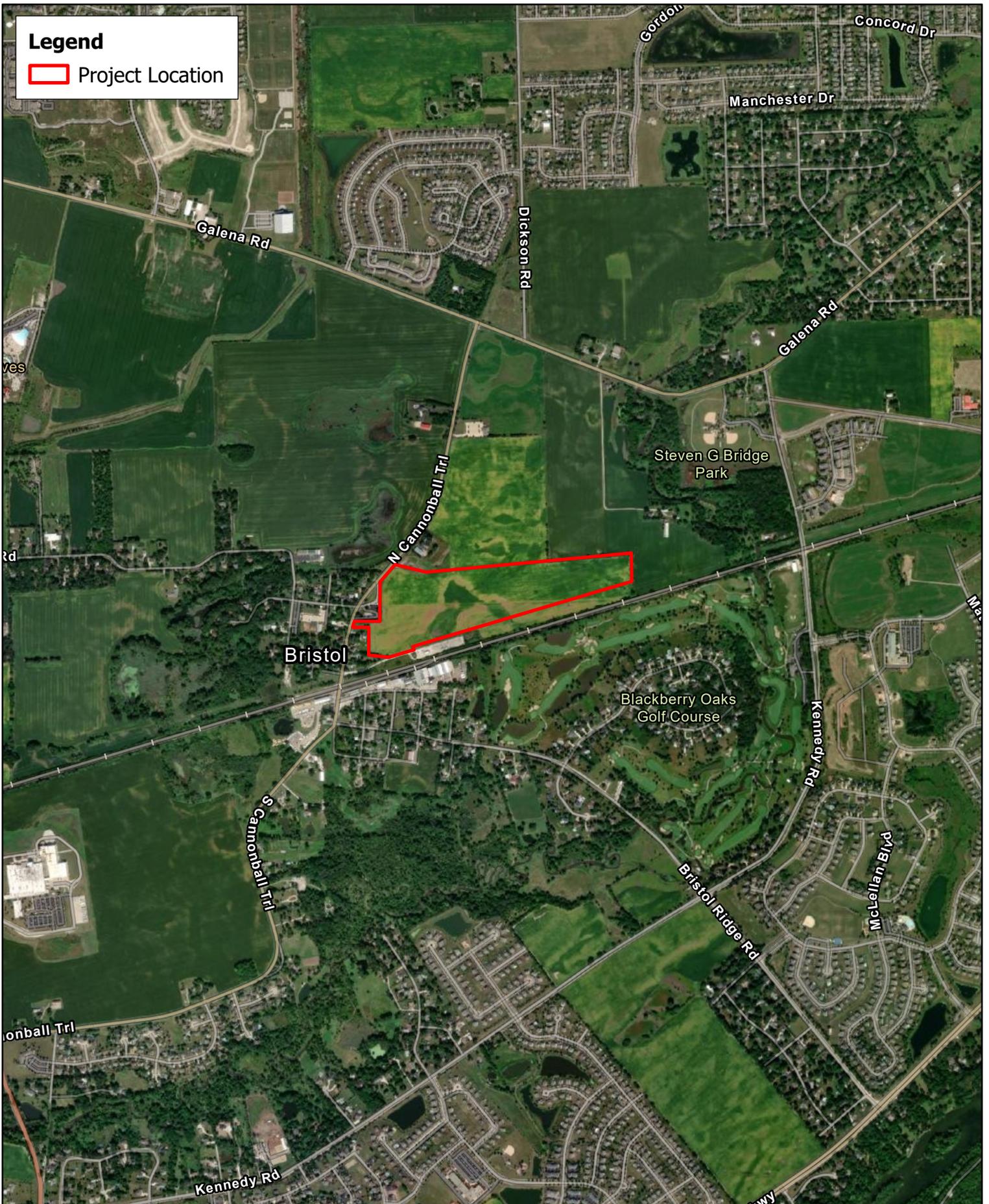
City, State: _____

Phone Number: _____



Attachment 4 – Aerial Map





Legend

 Project Location

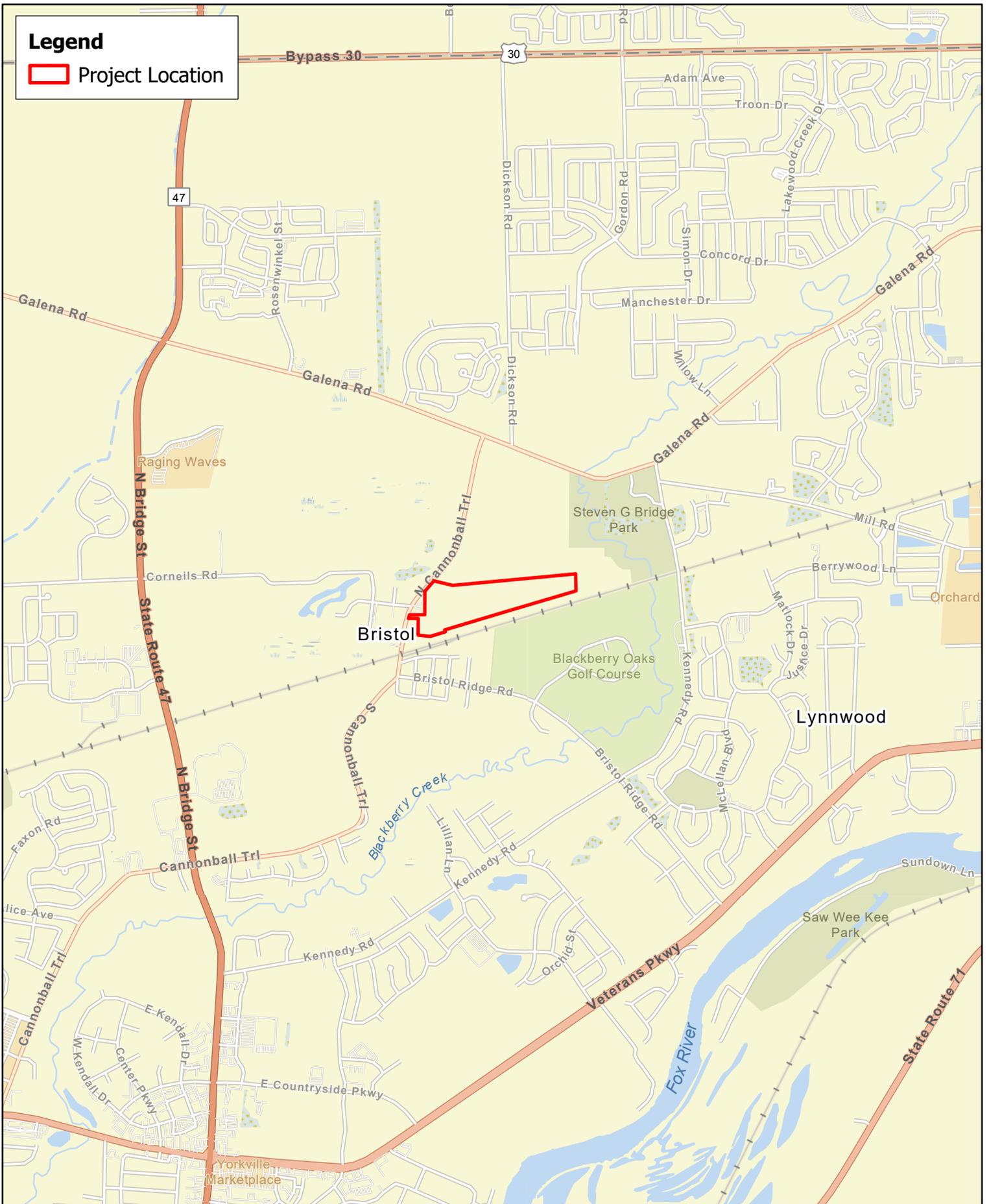


Attachment 5 – Location Map



Legend

 Project Location





Attachment 6 – USGS Map

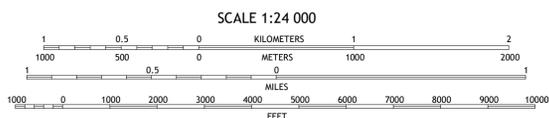
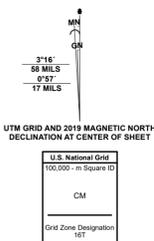




Produced by the United States Geological Survey

North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid/Universal Transverse Mercator, Zone 16T. This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery: NAIP, August 2019 - August 2019
Roads: U.S. Census Bureau, 2017
Names: GNS, 1980-2021
Hydrography: National Hydrography Dataset, 2003 - 2018
Contours: National Elevation Dataset, 2019
Boundaries: Multiple sources; see metadata file 2018 - 2019
Public Land Survey System: BLM, 2020
Wetlands: FWS National Wetlands Inventory Not Available



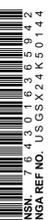
CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the National Geospatial Program US Topo Product Standard.



ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	

- 1 Big Rock
- 2 Sugar Grove
- 3 Aurora North
- 4 Plano
- 5 Aurora South
- 6 Newark
- 7 Plattville
- 8 Yorkville SE





Attachment 7 – NRCS Soil Report



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
 Survey Area Data: Version 18, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	C/D	13.6	0.9%
103A	Houghton muck, 0 to 2 percent slopes	A/D	31.3	2.0%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	257.7	16.6%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	232.1	15.0%
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	17.0	1.1%
210A	Lena muck, 0 to 2 percent slopes	A/D	3.7	0.2%
219A	Millbrook silt loam, 0 to 2 percent slopes	C/D	4.0	0.3%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	B	62.0	4.0%
318D2	Lorenzo loam, 6 to 12 percent slopes, eroded	B	17.5	1.1%
325A	Dresden silt loam, 0 to 2 percent slopes	B	83.9	5.4%
325B	Dresden silt loam, 2 to 4 percent slopes	B	184.0	11.9%
327B	Fox silt loam, 2 to 4 percent slopes	B	49.1	3.2%
327C2	Fox silt loam, 4 to 6 percent slopes, eroded	B	9.0	0.6%
330A	Peotone silty clay loam, 0 to 2 percent slopes	C/D	49.7	3.2%
369A	Waupecan silt loam, 0 to 2 percent slopes	B	273.3	17.7%
512A	Danabrook silt loam, 0 to 2 percent slopes	C	14.8	1.0%
512B	Danabrook silt loam, 2 to 5 percent slopes	C	14.4	0.9%
663A	Clare silt loam, 0 to 2 percent slopes	C	3.3	0.2%
791A	Rush silt loam, 0 to 2 percent slopes	B	58.9	3.8%
791B	Rush silt loam, 2 to 4 percent slopes	B	10.1	0.7%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
969F	Casco-Rodman complex, 20 to 30 percent slopes	B	1.5	0.1%
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	B/D	147.4	9.5%
W	Water		9.7	0.6%
Totals for Area of Interest			1,548.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Attachment 8 – BMP Installation Log





Attachment 9 – Amendment Log



EXHIBIT F

TPE IL KE105, LLC
TPE IL KE106, LLC
3720 S. Dahlia St
Denver, CO 80237

June 21, 2023

Jason Engberg
Senior Planner
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Dear Mr. Engberg,

Re: Topsoil at Solar Sites.

The Legislation signed by Governor Pritzker on January 27, requires solar projects to enter into an Agricultural Impact Mitigation Agreement (AIMA) With the Illinois Department of Agriculture (IDOA). The AIMA form, provided by IDOA, includes the following language: "Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such manner that it will not become intermixed with subsoil materials." We interpret this to mean that the topsoil must remain near, or adjacent to the location from which it is excavated.

We intend to use helical anchors that are driven into the ground like screws; pilings will not be excavated. Soils will NOT be removed or hauled off-site. Any excavated topsoil will be spread around the point of extraction.

Should you have any questions or require any additional information, please contact me by phone at 303.618.9570. or via email at sosborn@tpoint-e.com. Further, any official written correspondence regarding the application and/or payments may be delivered to me at the TPE Dahlia St. address shown above.

Thank you,



J. Scott Osborn
Director of Project Development

EXHIBIT G

TPE IL KE105, LLC
TPE IL KE106, LLC
3720 S. Dahlia St
Denver, CO 80237

June 23, 2023

Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Dear Ms. Barksdale-Noble,

Re: Native Seed Mixes

Please see the attached Memorandum from our civil engineer, Kimley Horn confirming that the proposed vegetative groundcover will use species native to Illinois.

Should you have any questions or require any additional information, please contact me by phone at 303.618.9570. or via email at sosborn@tpoint-e.com. Further, any official written correspondence regarding the application and/or payments may be delivered to me at the TPE Dahlia St. address shown above.

Thank you,



J. Scott Osborn
Director of Project Development

June 22, 2023

Attn: Scott Osborn, Director of Project Development
TurningPoint Energy
Denver, Colorado

**RE: TPE KE105 & KE106, Yorkville, Illinois
Native Vegetation Memorandum**

Dear Scott,

This memo provided by Kimley-Horn verifies that the proposed vegetative groundcover for KE105 and KE106 will be native to the State of Illinois.

The Preliminary Landscape Plans, dated April 13th, 2023, provide a list of over 30 species of groundcover vegetation, both grasses and forbs. The following list is a selection of some of the most abundant species by percentage in the seed mix compositions:

- Schizachyrium Scoparium, native in many prairies and grasslands throughout most of the US.
- Bouteloua curtipendula, native through South-Central Canada and the US down to Mexico.
- Sporobolus heterolepis, native to dry prairies throughout the US.
- Elymus canadensis, native through most of Canada and the US.
- Echinacea purpurea, native to prairies through the Midwest and Southern US.
- Dalea purpurea, native to prairies through the Midwest and Southern US.
- Coreopsis lanceolata, native to prairies, meadows, and pastures throughout the US.
- Rudbeckia hirta, native to prairies and grasslands throughout most of Canada and the US.
- Spiraea alba, native to wet meadows and prairies through South-Central Canada and the Midwest US.
- Allium cernuum, native through Canada and the US down to Mexico.
- Geranium maculatum, native to woodlands and meadows through Canada and the US.

Sincerely,

Chris Wilson, PLA
Kimley-Horn
Phone: 630-487-3442
Email: chris.wilson@kimley-horn.com

EXHIBIT H



March 13, 2023

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

**Re: *Bristol Ridge Solar Farm 106
Annexation, Rezoning, Variance, & Special Use Request – 1st Submittal
United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Project Narrative
- Annexation Application
- Rezoning Application
- Variance Application
- Special Use Permit Application
- Zoning Site Plan
- Wetland Delineation Report
- Other Supporting Documentation

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

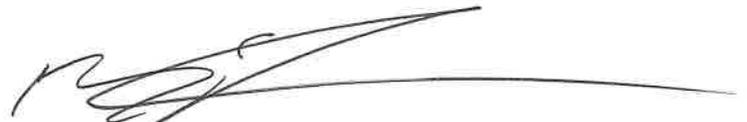
1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

- Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance.
 3. Any impacts to the wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
 4. The following will need to be submitted with Final Engineering Plans:
 - Truck turning exhibits for delivery and emergency vehicles
 - Photometric plan
 - Decommissioning cost estimate
 - Permit from Kendall County for connection to Cannonball Trail
 5. The development department should comment on the fence materials.
 6. The development department should comment on the gravel driveway.

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, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Scott Osborn, TPE (via email)
TNP, PGW2, EEI (Via e-mail)



July 5, 2023

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

**Re: *Bristol Ridge Solar Farm 105
Annexation, Rezoning, Variance, & Special Use Request – 2nd Submittal
United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Zoning Site Plan dated April 13, 2023, and prepared by Kimley-Horn
- Alternate Zoning Site Plan dated April 13, 2023, and prepared by Kimley-Horn
- Stormwater Pollution Prevention Plan dated June 6, 2023, and prepared by Kimley-Horn
- Wetland Delineation Report dated June 2023 and prepared by Kimley-Horn
- Decommissioning Report
- Other Supporting Documentation

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 permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.

- IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance). Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance.
 - Kendall County DOT permit for connection to Cannonball Trail
2. Any impacts to the wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
 3. The development department should comment on the fence materials.
 4. The development department should comment on the gravel driveway.
 5. The following will need to be submitted with Final Engineering Plans:
 - Truck turning exhibits for delivery and emergency vehicles
 - Photometric plan
 - Landscape plan
 - Stormwater Management Report
 - Drain Tile Survey
 - Engineer's Estimate of Probable Costs that includes 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.
 - See the attached Checklist for additional information needed at final engineering.

Decommissioning Cost Estimate

6. The cost estimate should utilize a higher rate of inflation based on current economic conditions.
7. A note specifying the years used for the lifetime of the project should be added when calculating the inflation costs.

Ms. Krysti Barksdale-Noble
July 5, 2023
Page 3

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. 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. Scott Osborn, TPE(via email)
TNP, PGW2, EEI (Via e-mail)



UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS (EXTERNAL USE ONLY)

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
 - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
 - ✓ Proposed elevations and contours at 1' intervals
 - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
 - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
 - ✓ Per Kendall County/Yorkville stormwater management ordinance
 - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
 - ✓ Apply for NOI permit, if necessary
 - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees



Memorandum

To: Planning and Zoning Commission
 From: Krysti Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Brad Sanderson, EEL, City Engineer
 Date: July 5, 2023
 Subject: **PZC 2023-02 Bristol Ridge Solar Farm 105**
 (Rezone, Special Use, Variance)

SUMMARY:

The applicant, Turning Point Energy, LLC, is requesting rezoning approval, special use authorization, and variance approval to construct a solar farm on the 54-acre parcel generally located east of Cannonball Trail and south of Galena Road within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-2 Duplex PUD (Bristol Ridge) to the A-1 Agricultural District, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet. To rezone the property and change the land use on this parcel, the petitioner is seeking to amend the existing annexation agreement for the Bristol Ridge Development to replace the current adopted land use plan with their solar farm. This request will be heard at a separate public hearing in front of the Yorkville City Council and the rezoning will be contingent on the approval of that amendment.

At the May 10th Planning and Zoning Committee meeting’s public hearing for this agenda item several members of the PZC commissioners and the public expressed concerns related to this proposal, specifically regarding current site drainage, future stormwater runoff, glare from the proposed panels, erosion control, proposed planting mix under the solar panels, and decommissioning plan cost estimates. The applicant has revised their plans and related documents to address these concerns in an effort to receive a favorable recommendation for rezoning, special use and variance approval.

REVISED PLANS/DOCUMENTS:

From the discussion at the May 10th meeting, the following direction was provided to the applicant for additional information:

Site Plan



An updated Site Plan for the southern field was requested to depict the final solar field layout. Wetland and Drain Tile issues also needed to be completely resolved or understood and wetland review by Kimley Horn conducted in May 2023. As illustrated above, the updated site plan depicts a reconfigured array of the solar panels. The new increased setback is approximately 837 feet away from the Cannonball Trail frontage, as opposed to the previous ~573 feet of the original plan and is now partially situated over a portion of the low-quality wetland located in the southwest corner of the site and completely over the low-quality wetland in the center of the site.



The wetland report prepared by Kimley Horn states the wetlands on the property are not anticipated to be regulated by the United States Army Corps of Engineers (USACE) and will have no negative impact on the wetlands, on construction, or future maintenance efforts. Additionally, the plan shows a modified driveway access points on Cannonball Trail from the initial plan based upon a review from Kendall County Highway Director, Fran Klaas, who recommended placing the driveway equidistant from the existing driveways to the north and south.

The proposed site access is via a new 20-ft. wide gravel driveway proposed off Cannonball Trail. The path provides access to the equipment, however, no formal parking stalls are provided, as no buildings, employees are planned on the site except for the occasional mowing or maintenance visits, about 3-4 times per year. Gravel roads are not permitted for vehicle travel or parking; however, staff recommends the driveway to have the top 4" CA-6 compacted and the next 8" CA-1 compacted with a compacted subgrade. Staff feels this is sufficient based upon the limited amount of vehicular traffic and restricted access to the site but will defer to Kendall County's DOT permit requirements for connection to Cannonball Trail.

Stormwater Pollution Prevention Plan (SWPP)

The Planning and Zoning Commission also requested to review the Preliminary Stormwater Pollution Prevention Plan (SWPP) to ensure the concerns expressed by surrounding property owners at the public hearing would be adequately addressed. The applicant's plan, prepared and certified by Kimley Horn dated June 6, 2023, provides general site information about details related to the proposed soil disturbing activities during site preparation; construction sequencing and best management practice activities during the installation of the solar panels; soil stabilization (temporary and permanent seeding) and erosion and sediment control (silt fencing/filter sock/erosion control blanket) to prevent soil from leaving the site; and waste disposal. The City Engineer has reviewed the applicants Preliminary Stormwater Pollution Prevention Plan (SWPP) and had no comments related to the plan, per their letter dated July 5, 2023.

Topsoil/Native Plantings

The applicant has provided a letter stating that Illinois's regulations require solar projects to enter into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture. As part of the agreement the applicant must agree that any excavation be performed in a manner to preserve the topsoil and best efforts will be made to store the topsoil near the excavation site so that it will not become intermixed with subsoil materials. The applicant has stated they intend to use helical anchors that will be driven into the ground, similar to screw and pilings will not be excavated. No soils will be hauled off site and any excavated topsoil will be spread around the extraction point.

Additionally, the plan proposal prepared by the applicant's civil engineer states the vegetative groundcover will use over thirty (30) species, both grasses and forbs, native to Illinois. These include, among others, Little Bluestem (*Schizachyrium scoparium*), Side Oats Grama (*Bouteloua curtipendula*) and Prairie Dropseed (*Sporobolus heterolepis*).

Glare

The applicant has submitted an updated Solar Glare and Glint Analysis report, prepared by Kimley Horn (but not stamped), which concludes that there was no potential for glare identified throughout the entire project area after mitigating using panel specifications. Additionally, it is recommended that the panels be installed using the same specifications in the report, which includes a single-axis rotation, backtracking, 180 degrees tracking orientation, 5-degree panel tilt overnight, and smooth glass with anti-reflective coating. This is recommended to minimize the likelihood of future glare issues.

Decommission

An updated stamped licensed engineer's decommissioning plan with revised cost estimates has been provided by the applicant. To ensure compliance, the petitioner has provided a decommission plan and construction estimate of \$328,648 for the removal of the solar farm and restoration and reseeding of the property. This estimate is derived from the RS Means Heavy Construction data 2023 and RSMeans City Cost Index (CCI) for Joliet. With the inclusion of a proposed 1.5% yearly inflation rate over 25 years (\$148,202), the total estimate amount is \$476,850.

Staff recommends an inflation rate of 3% over 25 years (\$296,404) for a total decommission estimate of \$625,025. A security guarantee of 120% of the petitioner's estimate for a total of \$750,030.00, will be required in a form acceptable to the City Engineer as a condition of the special use approval.

In addition to the security guarantee, staff also recommends a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the special use approval.

Landscape Plan

The petitioner is working with the City's landscaping consultant on finalizing the landscaping plans to ensure it meets the City's standards. A final landscape plan which is approved by the City Engineer and landscaping consultant will be required as a condition of the special use approval.

Additionally, during the May 2, 2023 Economic Development Committee meeting, it was recommended by the committee that a 2-year maintenance period for the establishment of the ground cover which will be conducted by the City Engineer should be required as a condition of special use approval. Therefore, staff is adding this as a condition to the special use approval upon the committee's recommendation.

ENGINEERING COMMENTS:

Comments prepared by Engineering Enterprises Inc. (EEI) dated March 13, 2023 and July 5, 2023 were provided to the petitioner. The work items listed in both of the review letters will need to be addressed and will become conditions for special use approval.

SPECIAL USE STANDARDS:

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

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

1. The city council shall determine that the application has met all of the general requirements of this chapter.
2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.
3. The proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.
4. The establishment for the proposed alternative energy system will not prevent the normal and orderly use, development, or improvement of the adjacent property for uses permitted in the district.

The applicant has provided written responses to these special use standards as part of their application and those responses were included into the public record during the public hearing at the May 10, 2023 Planning and Zoning Commission meeting.

REZONING STANDARDS:

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 applicant has provided written responses to the rezoning standards as part of their application and those responses were included into the public record during the public hearing at the May 10, 2023 Planning and Zoning Commission meeting.

VARIATION STANDARDS:

Section 10-4-7 identifies six (6) standards that need to be met when approving a zoning variation. The petitioner has provided their responses to these standards within their attached application:

- a. 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 were carried out.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the City.

The applicant has provided written responses to the standards for variation as part of their application and those responses were included into the public record during the public hearing at the May 10, 2023 Planning and Zoning Commission meeting.

STAFF COMMENTS & RECOMMENDATIONS:

Staff is generally supportive of the rezoning, special use request, and variance requests. Should the City Council vote to approve this request, staff recommends the following conditions to the special use:

1. The maximum height of the solar panels for this land use will be fifteen (15) feet.
2. The installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm is required.

3. A final landscape plan shall be submitted as part of the final engineering submittal and be approved by the City Engineer and landscaping consultant.
4. A 2-year maintenance period for the establishment of the ground cover which will be inspected by the City Engineer is required.
5. A Knox box with keys provided to the City's building department and Bristol Kendall Fire District (BKFD).
6. A revised decommission estimate using an inflation rate of 3% over 25 years (\$296,404) for a total of \$625,025.
7. A security guarantee of 120% of the petitioner's decommissioning estimate for a total of \$750,030.00 in a form acceptable to the City Engineer.
8. The proposed gravel driveway will have the top 4" CA-6 compacted and the next 8" CA-1 compacted with a compacted subgrade and be subject to Kendall County's DOT permit requirements for connection to Cannonball Trail.
9. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.
10. Adherence to all comments prepared by EEI, city engineering consultant, in letters dated March 13, 2023 and July 5, 2023.

PROPOSED MOTIONS:

SPECIAL USE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to staff recommendations in a memo dated July 5, 2023 and further subject to... {insert any additional conditions of the Planning and Zoning Commission}...

REZONING

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-2 Single-Family and R-2D Duplex PUD (Bristol Ridge) to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

VARIANCE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for variance from Section 10-19-7-D of the Yorkville Municipal Code to reduce the minimum clearance between the lowest point of a freestanding solar panel and the surface on which the system is mounted from ten feet to two feet, contingent upon approval of annexation agreement amendment for

the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

- 1) UPDATED Zoning Site Plan - Alt. 1, dated June 21, 2023, as prepared by Kimley Horn & Associates, Inc.
- 2) UPDATED Decommissioning Plan, as prepared by Turning Point Energy, LLC
- 3) UPDATED Wetland Delineation, dated June 2023, as prepared by Kimley Horn & Associates, Inc.
- 4) UPDATED Solar Glare and Glint Analysis, dated June 2023, as prepared by Kimley Horn & Associates, Inc.
- 5) NEW Stormwater Pollution Prevention Plan (SWPPP), dated June 6, 2023, prepared by Kimley Horn & Associates, Inc.
- 6) NEW Bristol Ridge Solar Topsoil Letter, dated June 21, 2023, prepared by Turning Point Energy, LLC.
- 7) NEW Bristol Ridge Solar – Native Seed Mix Letter, dated June 23, 2023, prepared by Turning Point Energy, LLC.
- 8) NEW EEI, Inc., Review Comments dated July 5, 2023.
- 9) PZC Packet Materials from the May 10, 2023 Planning and Zoning Commission meeting.



Memorandum

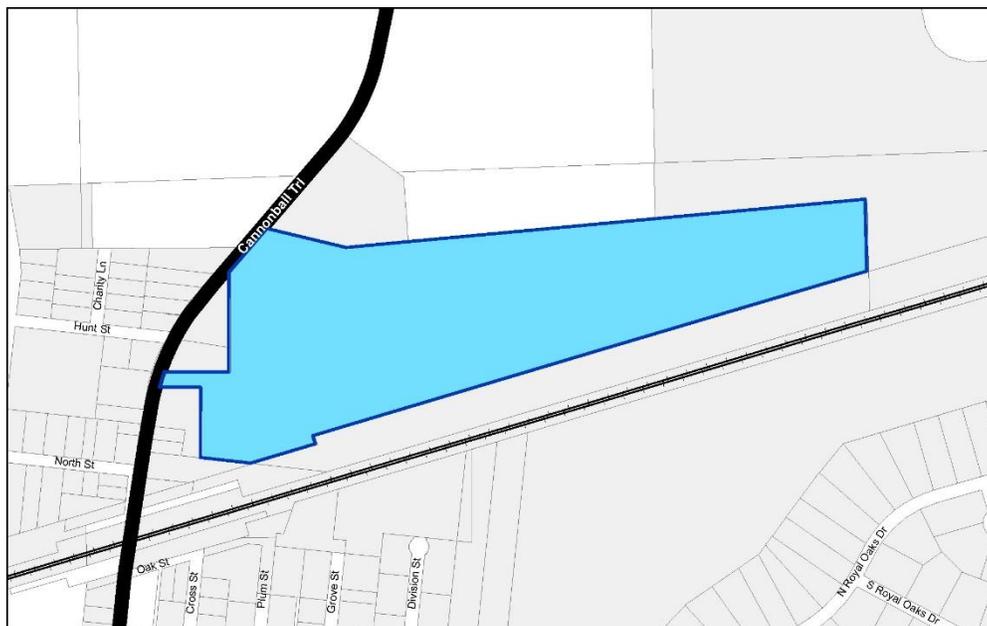
To: Planning and Zoning Commission
 From: Jason Engberg, Senior Planner
 CC: Bart Olson, City Administrator
 Krysti Barksdale-Noble, Community Development Director
 Date: May 2, 2023
 Subject: **PZC 2023-02 Bristol Ridge Solar Farm 105**
 (Rezone, Special Use, Variance)

SUMMARY:

The applicant, Turning Point Energy, LLC, is requesting rezoning approval, special use authorization, and variance approval to construct a solar farm on the 54-acre parcel generally located east of Cannonball Trail and south of Galena Road within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-2 Duplex PUD (Bristol Ridge) to the A-1 Agricultural District, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet. To rezone the property and change the land use on this parcel, the petitioner is seeking to amend the existing annexation agreement for the Bristol Ridge Development to replace the current adopted land use plan with their solar farm. This request will be heard at a separate public hearing in front of the Yorkville City Council and the rezoning will be contingent on the approval of that amendment.

LOCATION & BACKGROUND:

The 54-acre property is located in the northeastern part of Yorkville just north of unincorporated Bristol along Cannonball Trail. The property is the southern portion of the existing Bristol Ridge Development which was established in 2006 for residential detached and attached housing units. The current land use of the property is agricultural farmland.



Bristol Ridge Solar Farm 105 Location

United City of Yorkville, Illinois
 March 29, 2023



ZONING:

The subject property is currently zoned for R-2 Single-Family dwellings and R-2 Duplex dwellings as part of a Planned Unit Development per Ordinance 2006-126. The petitioner is seeking to rezone the property to the A-1 Agricultural District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	A-1 Agricultural District (Kendall County)	Farmland
	A-1 Agricultural District SU (Kendall County)	Residence/Landscaper
	R-2 Single-Family (Bristol Ridge PUD)	Farmland
South	A-1 Agricultural District (Kendall County)	Com Ed Property
	M-1 Limited Manufacturing District (Kendall County)	Assorted Industrial Buildings
	A-1 Agricultural District PUD (Kendall County)	Blackberry Oaks Golf Course
East	A-1 Agricultural District (Kendall County)	Farmland
West	B-3 Highway Business District (Kendall County)	Commercial Businesses
	R-3 One Family Residential District (Kendall County)	Detached Dwelling Units

The proposed use is defined in the Yorkville Zoning Ordinance as a Solar Farm which is a special use within the A-1 Agricultural District. This requires the use to abide by the A-1 Agricultural District regulations as well as the Alternative Energy System regulations in the City's Zoning Ordinance.

ALTERNATIVE ENERGY SYSTEMS REGULATIONS:

Section 10-19: Alternative Energy Systems establishes regulations for this type of use and the proposed solar farm will be required to meet the setback standards for the A-1 Agricultural District as well as the provisions under the Freestanding Solar Energy Systems regulations.

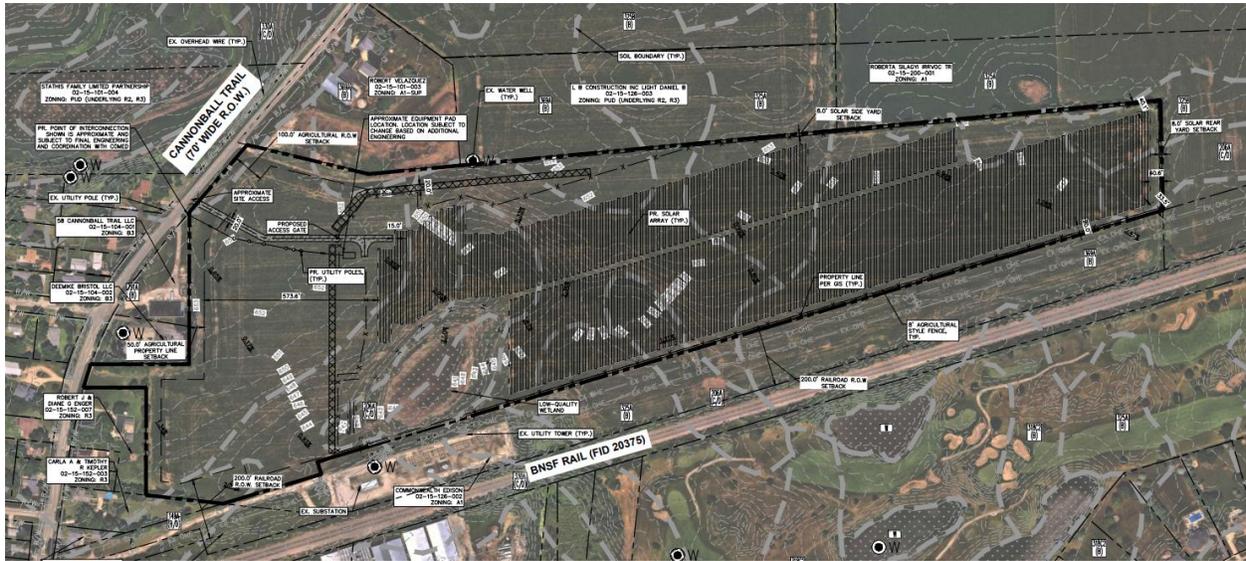
Setbacks

Table 10.07.01 of Chapter 7 in the City's Zoning Ordinance provides dimensions and bulk regulations for the A-1 Agricultural District. Section 10-19-7-C of the Zoning Ordinance states that freestanding solar energy systems shall not be located within the required front yard or corner side yard. Additionally, Section 10-19-7-B of the Zoning Ordinance states that all parts of any freestanding solar energy system shall be set back 8 feet from interior side and rear property lines.

The following table illustrates the minimum required yard setbacks for solar systems based upon the A-1 Agricultural District regulations and the Freestanding Solar Energy System requirements and the proposed setbacks per the submitted site plan (attached):

	Minimum Requirement	Proposed Setback
Front	100 feet	624 feet
Side (North)	8 feet	28 feet
Side (South)	8 feet	28 feet
Rear	None	41 feet

The location of the solar panels meets the front and rear yard setbacks for the A-1 District and the location of the solar panels meets the required setbacks in the side yards per the Freestanding Solar Energy System requirements.



Height

The petitioner has submitted a narrative stating that the height of the entire panel on the stand will not exceed fifteen (15) feet in height. Section 10-19-7-F states the maximum height will be stipulated as a special use condition. Staff is not opposed to this overall height as the location of the panels and their distance from all existing land uses should not cause a nuisance to any neighboring property. The viewsheds provided by the petitioner illustrate this point. The maximum height of fifteen (15) feet will be set as a condition of the special use approval as stated in the zoning ordinance.

Clearance

Section 10-19-7-D states the minimum clearance between the lowest point of the system and the surface on which the system is mounted is ten feet (10'). The petitioner is requesting a variance to this regulation to reduce the clearance to two (2) feet. The petitioner has provided the reasoning behind this request as the maintenance on the panels at the 10-foot height would be cumbersome, the visibility of the panels would increase as they would be significantly taller, and the wind loads generated at a greater height could damage the cells. Staff supports the variance request as the regulation has been an issue with previous requests for ground mounted solar panels and is not an industry standard. This regulation is being removed in the Unified Development Ordinance which is currently being drafted by the City.

Fencing

The petitioner is proposing to construct an eight (8) foot “agricultural style” fence around the entire solar field which will be accessible through gates with Knox Boxes for emergency access. Section 10-7-2 does not state any regulations regarding fencing within the A-1 Agricultural District. Therefore, the proposed fencing does meet the minimum requirements. While it meets the standards of the A-1 District, staff is recommending that the petitioner provide an eight (8) foot chain link fence with opaque slats as opposed to the agricultural fence. This will provide more security for the solar farm and the slats will provide better screening to all surrounding land uses. Therefore, the installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm will be set as a condition of the special use approval.

Glare

Section 10-19-7-E states solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The petitioner has submitted a glare study and analysis which concludes that there was no potential for glint or glare identified by the analysis. Additionally, the panels will be buffered by landscaping in areas that could be seen by adjacent property owners or roadways. The petitioner has also provided a viewshed from angles around the solar farm which illustrate how far away the panels will be from the public right-of-way.

Signage

Section 19-4-F states that “No commercial signage or attention getting device is permitted on any alternative energy system. One (1) sign shall be permitted to indicate the emergency contact information of the property owner or operator. Said sign shall not exceed two (2) square feet in size.” The submitted narrative states a warning sign shall be provided at the facility entrance and along the perimeter fence including the facilities 911 address and a 24-hour emergency contact number. The petitioner is aware of the size requirement and will comply with the regulation.

Utility Service Provider

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

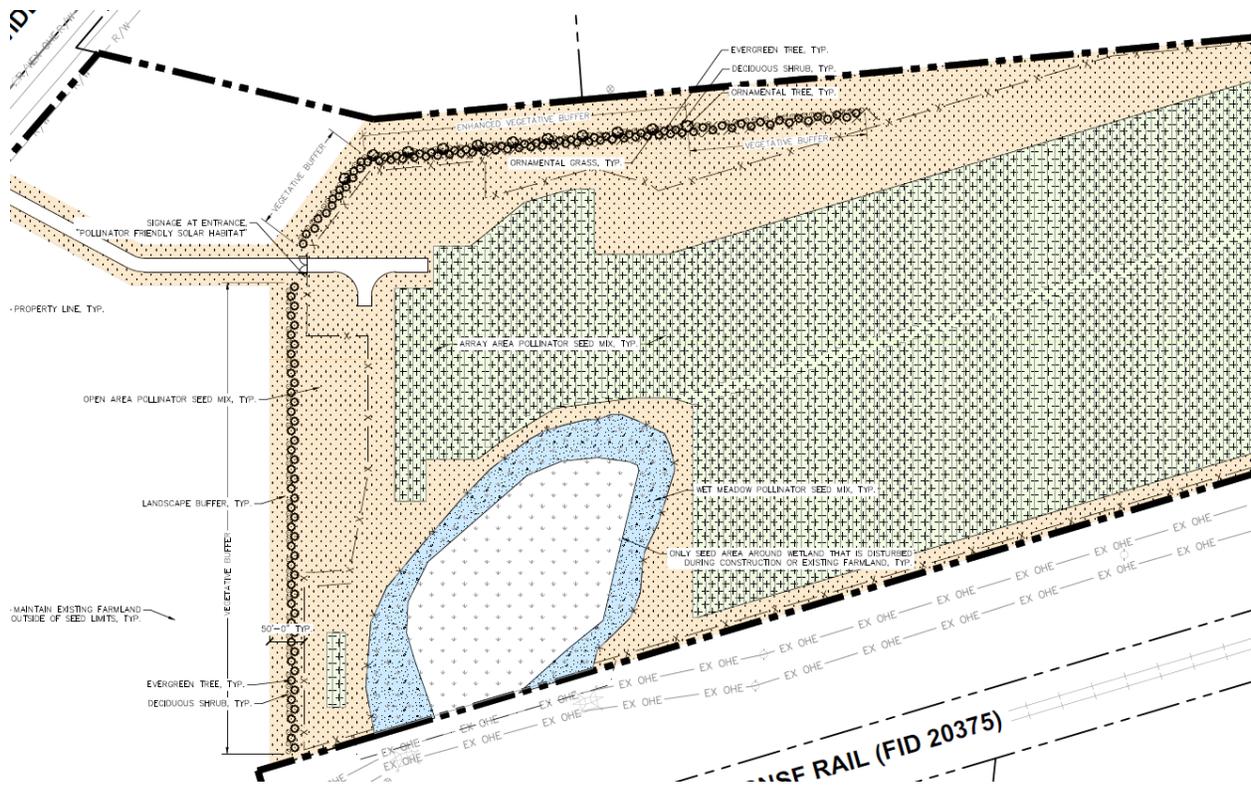
Decommission

Section 10-19-9-A-3 states prior to permit issuance, the owner shall sign an acknowledgement that said owner will be responsible for any and all enforcement costs and remediation costs resulting from any violations of that chapter. The costs include, but are not limited to, removal of system, property restoration upon removal of the system, city legal expenses and hearing costs associated with violations of that chapter. Additionally, Section 10-19-4-E states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner’s expense within 90 days of notice from the City.

To ensure compliance, the petitioner has provided a decommission plan and construction estimate of \$271,804.22 in total for the removal of the solar farm and restoration and reseedling of the property. This estimate is derived from the RS Means Heavy Site estimating manual using 2022 dollars.

Staff recommends a security guarantee of 120% of the petitioner’s estimate for a total of \$326,165.06 with an inflation rate of 3% in a form acceptable to the City Engineer as a condition of the special use approval.

In addition to the security guarantee, staff also recommends a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the special use approval.



Landscape Plan

The petitioner has taken into account the potential impacts the development may have on neighboring properties. Therefore, the petitioner has identified areas that face or are adjacent to the commercial and residential uses, to the west and northwest respectively, and they are providing a vegetative buffer and enhance vegetative buffer to help alleviate any negative visual impacts.

The vegetative buffer along the western edge and sections of the northern boundary of the parcel are providing eight (8) evergreen trees/shrubs and seven (7) large deciduous shrubs every one-hundred (100) linear feet. The enhanced vegetative buffer is directly adjacent to the residential land use to the north and is providing ten (10) evergreen trees/shrubs, six (6) large deciduous shrubs, and three (3) ornamental trees every one-hundred (100) linear feet.

The petitioner is working with the City’s landscaping consultant on finalizing the landscaping plans to ensure it meets the City’s standards. A final landscape plan which is approved by the City Engineer and landscaping consultant will be required as a condition of the special use approval.

Additionally, during the May 2, 2023 Economic Development Committee meeting, it was recommended by the committee that a 2-year maintenance period for the establishment of the ground cover which will be conducted by the City Engineer should be required as a condition of special use approval. Therefore, staff is adding this as a condition to the special use approval upon the committee’s recommendation.

ENGINEERING COMMENTS:

Comments prepared by Engineering Enterprises Inc. (EEI) dated March 13, 2023 were provided to the petitioner. The petitioner’s project engineer, Kimley-Horn provided a response to these comments on March 21, 2023. The work items listed in the review letter will need to be addressed and will become conditions for special use approval.

COMPREHENSIVE PLAN:

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

In 2016 this future land use designation was also use as a "holding" designation for future development. The 10-year horizon of the plan saw these areas outside of the core not developing within that timeframe. Any development in these areas should be reviewed on a case-by-case basis since it was not anticipated to develop within the plan's lifespan. The utilization of this property for a solar farm is a suitable land use at this time. The current annexation amendment for a residential neighborhood will expire in 2026 and the lack of development and utilities in this area means it is unlikely to be developed into a more intense use. Additionally, the solar farm is temporary in nature as it currently is being proposed for a 20-year lease.

SPECIAL USE STANDARDS:

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

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

1. The city council shall determine that the application has met all of the general requirements of this chapter.
2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.
3. The proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.
4. The establishment for the proposed alternative energy system will not prevent the normal and orderly use, development, or improvement of the adjacent property for uses permitted in the district.

The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the Planning and Zoning Commission meeting.

REZONING STANDARDS:

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 and requests inclusion of those responses into the public record at the Planning and Zoning Commission meeting.

VARAITION STANDARDS:

Section 10-4-7 identifies six (6) standards that need to be met when approving a zoning variation. The petitioner has provided their responses to these standards within their attached application:

- a. 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 were carried out.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the City.

The petitioner has provided written responses to these variance standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the Planning and Zoning Commission meeting.

STAFF COMMENTS & RECOMMENDATIONS:

Staff is generally supportive of the rezoning, special use request, and variance requests. Should the City Council vote to approve this request, staff recommends the following conditions to the special use:

1. The maximum height of the solar panels for this land use will be fifteen (15) feet.
2. The installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm is required.
3. A final landscape plan shall be submitted as part of the final engineering submittal and be approved by the City Engineer and landscaping consultant.
4. A 2-year maintenance period for the establishment of the ground cover which will be inspected by the City Engineer is required.
5. A Knox box with keys provided to the City's building department and Bristol Kendall Fire District (BKFD).
6. A security guarantee in the amount of \$326,165.06 with a 3% annual inflation rate and in a form acceptable to the City Engineer.
7. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.
8. Adherence to all comments prepared by EEI, city engineering consultant, in a letter dated March 13, 2023.

PROPOSED MOTIONS:

SPECIAL USE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to staff recommendations in a memo dated May 2, 2023 and further subject to... {insert any additional conditions of the Planning and Zoning Commission}...

REZONING

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-2 Single-Family and R-2D Duplex PUD (Bristol Ridge) to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

VARIANCE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for variance from Section 10-19-7-D of the Yorkville Municipal Code to reduce the minimum clearance between the lowest point of a freestanding solar panel and the surface on which the system is mounted from ten feet to two feet, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

- 1) Project Narrative, as prepared by Turning Point Energy, LLC
- 2) Zoning Site Plan, as prepared by Kimley Horn & Associates, Inc.
- 3) Development Applications
- 4) Decommissioning Plan, as prepared by Turning Point Energy, LLC
- 5) Wetland Delineation, as prepared by Kimley Horn & Associates, Inc.
- 6) Environmental Constraints Memorandum, as prepared by Kimley Horn & Associates, Inc.
- 7) Title Insurance, as prepared by Borrego Solar Systems, Inc.
- 8) Decommissioning Estimate, as prepared by Turning Point Energy
- 9) Illinois Department of Natural Resources EcoCAT Termination Report, as prepared by IDNR
- 10) Illinois Historic Preservation Agency Report, as prepared by Kimley Horn & Associates, Inc.
- 11) NRI Application & Report, as prepared by Kendall County Soil & Water Conservation District
- 12) Manufacturer's Specifications
- 13) Operations and Maintenance Plan, as prepared by Turning Point Energy, LLC
- 14) Transportation and Access Plan, as prepared by Kimley Horn & Associates, LLC
- 15) Interconnection Agreement
- 16) Glare Study and FAA Notice Criteria Filing, as prepared by Turning Point Energy, LLC
- 17) Containment and Water Studies
- 18) Viewshed, as prepared by Turning Point Energy, LLC
- 19) FEMA Firm Map
- 20) Property Impact Study, as prepared by Cohn Reznick
- 21) Plan Council Memorandum – March 17, 2023
- 22) EEI Comments – March 13, 2023
- 23) Kimley Horn Response – March 21, 2023
- 24) Hey and Associates Comments – April 4, 2023



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

Agenda Item Number

Planning and Zoning Commission #3

Tracking Number

PZC 2023-03 & EDC 2023-23

Agenda Item Summary Memo

Title: Bristol Ridge Solar Farm 106 – Rezone, Variance and Special Use

Meeting and Date: City Council – July 25, 2023

Synopsis: Proposed Bristol Ridge Solar Farm for rezone, special use, and variance requests.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memorandum. Additional packet materials can be found at:

<https://www.yorkville.il.us/ArchiveCenter/ViewFile/Item/5232>



Memorandum

To: City Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, EEL, City Engineer
Date: July 17, 2023
Subject: **PZC 2023-02 Bristol Ridge Solar Farm 106**
(Rezone, Special Use, Variance)

SUMMARY:

The applicant, Turning Point Energy, LLC, is requesting rezoning approval, special use authorization, and variance approval to construct a solar farm on the 42-acre parcel generally located east of Cannonball Trail and south of Galena Road within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-3 Townhome PUD (Bristol Ridge) to the A-1 Agricultural District zoning, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet. To rezone the property and change the land use on this parcel, the petitioner is seeking to amend the existing annexation agreement for the Bristol Ridge Development to replace the current adopted land use plan with their solar farm. This request was heard at a separate public hearing in front of the Yorkville City Council and the rezoning, special use and variance is contingent on the approval of that amendment.

PLANNING & ZONING COMMISSION ACTION:

The Planning and Zoning Commission reviewed the Petitioner's requests at a public hearing held on July 12, 2023 and made the following action on the motions below:

REZONING

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-2 Single-Family and R-2D Duplex PUD (Bristol Ridge) to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail.

Action Item:

Olson – aye; Williams – aye; Vinyard – aye; Horaz – aye; Millen – aye
5 ayes; 0 nay

SPECIAL USE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail, subject to staff recommendations in a memo dated July 5, 2023 and further subject to the removal of Allium Cernuum as a permitted plant in the final approved landscape plan and an increase of the inflation rate for the Decommissioning Plan prepared by Turning Point Engineering, LLC above the 3% recommended by staff.

Action Item:

Olson – aye; Williams – aye; Vinyard – aye; Horaz – aye; Millen – aye
5 ayes; 0 nay

VARIANCE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for variance from Section 10-19-7-D of the Yorkville Municipal Code to reduce the minimum clearance between the lowest point of a freestanding solar panel and the surface on which the system is mounted from ten feet to two feet, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located north of the Burlington Northern Santa Fe railroad line and east of Cannonball Trail.

Action Item:

Olson– aye; Williams – aye; Vinyard – aye; Horaz – aye; Millen – aye

5 ayes; 0 nay

ATTACHMENTS:

- 1) Draft Ordinance
- 2) PZC Staff Memorandum dated July 5, 2023
- 3) UPDATED Zoning Site Plan - Alt. 1, dated June 21, 2023, as prepared by Kimley Horn & Associates, Inc.
- 4) UPDATED Decommissioning Plan, as prepared by Turning Point Energy, LLC
- 5) UPDATED Wetland Delineation, dated June 2023, as prepared by Kimley Horn & Associates, Inc.
- 6) UPDATED Solar Glare and Glint Analysis, dated June 2023, as prepared by Kimley Horn & Associates, Inc.
- 7) NEW Stormwater Pollution Prevention Plan (SWPPP), dated June 6, 2023, prepared by Kimley Horn & Associates, Inc.
- 8) NEW Bristol Ridge Solar Topsoil Letter, dated June 21, 2023, prepared by Turning Point Energy, LLC.
- 9) NEW Bristol Ridge Solar – Native Seed Mix Letter, dated June 23, 2023, prepared by Turning Point Energy, LLC.
- 10) NEW EEI, Inc., Review Comments dated July 5, 2023.
- 11) PZC Packet Materials from the May 10, 2023 Planning and Zoning Commission meeting.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2023-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE A-1 AGRICULTURAL ZONING DISTRICT OF CERTAIN TERRITORY GENERALLY LOCATED AT EAST OF CANNONBALL TRAIL AND SOUTH OF GALENA ROAD (Bristol Ridge 106 – Solar Farm)

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, Turning Point Energy, LLC, (the “*Applicant*”) is leasing approximately 28 acres for the proposed installation of a freestanding solar energy systems on the property owned by Daniel B. Light located immediately east of Cannonball Trail and south of Galena Road (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 A-1 Agricultural Zoning District; and,

WHEREAS, the Applicant desires to rezone the Subject Property into the A-1 Agricultural Zoning District; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on May 10, 2023, 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 FOLLOWING DESCRIBED PARCELS LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WEST LINE OF LANDS CONVEYED BE NELSON C. RIDER TO JERRY W. RIDER BY WARRANTY DEED DATED OCTOBER 15, 1911 AND RECORDED IN BOOK 66 AS PAGE 255 AND DEPICTED IN PLAT BOOK 1 AT PAGE 62; ALL IN KENDALL COUNTY, ILLINOIS.

with **Property Index Number 02-10-300-017** into the A-1 Agricultural Zoning 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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2023.

MAYOR

EXHIBIT A

Ordinance No. 2023-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS, GRANTING A FREESTANDING SOLAR ENERGY SYSTEMS
CLEARANCE VARIANCE FOR THE PROPERTY GENERALLY LOCATED AT EAST
OF CANNONBALL TRAIL AND SOUTH OF GALENA ROAD
(Bristol Ridge 106 – Solar Farm)**

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”) present a particular hardship; and,

WHEREAS, Turning Point Energy, LLC, (the “Applicants”), requested a variance to reduce the minimum distance required between the lowest point of the system and the surface on which the system is mounted from ten (10) feet to two (2) feet pursuant to Section 10-19-7(d) of the Zoning Ordinance; and,

WHEREAS, A notice of a public hearing on said application was published and pursuant to said notice the Planning and Zoning Commission of the City conducted a public hearing on May 10, 2023, on said application in accordance with the State statutes and the ordinances of the City; and,

WHEREAS, the Planning and Zoning Commission made the required written Findings of Fact finding that the variation met the standards in Section 10-4-7C of the Zoning Ordinance and provided a recommendation that the variance be granted; 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 FOLLOWING DESCRIBED PARCELS LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WEST LINE OF LANDS CONVEYED BE NELSON C. RIDER TO JERRY W. RIDER BY WARRANTY DEED DATED OCTOBER 15, 1911 AND RECORDED IN BOOK 66 AS PAGE 255 AND DEPICTED IN PLAT BOOK 1 AT PAGE 62; ALL IN KENDALL COUNTY, ILLINOIS.

Property Index Number: 02-10-300-017

Section 2: That a variation pursuant to Section 10-19-7(d) of the Zoning Ordinance to reduce the minimum distance required between the lowest point of the system and the surface on which the system is mounted from ten (10) feet to two (2) feet is hereby granted.

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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2023.

MAYOR

Ordinance No. 2023-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, APPROVING
A SPECIAL USE FOR THE PROPERTY GENERALLY LOCATED AT EAST OF
CANNONBALL TRAIL AND SOUTH OF GALENA ROAD
(Bristol Ridge 106 – Solar Farm)**

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

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

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

WHEREAS, Turning Point Energy, LLC, (“the Lessee”) is leasing approximately 28 acres for the proposed installation of a freestanding solar energy systems on the property owned by Daniel B. Light located immediately north of the BNSF railroad line and east of Cannonball Trail (the “*Subject Property*”), within the corporate limits of the City 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 A-1 Agricultural District and freestanding solar energy systems are allowed with a special use permit; and,

WHEREAS, the Corporate Authorities have received a request from the Lessee for a special use permit for the Subject Property to allow the solar farm with freestanding solar energy systems; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Planning and Zoning Commission on the proposed special use permit was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

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

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on May 10, 2023, for the consideration of the special use application; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-4-9(F) and 10-19-4-C of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Planning and Zoning Commission recommended the approval with conditions for the special use for the Subject Property for a solar farm with freestanding solar energy systems.

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

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

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

THAT PART OF THE FOLLOWING DESCRIBED PARCELS LYING EASTERLY OF THE CENTERLINE OF CANNONBALL TRAIL:

THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WEST LINE OF LANDS CONVEYED BE NELSON C. RIDER TO JERRY W. RIDER BY WARRANTY DEED DATED OCTOBER 15, 1911 AND RECORDED IN BOOK 66 AS PAGE 255 AND DEPICTED IN PLAT BOOK 1 AT PAGE 62; ALL IN KENDALL COUNTY, ILLINOIS.

with **Property Index Number 02-10-300-017** for use as a solar farm with freestanding solar energy systems.

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

- A. Zoning Site Plan - Alt. 1, dated June 21, 2023, as prepared by Kimley Horn & Associates, Inc. (Exhibit A)
- B. Decommissioning Plan, as prepared by Turning Point Energy, LLC (Exhibit B)

- C. Wetland Delineation, dated June 2023, as prepared by Kimley Horn & Associates, Inc. (Exhibit C)
- D. Solar Glare and Glint Analysis, dated June 2023, as prepared by Kimley Horn & Associates, Inc. (Exhibit D)
- E. Stormwater Pollution Prevention Plan (SWPPP), dated June 6, 2023, prepared by Kimley Horn & Associates, Inc. (Exhibit E)
- F. Bristol Ridge Solar Topsoil Letter, dated June 21, 2023, prepared by Turning Point Energy, LLC. (Exhibit F)
- G. Bristol Ridge Solar – Native Seed Mix Letter, dated June 23, 2023, prepared by Turning Point Energy, LLC. (Exhibit G)
- H. The maximum height of the solar panels for this land use will be fifteen (15) feet.
- I. The installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm is required.
- J. A final landscape plan shall be submitted as part of the final engineering submittal and be approved by the City Engineer and landscaping consultant.
- K. The final landscape plan shall not include the Allium Cernuum species.
- L. A 2-year maintenance period for the establishment of the ground cover which will be inspected by the City Engineer is required.
- M. A Knox box with keys provided to the City’s building department and Bristol Kendall Fire District (BKFD).
- N. A revised decommission estimate using an inflation rate of 3% over 25 years (\$258,896) for a total of \$545,955.
- O. A security guarantee of 120% of the petitioner’s decommissioning estimate for a total of \$655,146.00 in a form acceptable to the City Engineer.
- P. The proposed gravel driveway will have the top 4” CA-6 compacted and the next 8” CA-1 compacted with a compacted subgrade and be subject to Kendall County’s DOT permit requirements for connection to Cannonball Trail.
- Q. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.

R. Adherence to all comments prepared by EEI, city engineering consultant, in letters dated March 13, 2023 and July 5, 2023 (Exhibit H)

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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

MAYOR

EXHIBIT A

EXHIBIT B

KE106 Solar Facility Decommissioning Plan

1.0 Facility Description

TPE KE106, LLC Solar Photovoltaic Facility is a 5 MW AC solar farm proposed at 1700 Cannonball Trail, Bristol IL, 60512 in Kendall County (the "Facility"). The Facility is to be constructed on approximately 36 acres located primarily on 42 acres of farmland without buildings. The purpose of the Facility is the generation of electricity. The Project will be interconnected to the Commonwealth Edison ('ComEd') electric distribution grid near the west of the site, along Cannonball Trail.

The Facility will be a ground-mounted solar array. The solar panels will be mounted on steel and aluminum structures consisting of posts, beams, rails, and bracing. Vertical steel posts will be driven into the ground to a depth of approximately eight feet to anchor the structures. The solar panels will be connected to the inverters mounted on the racking structure via copper and aluminum wire. The inverters will connect to electric panels, transformers, and then switchgear at the array location via underground wire. Output from the Facility will be connected overhead to the existing utility distribution lines.

The estimated useful Facility lifetime is 35 years or more. The following list is a summary of the site features:

- 5 MW Solar arrays consisting of silicone solar panels
- Driven post steel and aluminum racking system
- 8' Agricultural style security fence surrounding the array perimeter.
- 1 Slab on grade concrete pads for electrical equipment
- Copper and aluminum wire
- Underground conduit at the array location
- Overhead poles and wires from the array location to utility poles.
- Gravel access roads
- Miscellaneous electrical equipment

2.0 Project Decommission and Recycling

The Facility consists of numerous materials that can be resold or recycled for significant scrap value, including steel, aluminum, glass, copper, and plastics. (Often, current market salvage values of a Facility exceed estimated decommissioning and site restoration expenses.) The Facility has an anticipated operational life of 35 years or longer if properly maintained. At the end of operational life of the Facility, the Facility will be safely dismantled using conventional construction equipment, rather than being demolished or otherwise disposed of.

2.1 Temporary Erosion Control

Temporary erosion and sedimentation control best management practices will be used during the decommissioning phase of the Facility. Control features will be regularly inspected during the decommissioning phase and removed at the end of the process. All decommissioning activities will conform with local and state regulations. Demolition debris shall be placed in temporary onsite storage area(s) pending final transportation and/or recycling according to the procedures listed below.

2.2 Permits and Approvals

It is anticipated a NPDES Permit from the Illinois Environmental Protection Agency (IEPA) and a SWPPP will be required. The proposed development area of the site does not contain waters of the United States. Mottled Sculpin (*Cottus bairdii*) may be within the vicinity of the proposed area, but the IDNR has evaluated the site and concluded adverse effects are unlikely; therefore consultation under 17 Ill. Adm. Code Part 1075 is terminated. Appropriate applications for permits will be submitted and approved prior to decommission activities.

2.3 Material Removal Process

The decommission process will consist of the following general steps:

- 2.3.1 Facility shall be disconnected safely from the power grid and all equipment shall be switched to off position.
- 2.3.2 PV modules shall be disconnected, packaged, and returned to manufacturer or appropriate facility for recycling, or resold for other project use.
- 2.3.3 Above and underground cabling shall be removed and sent to an appropriate recycling facility or sold for salvage value.
- 2.3.4 Inverters will be disconnected from racking and shipped intact to an approved electrical equipment recycler or appropriately disposed of.
- 2.3.5 Racking materials shall be dismantled, removed, and recycled off-site at an approved recycler, sold for scrap value, or appropriately disposed of.
- 2.3.6 Fencing will be dismantled, removed, and recycled off-site at an approved recycler, sold for scrap value, or appropriately disposed of.
- 2.3.7 Grade slabs will be broken and removed and appropriately disposed of in compliance with local and state regulations.
- 2.3.8 All remaining electrical and support equipment will be dismantled, decontaminated (if appropriate) and recycled, sold for scrap value, or disposed of.

2.4 PV Module Removal and Recycling

Solar photovoltaic modules used in the Facility are manufactured within regulatory requirements for toxicity based on Toxicity Characteristic Leaching Procedure (TCLP). The solar panels are not considered as hazardous waste. The panels used in the Facility will contain silicon, glass, and aluminum, which have value for recycling. Solar panels have a warranty of 20 – 25 years and useful life of 35 – 50 years or longer. The most realistic outcome for solar modules is selling them for re use in other generation projects. Modules will be sold for re use or dismantled and packaged per manufacturer or approved recyclers specifications and shipped to an approved off-site approved recycler. Per the Health and Safety Impacts of Solar Photovoltaics White Paper by North Carolina State University, section 1.2.3 Panel End-of-Life Management, modules can be recycled at the time of decommissioning.

2.5 Electric Wire Removal

Electric wire made from copper or aluminum has scrap value for recycling. DC wiring can be removed manually from the panels to the inverter. Underground wire in the array of the array will be pulled and removed from the ground. Overhead cabling for the interconnection will be removed from poles. All wire will be sent to an approved recycling facility or sold for scrap value.

2.6 Electrical Equipment Removal

Inverters, panels, transformers, switchgear, and other electrical equipment will be dismantled, packaged, and removed from the site per manufacture's specifications for removal, decontamination, disposal or recycling. Any dielectric fluids present in transformer, or other electric equipment will be removed, packaged, and sent to an approved waste facility.

2.7 Racking and Fencing removal

All Racking and fencing material will be broken down into manageable units and removed from facility and sent to an approved recycler or sold for scrap value. All racking posts driven into the ground will be pulled and removed.

2.8 Concrete Slab Removal

Concrete slabs used as equipment pads will be broken and removed and appropriately disposed of in compliance with local and state regulations. Clean concrete will be crushed and disposed of off-site and or recycled and reused either on or off-site.

2.9 Roads

Gravel from on-site access roads shall be removed and recycled. Once the gravel is removed, the soil below the access roads shall be scarified a depth of 18-inches and blended as noted in the Site Restoration section below.

2.10 Landscaping

Unless requested in writing to remain in place by the landowner, all vegetative landscaping and screening installed as part of the Project will be removed. Any weed control equipment used during the project, including weed-control fabrics or other ground covers shall be removed. Landscape areas will be restored as noted in the Site Restoration section below.

2.11 Site Restoration

Once removal of all Project equipment and landscaping is complete, all areas of the project site that are unvegetated or where vegetation was disturbed/removed as part of decommissioning shall be restored by the applicant. Restoration shall consist of applying additional topsoil, seed, and necessary fertilizer to ensure that adequate vegetation is established throughout the project site. Areas that exhibit compaction and/or rutting shall be scarified a depth of 18-inches prior to placement of topsoil and seed. The existence of drainage tile lines or underground utilities may necessitate less scarification depth. The Applicant is responsible for promptly repairing damage to drain tiles and other drainage systems that result from decommissioning.

2.12 Final Site Walkthrough

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the Facility being removed.

3.0 Decommissioning Terms

The Facility shall be decommissioned within 12 months of the end of the Facility's operational life, but outside of the winter season.

Per the requirements of the Illinois Department of Agriculture (IDOA), an Agricultural Impact Mitigation Agreement (AIMA) must be signed by the Facility owner and filed with the County Board (or local AHJ). The IDOA prepared the AIMA to help preserve the integrity of Agricultural Land that is impacted by the Construction and Decommission of a Commercial Solar Energy Facility. Per the AIMA, all solar panels shall be removed from the property and the land at completion of the decommissioning phase as described in this document, and expiration of site lease, the land will be returned to the owner in substantially the existing condition as of the date hereof.

4.0 Decommissioning Cost Estimate

Kimley-Horn prepared the attached Decommissioning Estimate utilizing Industry Standard prices in 2023. Removal costs were determined using RS Means Cost Data. Removal costs include materials, contractor installation/demolition, and mobilization and demobilization.

5.0 Attachments

- Decommission Cost Estimate

Project Name: TPE IL KE106, LLC
Project Location: Yorkville
Decommissioning Estimate Pro Forma w/o Salvage



The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

Item	Quantity	Unit	Unit Price	Total Price
Mobilization	1	LS		\$13,560
SWPPP, Erosion Control Measures	36	Ac	\$670.00	\$24,120
Seeding	2.0	Ac	\$2,372.97	\$4,746
Tilling 6" topsoil/scarifying access road and rough grading existing soil	1	Ac	\$16,198.91	\$16,199
Remove and Recycle Chainlink Fence, 8' High	4,779	LF	\$5.72	\$27,336
Remove Power Pole	6	EA	\$763.43	\$4,581
Removal and Recycle AC Cables	178	LF	\$31.87	\$5,673
Removal and Recycle DC Cables	146,332	LF	\$0.30	\$43,900
Backfill AC and DC trenches	89,615	LF	\$0.37	\$33,157
Remove and Recycle Inverters	1	EA	\$7,830.23	\$7,830
Removed and Recycle Photovoltaic Modules	14,222	EA	\$5.36	\$76,230
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	2,397	EA	\$5.00	\$11,985
Remove and Recycle Support Assemblies	385,809	LB	\$0.04	\$15,432
Subtotal:				\$287,059
Inflation (3%/year):				\$313,979
25-YR Total:				\$601,037

Notes:

1. Equipment rental rates and labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2023 data).
2. Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for Joliet.
3. For PV Module Removal/Recycle labor and equipment costs are computed at present values.
4. Quantities were recorded on 06/06/2023.



Liam Sawyer

Project Name: TPE IL KE106, LLC

Project Location: Yorkville

Decommissioning Estimate Pro Forma w/o Salvage



The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.

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Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	2,397	EA	\$5.00	\$11,985
Remove and Recycle Support Assemblies	385,809	LB	\$0.04	\$15,432

Subtotal: \$287,059

Inflation (1.5%/year): \$129,448

Total: \$416,507

Notes:

1. Equipment rental rates and labor productivity and unit rates were derived from RSMMeans Online (Heavy Construction, 2023 data).
2. Labor, material, and equipment rates are based on the RSMMeans City Cost Index (CCI) for Joliet.
3. For PV Module Removal/Recycle labor and equipment costs are computed at present values.
4. Quantities were recorded on 06/06/2023.

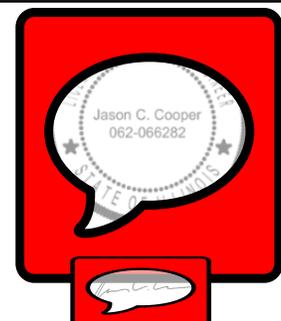


EXHIBIT C



Wetland Delineation Report

KE105 Solar

Township of Bristol

Kendall County, Illinois

Prepared for:

Turning Point Energy
3720 S Dahlia Street
Denver, CO, 80237

Prepared by:

Kimley-Horn and Associates, Inc.
570 Lake Cook Road, Suite 200
Deerfield, IL 60015

June 2023

DRAFT

Kimley»»Horn



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Appendix A: Hydric Soils Information

Appendix B: Historic Aerial Review

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Appendix D: Field Data Sheets

Appendix E: Photos

1 Introduction

Wetland scientists Susan Mayer and Jack Tierney with Kimley-Horn and Associates, Inc. conducted a wetland investigation and field delineation for Turning Point Energy and the KE105 Solar Project in the township of Bristol, Kendall County, Illinois. The wetland investigation and delineation included Parcel ID 08-12-100-002 (the “study area”). The study area consists of an agricultural field and is shown on **Figure 1**.

A routine level 2 (onsite) wetland delineation, as outlined in the *1987 Corps of Engineers Wetlands Delineation Manual* (January 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)* (August 2010) occurred on May 23, 2023. The purpose of this delineation was to identify the extent of wetlands within the study area. The information will be used to facilitate project design and determine if aquatic resource impacts are avoidable and/or if minimization of impacts can result from design modifications.

2 Project Description

Turning Point Energy is proposing a community scale solar development. The project will primarily consist of ground mounted solar panels, racking, associated electrical components, with security fencing and interior access roads.

3 Statement of Qualifications

Kimley-Horn has extensive experience completing wetland investigations and delineations across the United States. Kimley-Horn’s personnel has been trained to use the *1987 Corps of Engineers Wetlands Delineation Manual (USACE, 1987)* along with the applicable regional supplements. Kimley-Horn has experience completing off-site hydrology analysis, historic aerial reviews, and difficult or atypical situation delineations.

Ashley Payne earned a Bachelor of Arts Degree in Environmental Biology from Saint Mary’s University of Minnesota. She is an environmental scientist with over 14 years of experience specializing in wetland services environmental documentation and assessments, and geographic information systems mapping and data collection. During the last 14 years, she has successfully completed hundreds of delineations for various types of projects. In the last seven years, Ashley’s primary focus has been the delineation of agricultural fields for future development. She is familiar with completing historic aerial reviews and off-site hydrology determinations which are required for delineation of farmed wetlands. Ashley has also obtained environmental permits for clients through efficient and thorough preparation of permit applications, and by coordinating with agency personnel. Ashley is a certified delineator in the state of Minnesota and her primary focus is environmental work in the Midwest. She has extensive experience working in Minnesota, Illinois, Wisconsin, Michigan, Iowa, and South Dakota.

Susan Mayer earned a Bachelor of Science degree in Environmental Sciences, Policy, and Management from the University of Minnesota and has over four years of professional experience in environmental consulting. Susan specializes in wetland delineation, permitting, and geographic information systems management. She has led field teams in the delineation of hundreds of aquatic resources in agricultural fields, herbaceous land, and unmanaged forested areas for private sector clients. Susan has prepared permit applications and documentation for projects in Minnesota, South Dakota, Indiana, Illinois, and Iowa. She has extensive experience in GIS data management, research, development, and optimization for client deliverables and visualization.

Jack Tierney holds a Bachelor of Arts in Environmental Studies from the Montana State University. Jack specializes in wetland delineations, GIS mapping, and threatened and endangered species due diligence.

He has completed delineations throughout the Midwest in roadway corridors, developed sites, and agricultural fields. Jack has experience in permitting, transit, and solar projects, and has completed wetland delineations for both public and private sector clients.

4 Regulatory Requirements

A summary of the permit requirements that may pertain to the project is provided below. Any activity planned within areas identified as wetland must be coordinated with and approved by the appropriate agencies prior to commencement of such activities.

4.1 State and Federal Regulations

The regulatory authority of the U.S. Army Corps of Engineers (USACE) covers Waters of the United States (WOTUS) in accordance with Section 404 of the Clean Water Act. Generally, the USACE reviews delineations to determine whether wetlands are jurisdictional (i.e., WOTUS). On December 30, 2022, the U.S. Environmental Protection Agency and Department of the Army (“the agencies”) announced the final “Revised Definition of ‘Waters of the United States’” rule. The rule took effect on March 20, 2023. Based on a preliminary federal injunction on April 12, 2023, the Revised Definition was revoked and the pre-2015 regulatory regime is in effect for 26 states. In Illinois, the 2023 Revised Definition of the Waters of the United States is in effect as of the date of this report.

Based on the May 25, 2023 ruling of *Sackett v. EPA* (2023), the Clean Waters Act’s use of “waters” encompasses only relatively permanent, standing, or continuously flowing bodies, ordinarily called streams, oceans, rivers, and lakes. Wetlands qualify as WOTUS only if “indistinguishable from waters of the United States,” having a continuous surface connection to bodies that are waters of the United States in their own right, with no clear division between waters and wetlands.

Section 10 of the Rivers and Harbors Act requires that regulated activities conducted below the ordinary high-water mark elevation of navigable Waters of the U.S. or mean high water mark for tidal waters be approved/permitted by the USACE. Regulated activities include the placement/removal of structures, work involving dredging, disposal of dredged material, filling, excavation, or any other disturbance of soils/sediments or modification of a navigable waterway. Navigable Waters of the U.S. are those waters that are subject to the ebb and flow of the tide shoreward to the mean high-water mark and/or are presently used or have been used in the past or may be susceptible to use to transport interstate or foreign commerce.

At this time, Illinois does not regulate wetlands under Section 404, or require setback buffers for wetlands on private land.

4.2 Local Regulations

At this time, based on publicly available information, the township of Bristol does not regulate wetlands or require setback buffers for wetlands. Kendall County does not require wetland setback buffers in agricultural areas. The City of Yorkville requires a minimum setback buffer of 30 feet for streams and wetlands.

5 Mapping and Background Information

Prior to field reconnaissance, potential wetland areas within the project study areas were identified through a desktop review of United States Geological Survey (USGS) topographic maps, National Wetlands Inventory (NWI), National Hydrography Dataset (NHD), Illinois Department of Natural Resources (IDNR) Public Waters, LiDAR, the soil survey for Kendall County, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), aerial photography (1993-2021), and antecedent precipitation for a location near the study area. The selected resources are described below:

5.1 Topographic Map

The Yorkville 7.5-minute USGS topographic map and LiDAR data from USGS were reviewed for the study area. According to the USGS topographic map (see **Figure 2**), the study area consists of undeveloped land. No wetlands are depicted in the study area. The LiDAR data depicts the study area sloping towards a swale located in the southwestern section of the study area. The study area ranges from 642 feet (above mean sea level) to 654 feet, see **Figure 3**.

5.2 National Wetlands Inventory

NWI mapping, available from the U.S. Fish and Wildlife Service (USFWS) Wetland Mapper (updated in 2020), depicts potential wetland areas and waterbodies based on stereoscopic analysis of high altitude and aerial photographs and was reviewed for the study area. According to the NWI map, there are no wetlands in the study area, see **Figure 3**.

5.3 National Hydrography Dataset

The NHD, available from USGS, depicts drainage networks and related features, including rivers, streams, canals, lakes, and ponds. The NHD dataset is not field verified. According to NHD mapping, there is one waterbody mapped in the southwestern section of the study area, see **Figure 3**.

5.4 IDNR Public Waters

The IDNR Public Waters viewer depicts IDNR Public Waters. According to the Public Waters viewer, there are no Public Waters within the study area or the vicinity of the study area.

5.5 Soil Survey

The Natural Resources Conservation Service's (NRCS) *Web Soil Survey* for Kendall County was reviewed for the study area. According to the survey, there are eight soil mapping units within the study area which are generally silt loams. The majority of the study area is mapped with a non-hydric soils rating of zero percent. Minor components of the study area are mapped with a predominantly non-hydric soils rating of 3 percent, a predominantly hydric soils rating of 95 percent, or a hydric soils rating of 100 percent. Maps and information obtained from NRCS online web soil survey are included in **Figure 4** and **Appendix A**.

5.6 Federal Emergency Management Agency Floodplain

The FEMA FIRM was reviewed for the study area. According to FEMA, the study area is located in Zone X of panel 179093C0035H (effective January 1, 2014), which is outside the designated 100-year floodplain zones, see **Figure 5**.

5.7 Aerial Photography Review

Aerial photography, acquired from Google Earth, was reviewed to identify the potential for wetlands across the study area. Twelve photos were reviewed between 1993 and 2021, available in **Appendix B**. These photos were used to determine the presence of wetland hydrology using industry accepted offsite hydrology analysis for areas showing crop stress or other potential wetland signatures. Each image was interpreted for the presence or lack of hydrologic indicators.

Two Areas of Investigation (AOIs) were identified in the study area. AOI 1 and 2 both had wetland signatures in at least 30 percent of the historic aerials with normal precipitation conditions, met secondary hydrology indicators during the field delineation, and were delineated as Wetland 1 and Wetland 2, respectively. The AOIs are shown in **Appendix B**.

5.8 Precipitation

Precipitation data for the study area were obtained from the U.S. Army Corps of Engineers Antecedent Precipitation Tool. WETS (Wetlands) tables were reviewed for climate stations within the vicinity of the study area to determine the current hydrologic conditions for the study area and if those conditions are typical for this time of year. Ninety-day rolling precipitation levels leading up to the field review were compared to historical data. The data show that March and April months had wetter than normal precipitation levels and May had drier than normal precipitation levels. In summary, the field visit constituted normal precipitation conditions. This information is included in **Appendix C**.

6 Field Investigation

A routine level 2 (onsite) wetland delineation, as outlined in the *1987 Corps of Engineers Wetlands Delineation Manual* (January 1987) along with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)* (August 2010) occurred on May 23, 2023.

During the onsite delineation, vegetation, soils, and current hydrologic characteristics were evaluated at each wetland area and area of investigation identified within the study area. Wetland boundaries were digitally recorded with a Geode GPS with sub-meter accuracy until one or more of the three criteria were no longer present. The sample point locations, wetland boundaries, and aquatic resources are shown in **Figure 6**.

In addition to wetlands that were investigated and delineated, non-wetland aquatic features were sought but none were delineated. Non-wetland aquatic features are defined based on the observation of the following characteristics:

- Flow
 - Perennial: contains water at all times of the year except during extreme drought
 - Intermittent: contains water occasionally or seasonally
 - Ephemeral: contains water only during and immediately after periods of rainfall or snowmelt
- Ordinary High Water Mark (OHWM): The limit line on the shore established by the fluctuation of the water surface. It is shown by such things as a clear line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, the presence of litter and debris, or other features influenced by the surrounding area
- Bank Shape
 - Undercut: banks that overhang the stream channel
 - Steep: bank slope of approximately greater than 30 degrees
 - Gradual: bank slope of approximately 30 degrees or less

Paired wetland and upland sample points were completed for all observed wetlands. Historic aerials were reviewed for sample points taken in agricultural fields (see **Section 5.7** and **Appendix B**). The field data sheets are included in **Appendix D**. Study area photos can be found in **Appendix E**.

7 Summary of Results

Table 1: Wetland Delineation Summary

Resource ID	Wetland Plant Community	Cowardin Classification ¹	Size (acres) ²	NWI?	Hydric Soils? ³	Photo ID	Associated Sample Points	NOTES	Regulatory Status ⁴
Wetlands									
Wetland 1	Seasonally Flooded Basin	PEM1Af	1.43 ac	N/A	Yes	Photos 2,3,4	SP-1 (Wet) SP-2 (Up)	Wetland located in depression in the southwestern portion of the study area. The wetland collects runoff from the surrounding landscape. The wetland boundary was based on the change in topography, presence of hydric soil, and historic aerals. The resource appears to be isolated from other aquatic resources.	USACE Non-Jurisdictional: does not connect via a significant nexus or directly abut a Traditionally Navigable Water (TNW).
Wetland 2	Seasonally Flooded Basin	PEM1Af	0.30 ac	N/A	Yes	Photos 5,6,7	SP-3 (Wet) SP-2 (Up)	Wetland located in depression in the south-central portion of the study area. The wetland collects runoff from the surrounding upslope landscape. The wetland boundary was based on the change in topography, presence of hydric soil, and historic aerals. The resource appears to be isolated from other aquatic resources.	USACE Non-Jurisdictional: does not connect via a significant nexus or directly abut a TNW.

¹ The Cowardin Classification System codes are found here: <https://www.fws.gov/wetlands/documents/Wetlands-and-Deepwater-Habitats-Classification-chart.pdf>

² Size of wetland features and additional areas investigated provided in acres within the study area.

³ Areas identified as hydric contain partially hydric soils (equal to or greater than 33% of soil component) mapped within the resource area.

⁴ Regulatory Status is based on best professional judgment and has not been verified with agency staff.

8 Report Preparation

The procedures followed for this wetland delineation are in accordance with the *Corps of Engineers Wetlands Delineation Manual* and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (August 2010).

This report describes study area conditions for a specific date in time and is generally valid for a period of five years from the date of the final field investigation and delineation, which was May 23, 2023.

9 Conclusion

The field delineation identified two wetlands within the study area. Each of the delineated resources is described in Table 1. The two wetlands are not anticipated to be regulated by the USACE.

10 Disclaimer

Kimley-Horn has prepared this document based on limited field observations and our interpretation, as scientists, of applicable regulations and agency guidance. While Kimley-Horn believes our interpretation to be accurate, final authority to interpret the regulations lies with the appropriate regulatory agencies. Regulatory agencies occasionally issue guidance that changes the interpretation of published regulations. Guidance issued after the date of this report has the potential to invalidate our conclusions and/or recommendations and may cause a need to reevaluate our conclusions and/or recommendations.

Because Kimley-Horn has no regulatory authority, the Client understands that proceeding based solely upon this document does not protect the Client from potential sanction or fines from the applicable regulatory agencies. The Client acknowledges that they have the opportunity to submit documentation to the regulatory agencies for concurrence prior to proceeding with any work. If the Client elects not to do so, then the Client proceeds at their sole risk.

References

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Figures

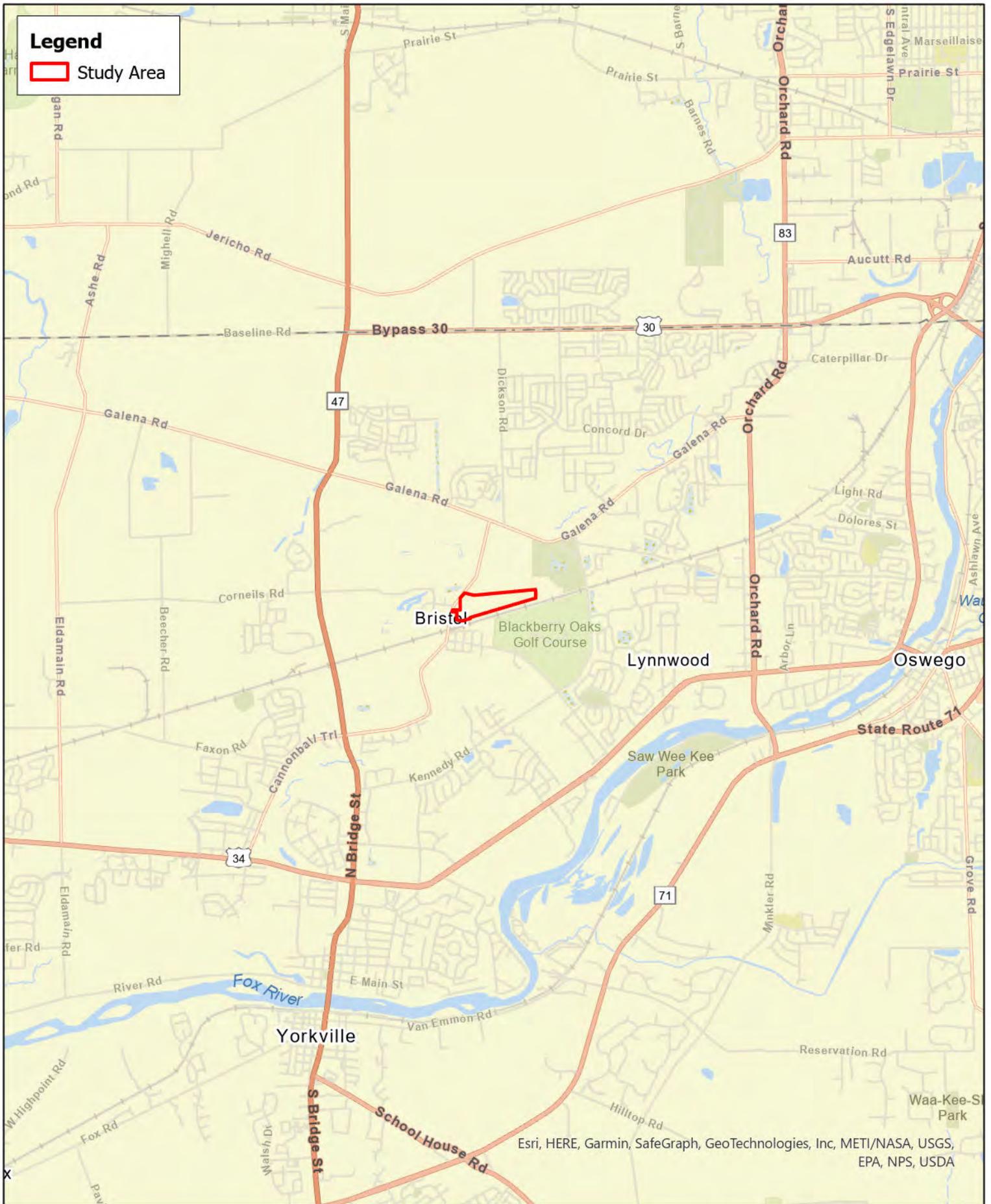
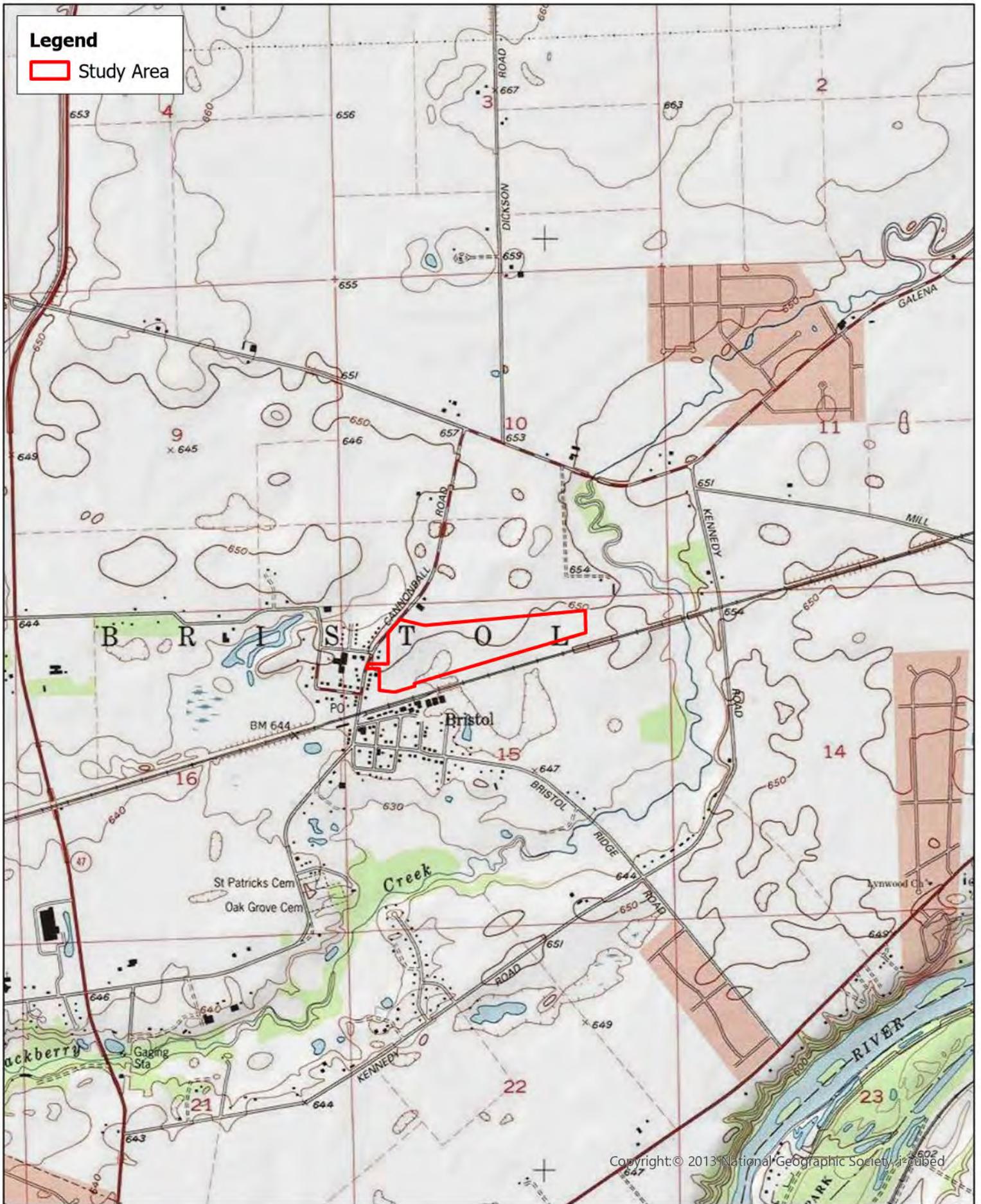


Figure 1. Project Location Map
 Bristol Township, Kendall County
 Turning Point Energy



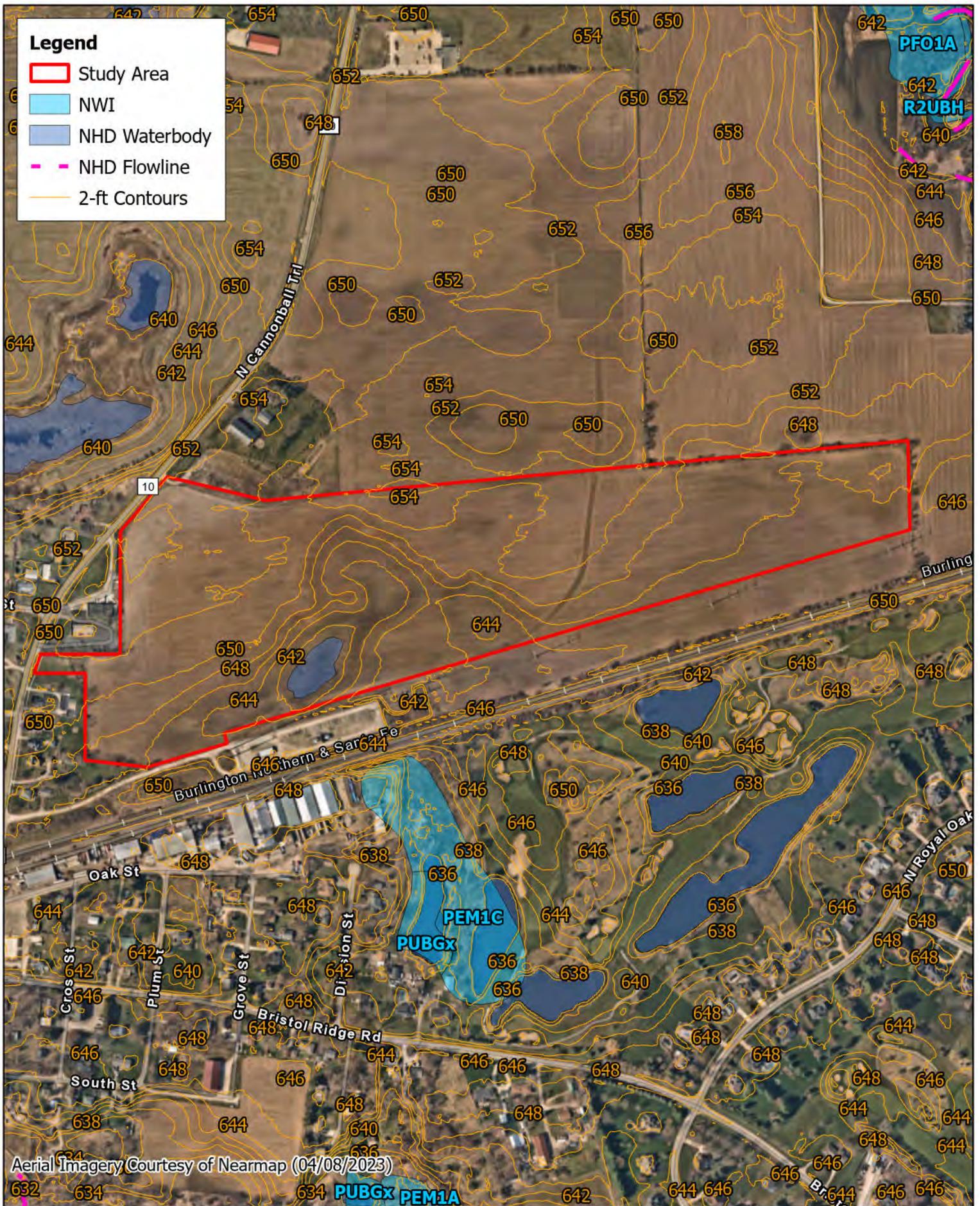
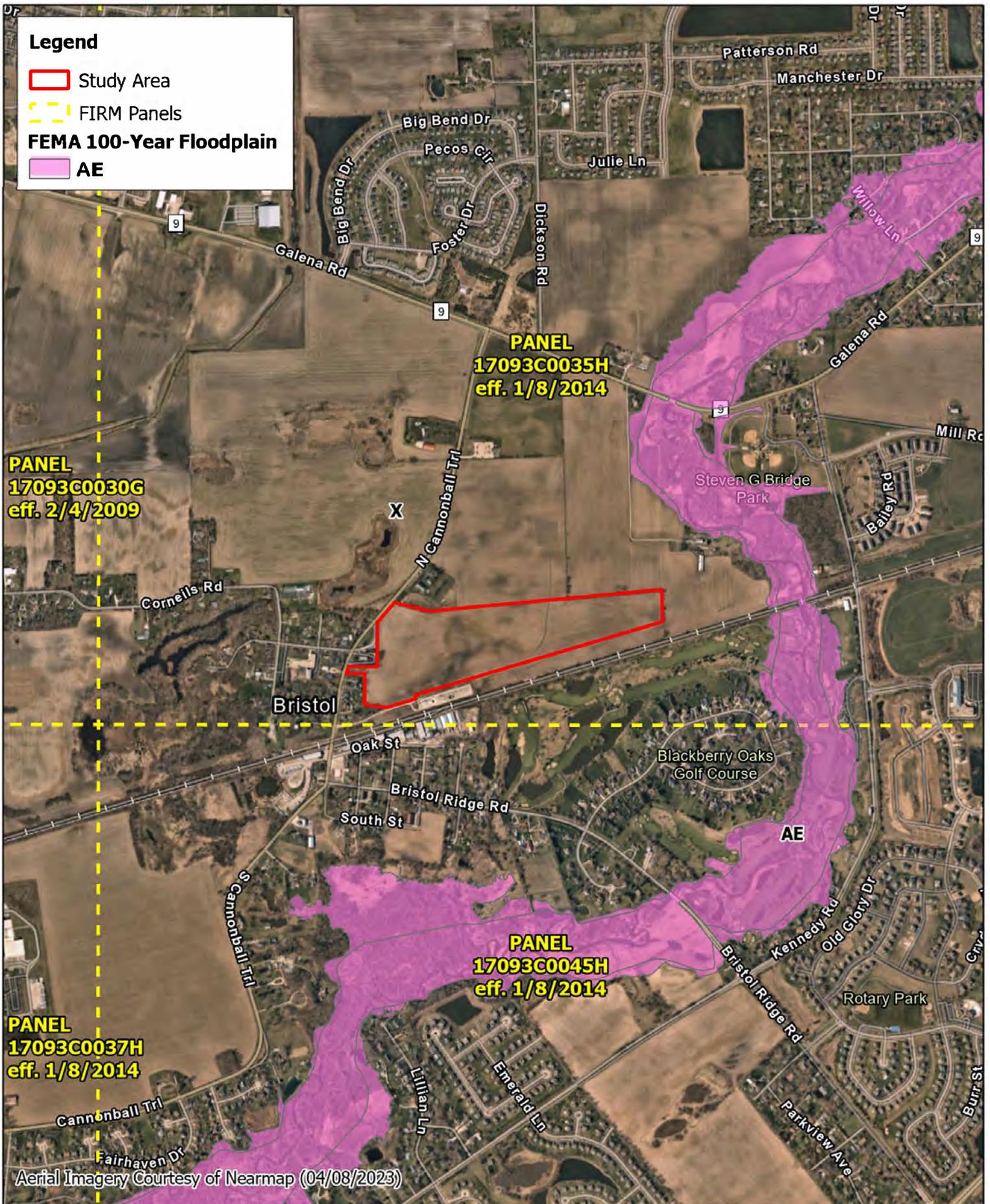


Figure 3. NWI, NHD, and LIDAR Map
Bristol Township, Kendall County
Turning Point Energy





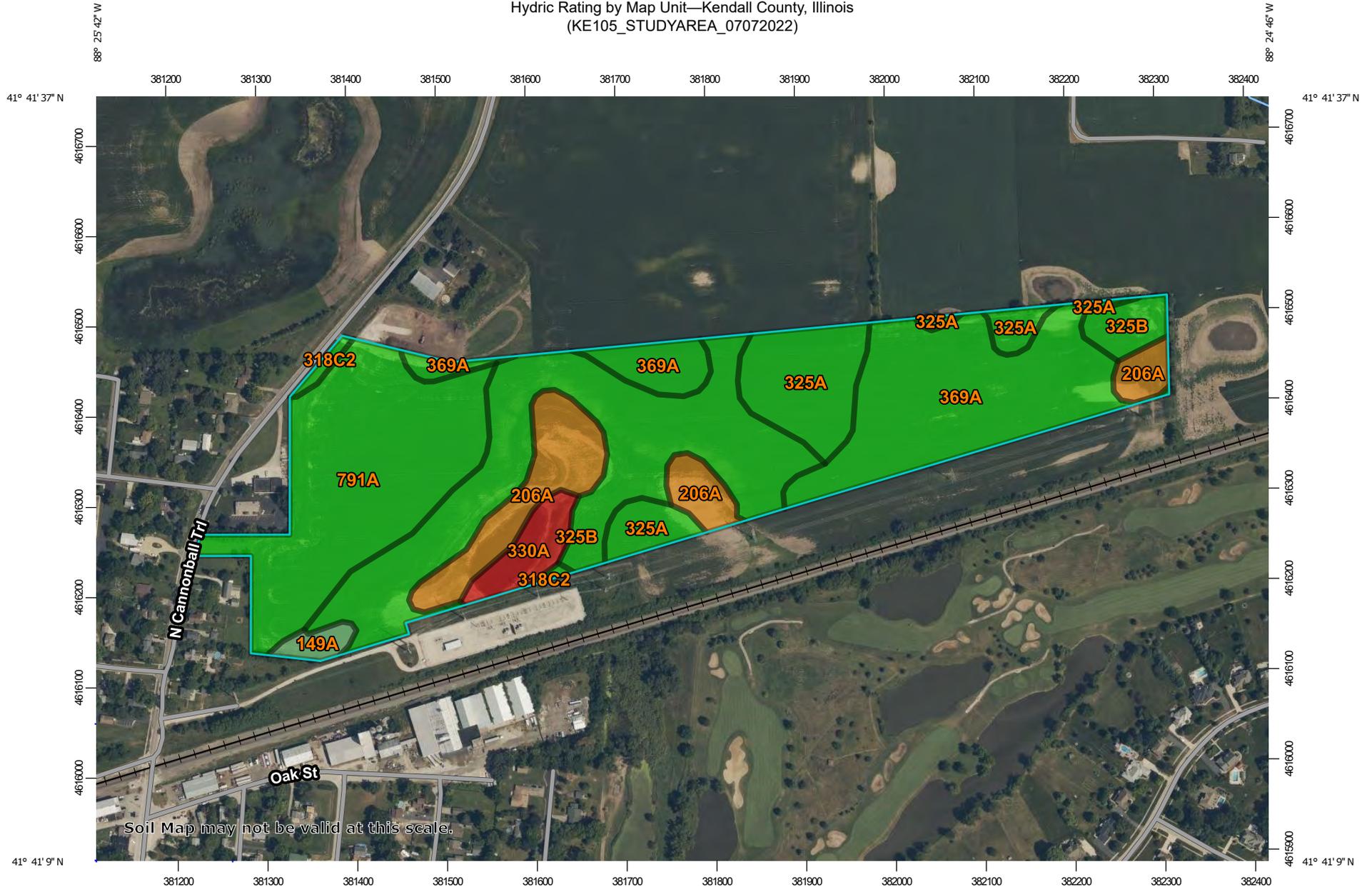
Aerial Imagery Courtesy of Nearmap (04/08/2023)

Figure 6. Delineation Summary Map
Bristol Township, Kendall County
Turning Point Energy

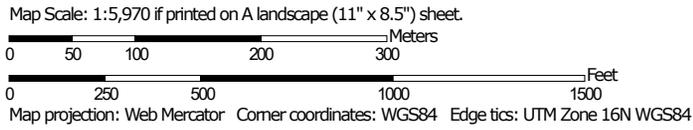


Appendix A: Hydric Soils Information

Hydric Rating by Map Unit—Kendall County, Illinois
(KE105_STUDYAREA_07072022)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 19, Aug 31, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
149A	Brenton silt loam, 0 to 2 percent slopes	3	0.6	1.2%
206A	Thorp silt loam, 0 to 2 percent slopes	95	5.5	10.2%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	0	0.4	0.7%
325A	Dresden silt loam, 0 to 2 percent slopes	0	6.0	11.1%
325B	Dresden silt loam, 2 to 4 percent slopes	0	14.9	27.6%
330A	Peotone silty clay loam, 0 to 2 percent slopes	100	1.7	3.1%
369A	Waupecan silt loam, 0 to 2 percent slopes	0	12.3	22.8%
791A	Rush silt loam, 0 to 2 percent slopes	0	12.7	23.5%
Totals for Area of Interest			54.0	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

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Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Appendix B: Historic Aerial Review

Historic Aerial Review*

Image Interpretation ** (Area of Investigation)

Date Image Taken	Climate Condition***	1	2
3/29/1993	Normal	SS	SS
4/4/1998	Wetter than Normal	SS	NSS
2/28/2002	Normal	NSS	NSS
4/2/2005	Wetter than Normal	SS	NSS
4/30/2008	Normal	SW	NSS
6/30/2010	Wetter than Normal	SW/WS/CS	CS
3/12/2012	Normal	SS	NSS
9/20/2015	Normal	CS	CS/DO
4/7/2017	Normal	SS	NSS
7/24/2018	Wetter than Normal	NC/WS	NV
10/8/2019	Normal	SW/NC	CS/DO
5/29/2021	Drier than Normal	SS	NSS
Number of normal years		7	7
Number of normal years with wet signatures		6	3
Percent of normal years with wet signatures		86%	43%
Hydric Soils present		Y	Y
Identified on NWI		N	N
Hydrology indicators observed during field review?		Y	Y
Has wetland signature in 30% or more in normal years?		Y	Y
Wetland Present?		Y	Y
Wetland Number		1	2

*Methodology for determining the presence of wetland explained in Guidance for Offsite Hydrology/ Wetland Determinations from Minnesota Board of Water and Soil Resources (BWSR) and St Paul District Corps of Engineers (July 1, 2016)

**CS = Crop Stress, NC = Not Cropped, SS = Soil Wetness Signature, SW = Standing Water, AP = Altered Pattern, NV = Normal Vegetative Cover, DO= Dr

***Climate condition based on USACE APT 90-day rolling precipitation total for wetland hydrology determination for the given photo date. Methodology is described in report.

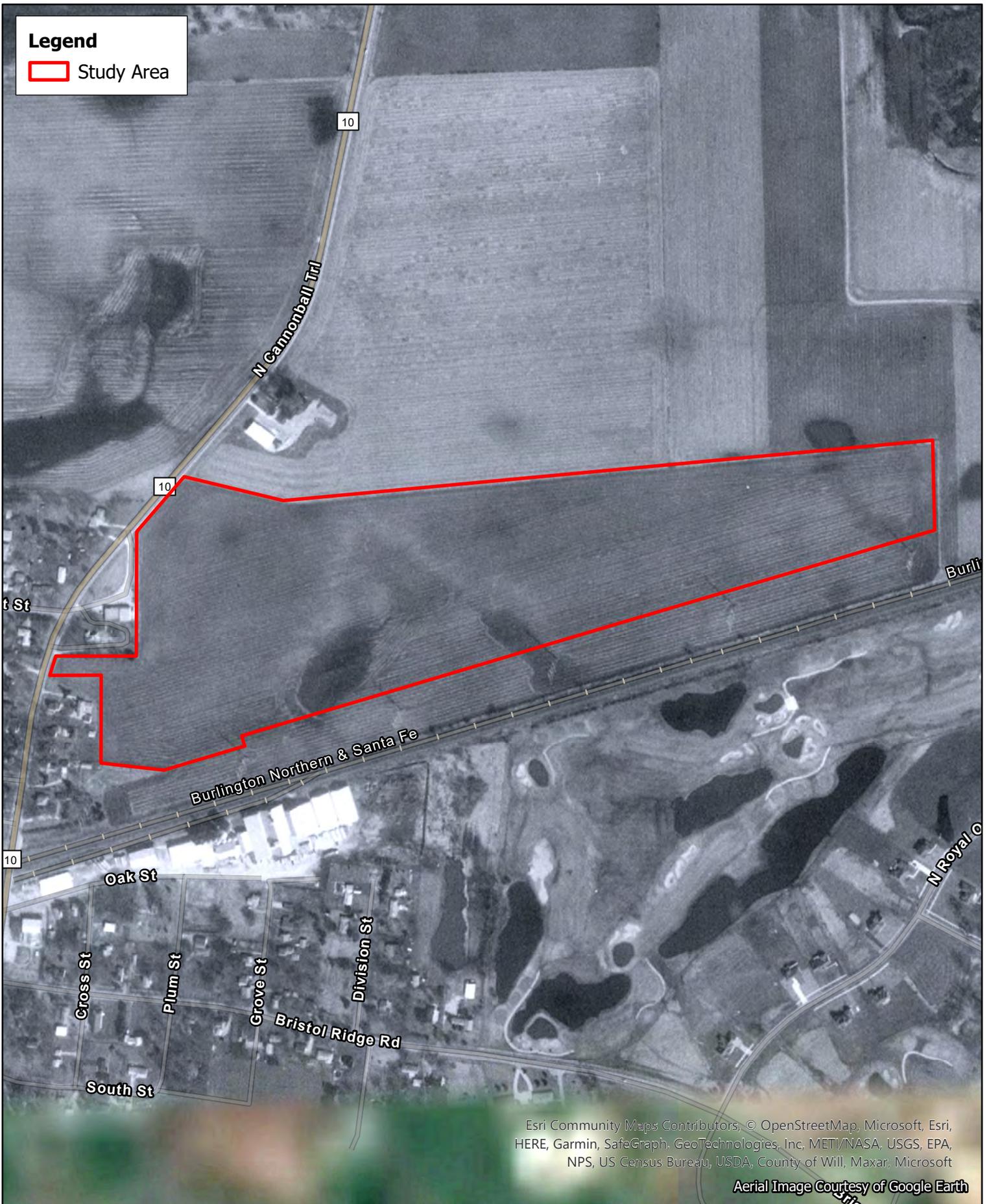


Legend
[Red Outline] Study Area
[Green Outline] Area of Investigation

Aerial Imagery Courtesy of Nearmap (04/08/2023)

Legend

 Study Area



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Aerial Image Courtesy of Google Earth



Legend

 Study Area



Legend

 Study Area



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Aerial Image Courtesy of Google Earth

Legend

 Study Area



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Aerial Image Courtesy of Google Earth



Legend

 Study Area



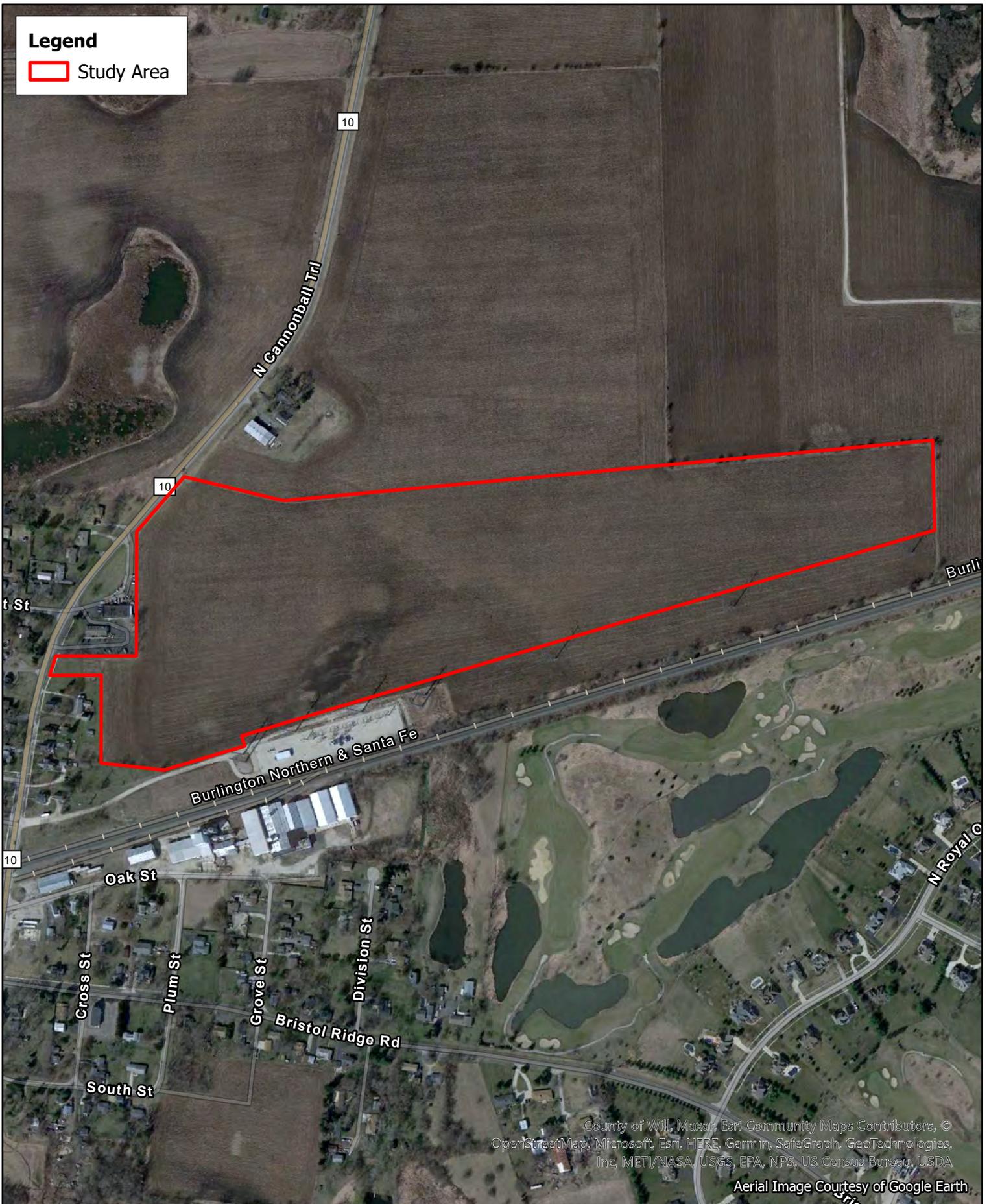
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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Aerial Image Courtesy of Google Earth



Legend

 Study Area



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Aerial Image Courtesy of Google Earth

Legend

 Study Area

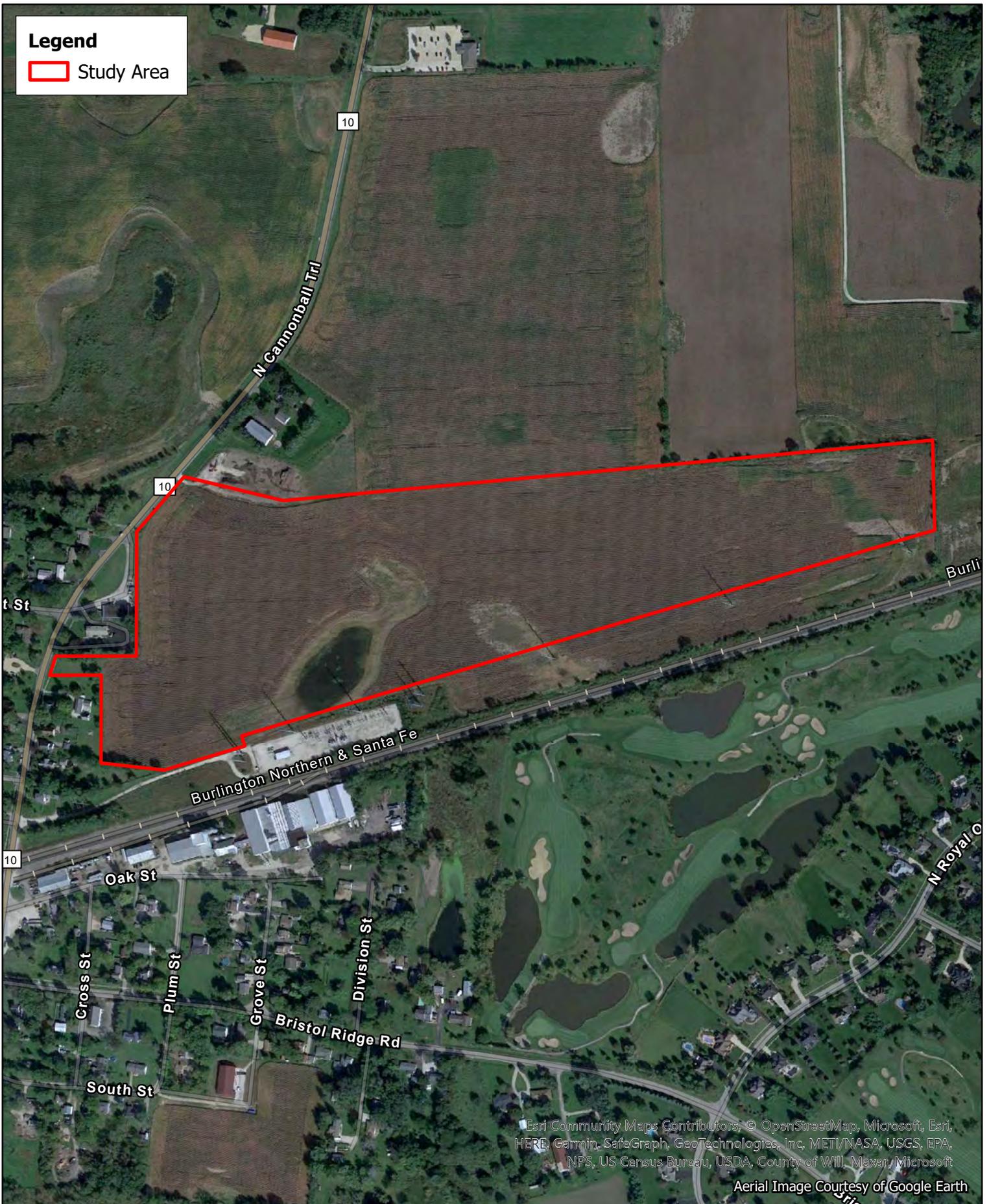


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Aerial Image Courtesy of Google Earth

Legend

 Study Area

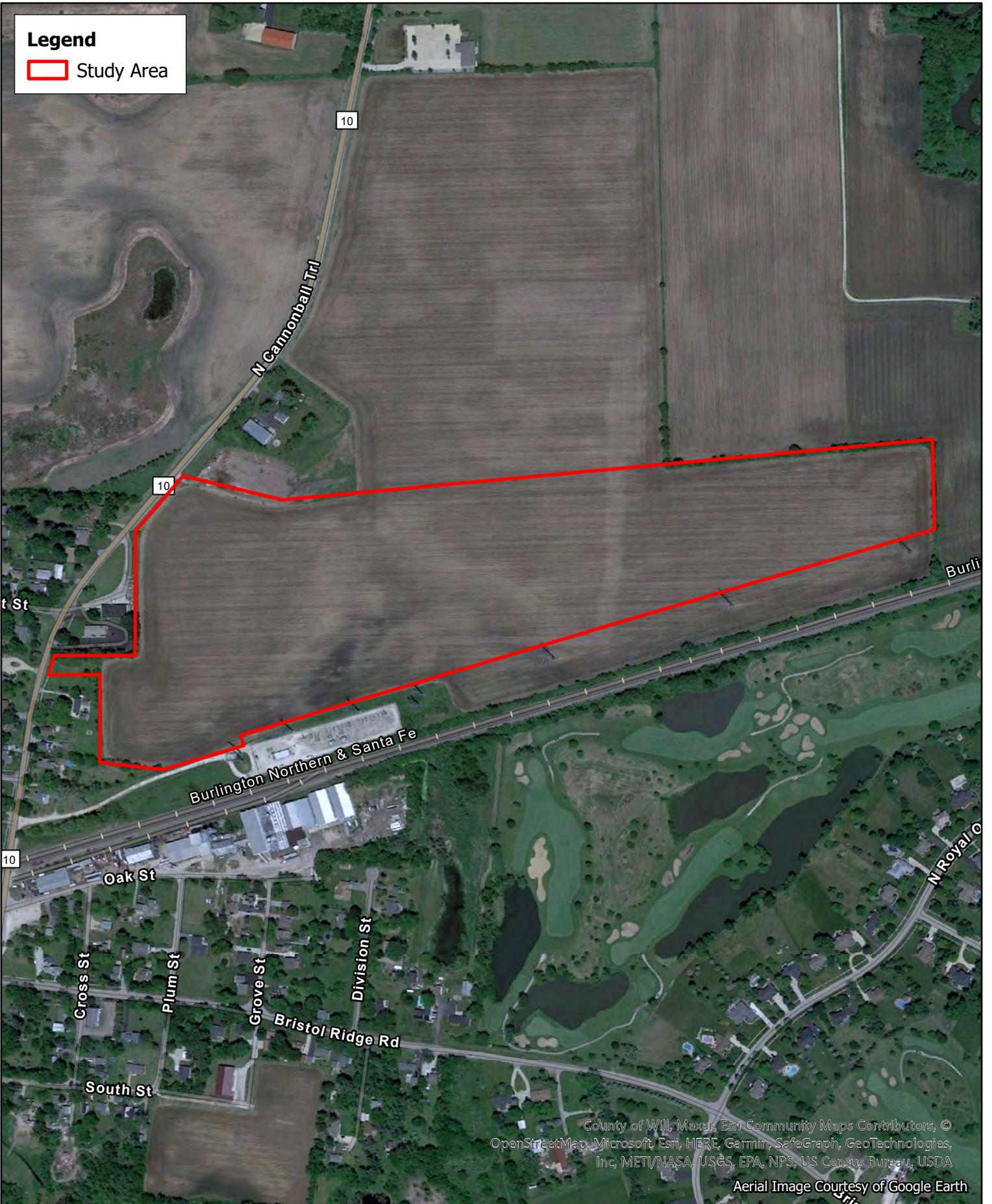


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Aerial Image Courtesy of Google Earth

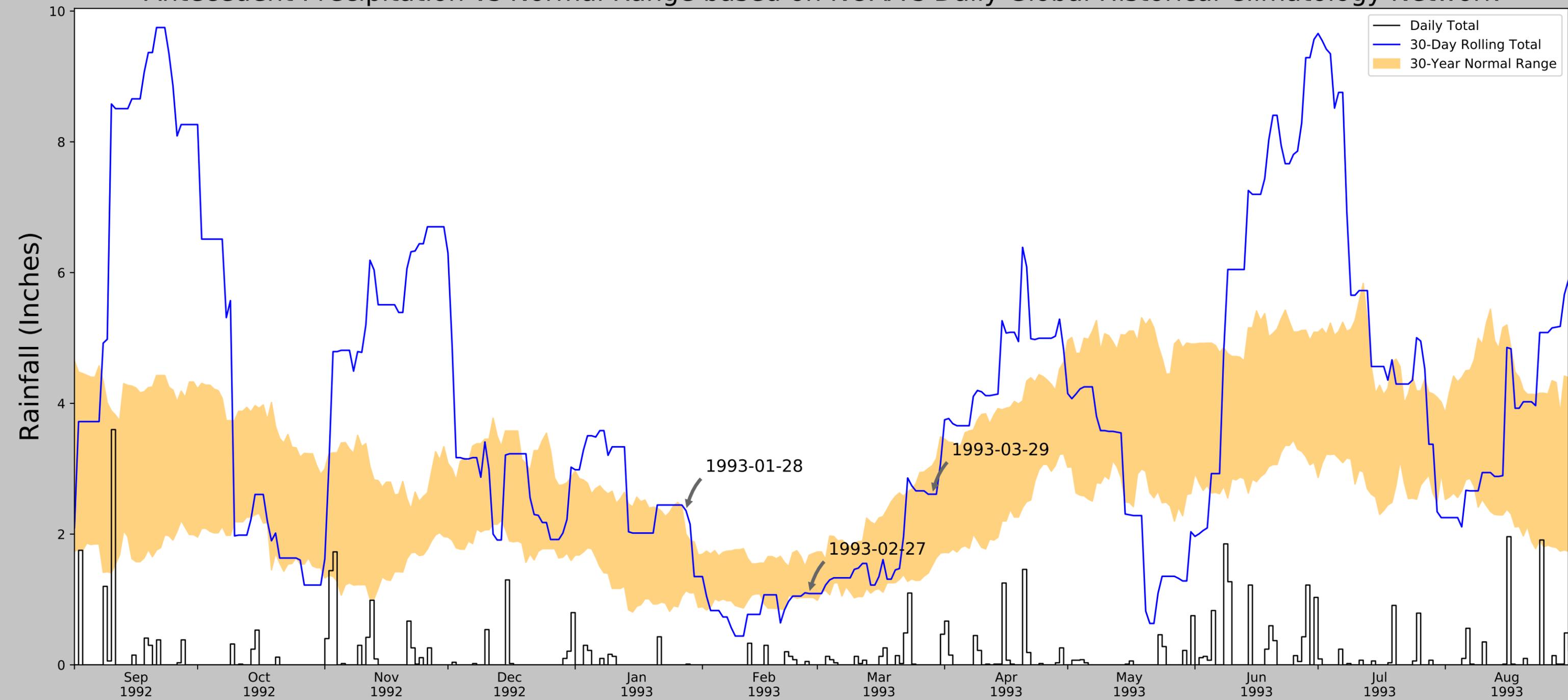
Legend

 Study Area



Appendix C: Precipitation Data

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	1993-03-29
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

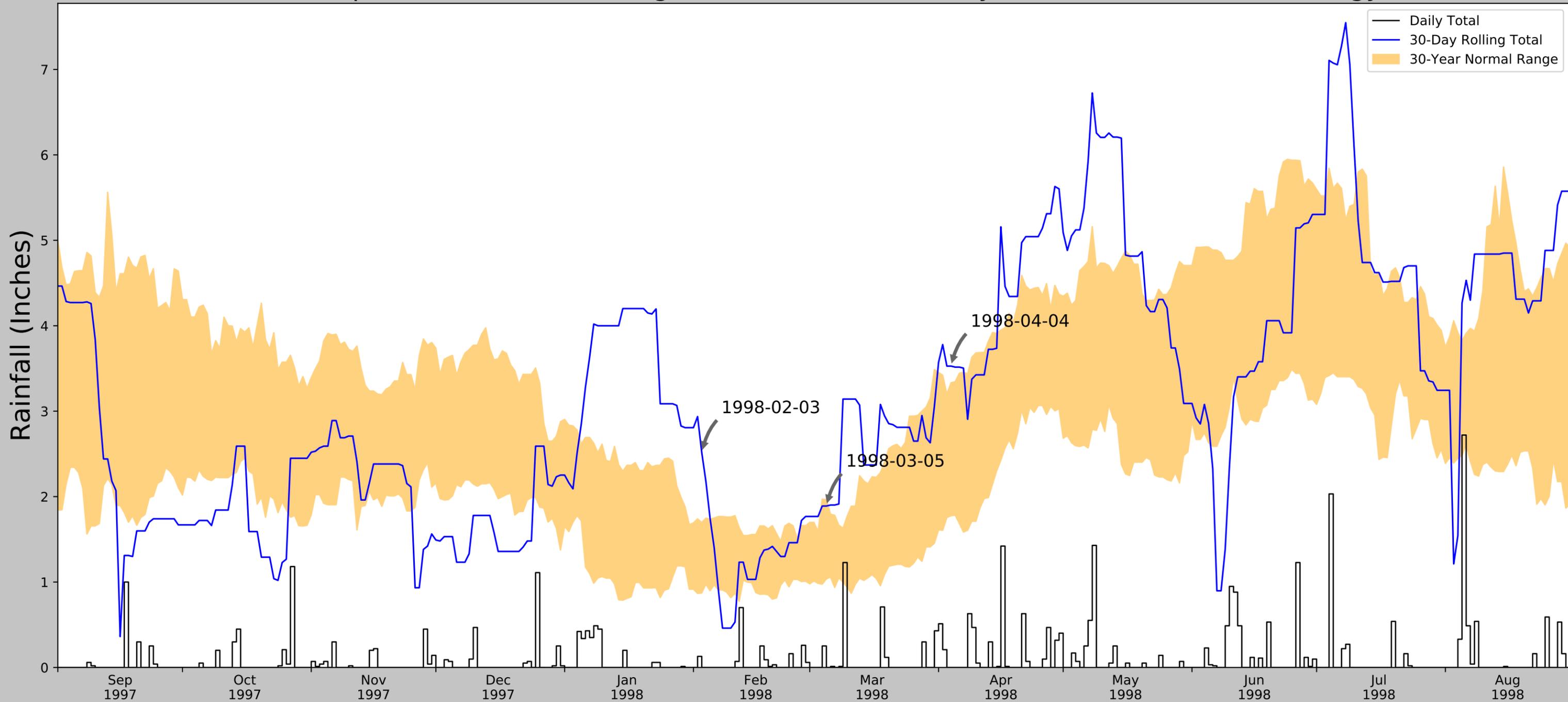
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
1993-03-29	1.522047	3.047244	2.610236	Normal	2	3	6
1993-02-27	1.030709	1.676772	1.090551	Normal	2	2	4
1993-01-28	1.133465	1.997244	2.358268	Wet	3	1	3
Result							Normal Conditions - 13

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	11036	58
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	286	32
ELGIN	42.0628, -88.2861	763.123	19.555	103.018	10.814	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	1998-04-04
Elevation (ft)	649.67
Drought Index (PDSI)	Mild wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
1998-04-04	1.775197	3.332677	3.527559	Wet	3	3	9
1998-03-05	1.035827	1.964567	1.889764	Normal	2	2	4
1998-02-03	0.872047	1.696063	2.515748	Wet	3	1	3
Result							Wetter than Normal - 16

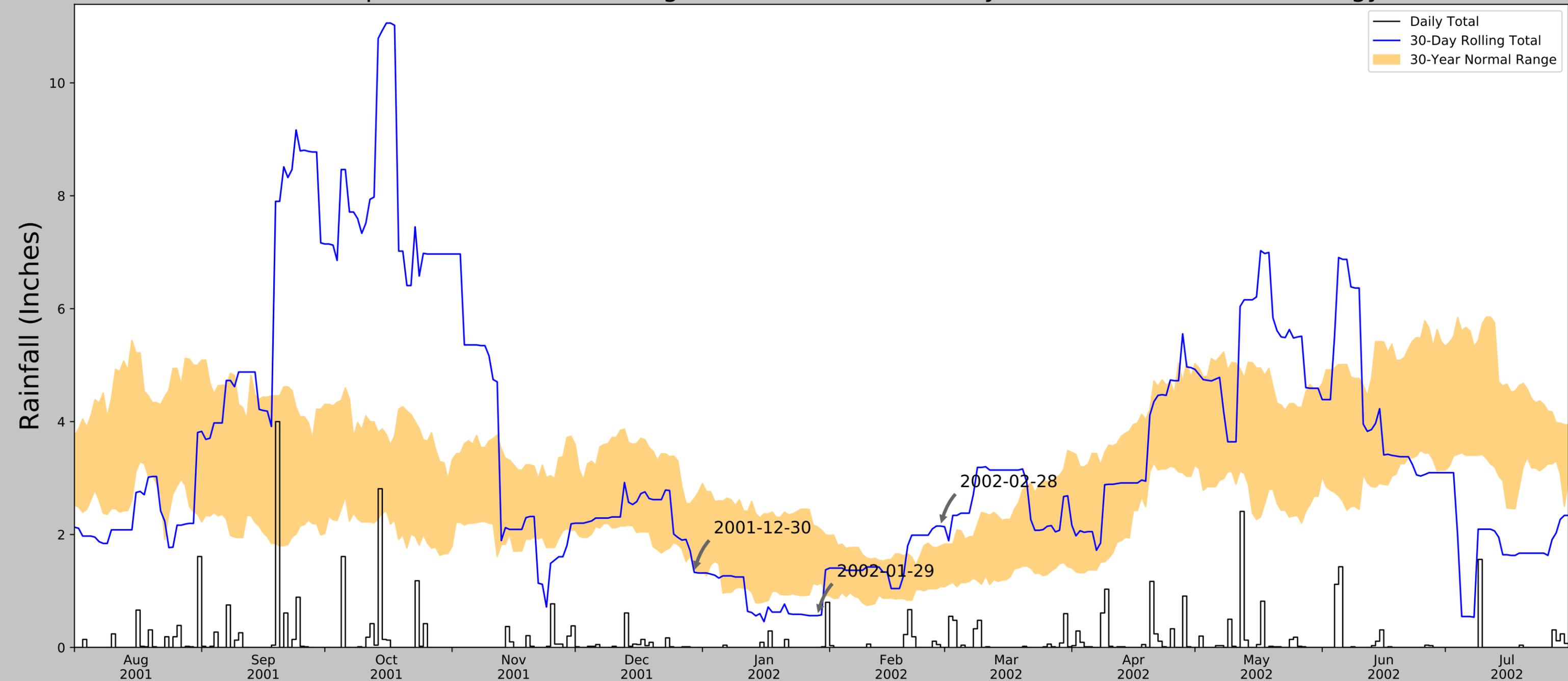


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U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10994	90
CHANNAHON DRESDEN ISL DAM	41.3978, -88.2819	504.921	21.443	144.749	12.753	329	0
DE KALB	41.9342, -88.7756	873.032	24.861	223.362	16.74	30	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	2002-02-28
Elevation (ft)	649.67
Drought Index (PDSI)	Mild wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2002-02-28	1.075197	1.798425	2.149606	Wet	3	3	9
2002-01-29	1.108661	2.138583	0.562992	Dry	1	2	2
2001-12-30	1.373228	2.637795	1.330709	Dry	1	1	1
Result							Normal Conditions - 12



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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10988	90
CHANNAHON DRESDEN ISL DAM	41.3978, -88.2819	504.921	21.443	144.749	12.753	333	0
DE KALB	41.9342, -88.7756	873.032	24.861	223.362	16.74	30	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	2005-04-02
Elevation (ft)	649.67
Drought Index (PDSI)	Mild drought
WebWIMP H ₂ O Balance	Wet Season

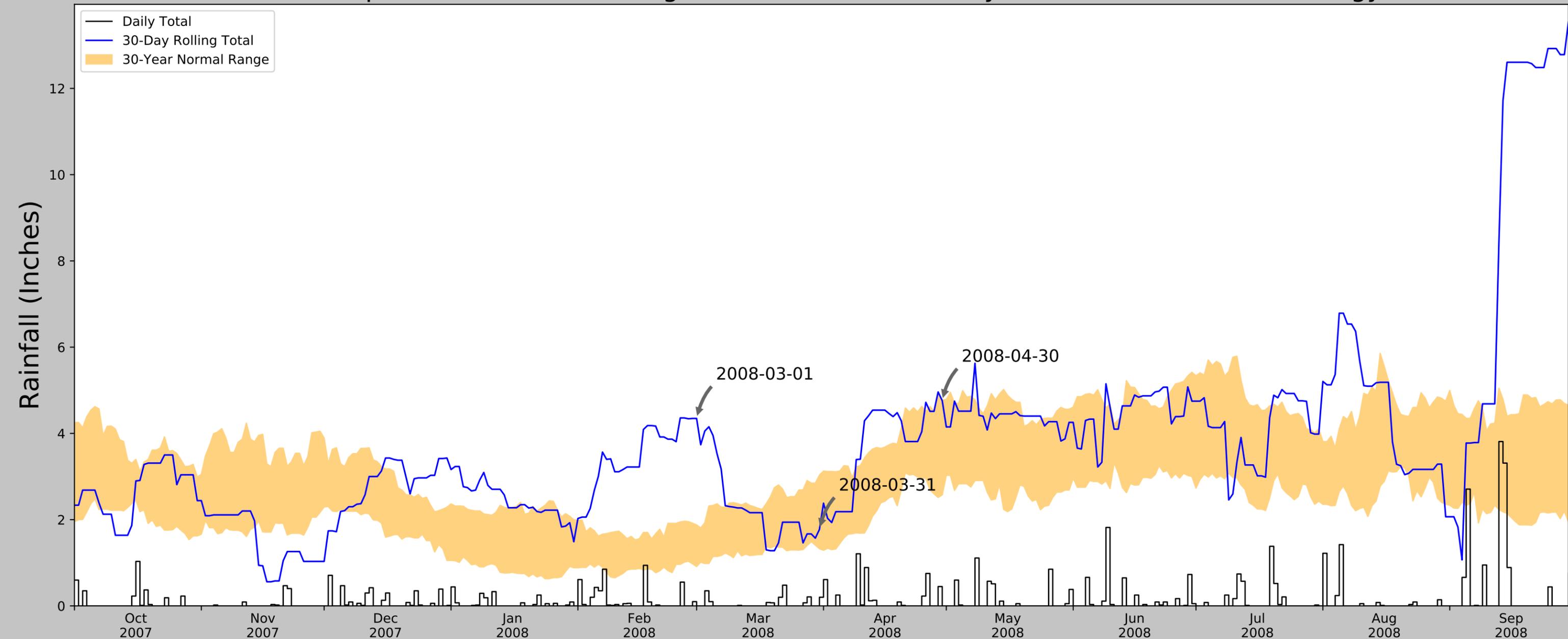
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2005-04-02	1.337402	2.884646	1.586614	Normal	2	3	6
2005-03-03	1.124803	2.316536	2.818898	Wet	3	2	6
2005-02-01	0.884252	1.982677	3.511811	Wet	3	1	3
Result							Wetter than Normal - 15

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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10984	90
CHANNAHON DRESDEN ISL DAM	41.3978, -88.2819	504.921	21.443	144.749	12.753	334	0
DE KALB	41.9342, -88.7756	873.032	24.861	223.362	16.74	30	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Normal - 13

Coordinates	41.690233, -88.420767
Observation Date	2008-04-30
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

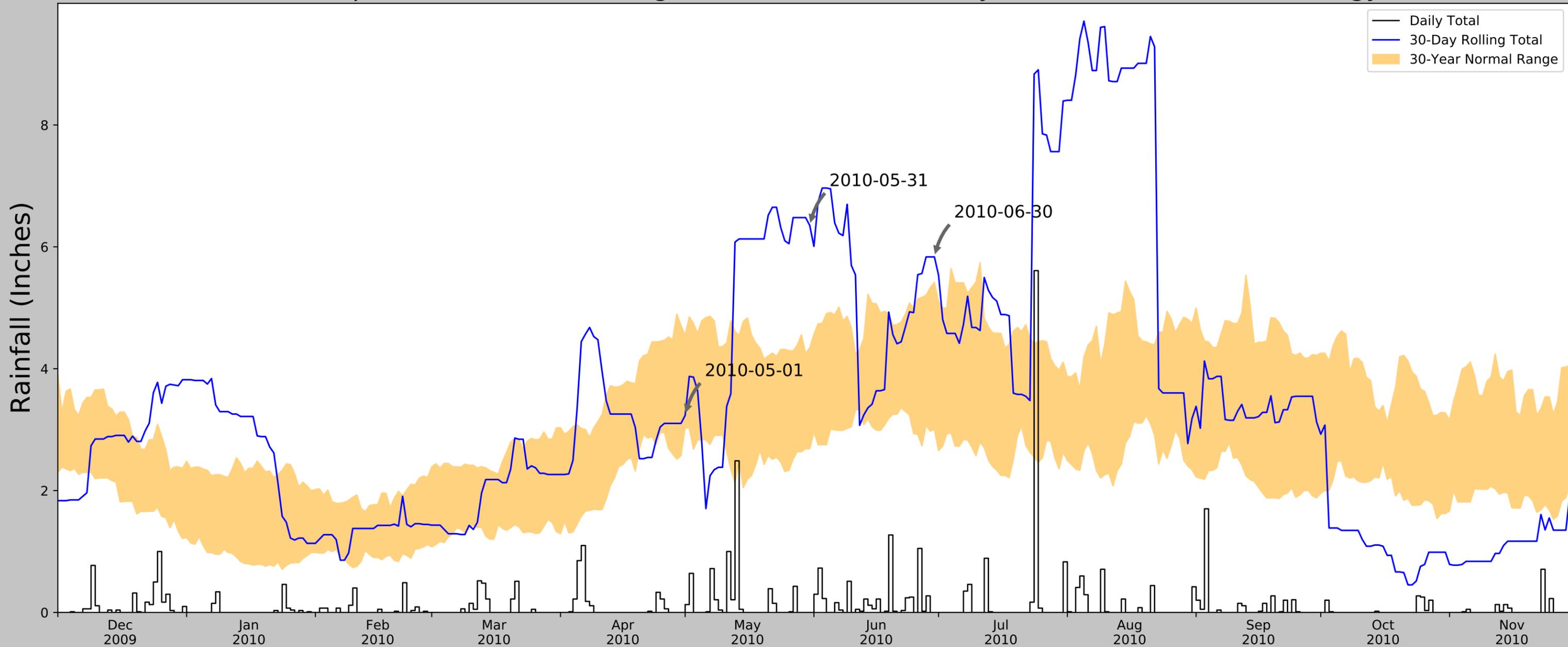
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2008-04-30	2.573228	4.769291	4.759843	Normal	2	3	6
2008-03-31	1.325984	3.031496	1.771654	Normal	2	2	4
2008-03-01	0.91378	1.87974	1.246457	Wet	2	1	2

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	195	79
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	0	9
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	9	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	10	2
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	13	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10684	0
CHANNALON PRESIDENTIAL DAM	41.2878, -88.2818	584.821	21.442	144.748	12.752	288	0

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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Wetter than Normal - 17

Coordinates	41.690233, -88.420767
Observation Date	2010-06-30
Elevation (ft)	649.67
Drought Index (PDSI)	Severe wetness
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2010-06-30	3.002756	5.417323	5.834646	Wet	3	3	9
2010-05-31	2.685433	4.343307	6.350394	Wet	3	2	6
2010-05-01	2.027052	4.540212	2.222284	Normal	2	1	2

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	49	67
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	181	0
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	138	23
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	9954	0
CHANNATION PRESIDENTIAL DAM	41.2070, -88.2010	504.021	21.442	144.740	12.752	200	0

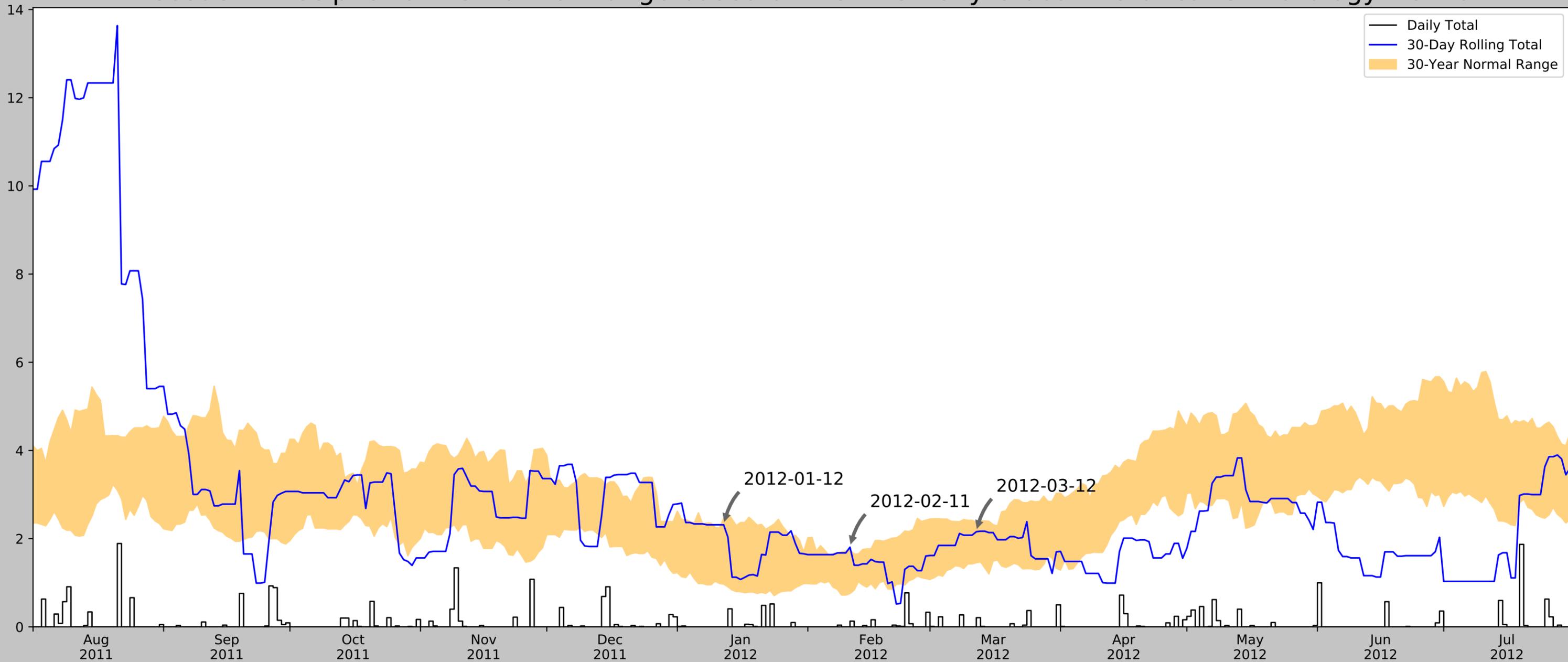


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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Rainfall (Inches)



Normal - 14

Coordinates	41.690233, -88.420767
Observation Date	2012-03-12
Elevation (ft)	649.67
Drought Index (PDSI)	Incipient drought
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2012-03-12	1.454331	2.370866	2.15748	Normal	2	3	6

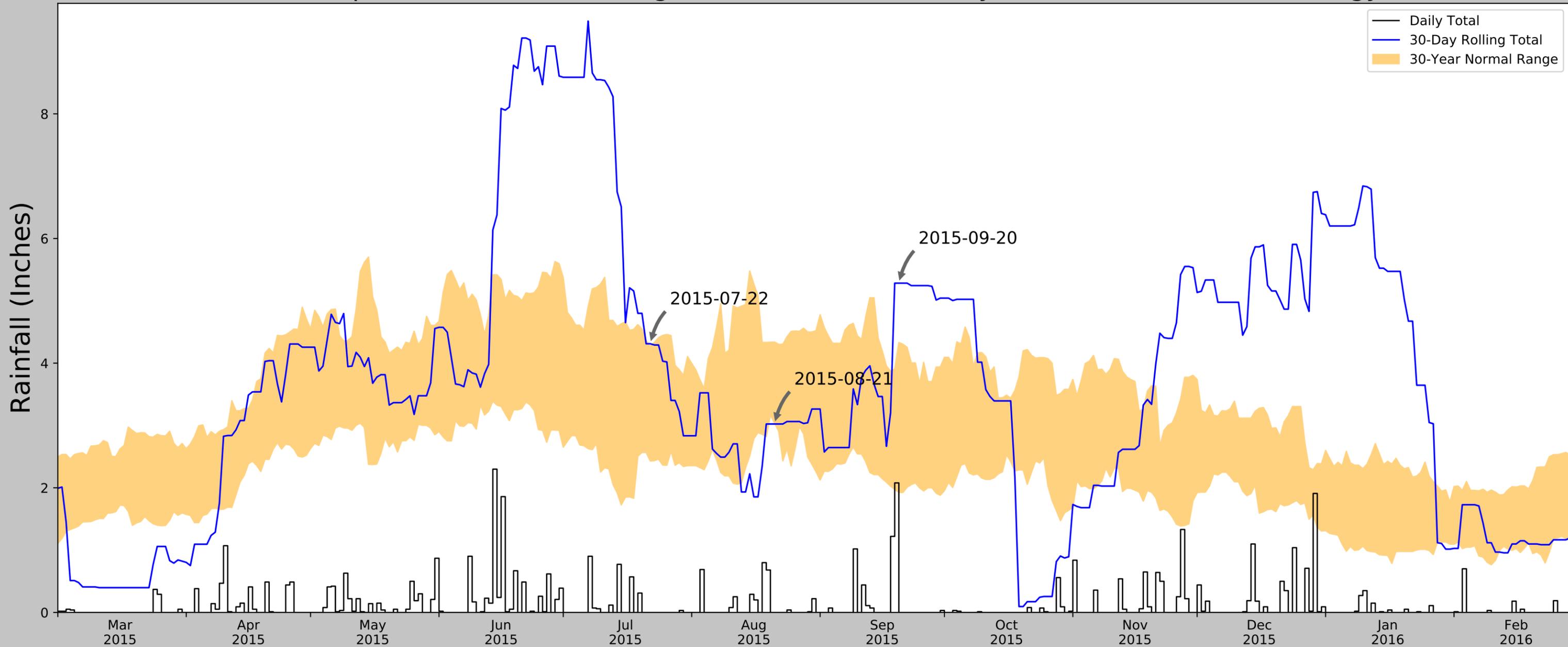
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	11
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	181	0
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	219	79
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	1	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	2	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 WNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Normal - 14

Coordinates	41.690233, -88.420767
Observation Date	2015-09-20
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2015-09-20	1.925591	4.330709	5.283465	Wet	3	3	9

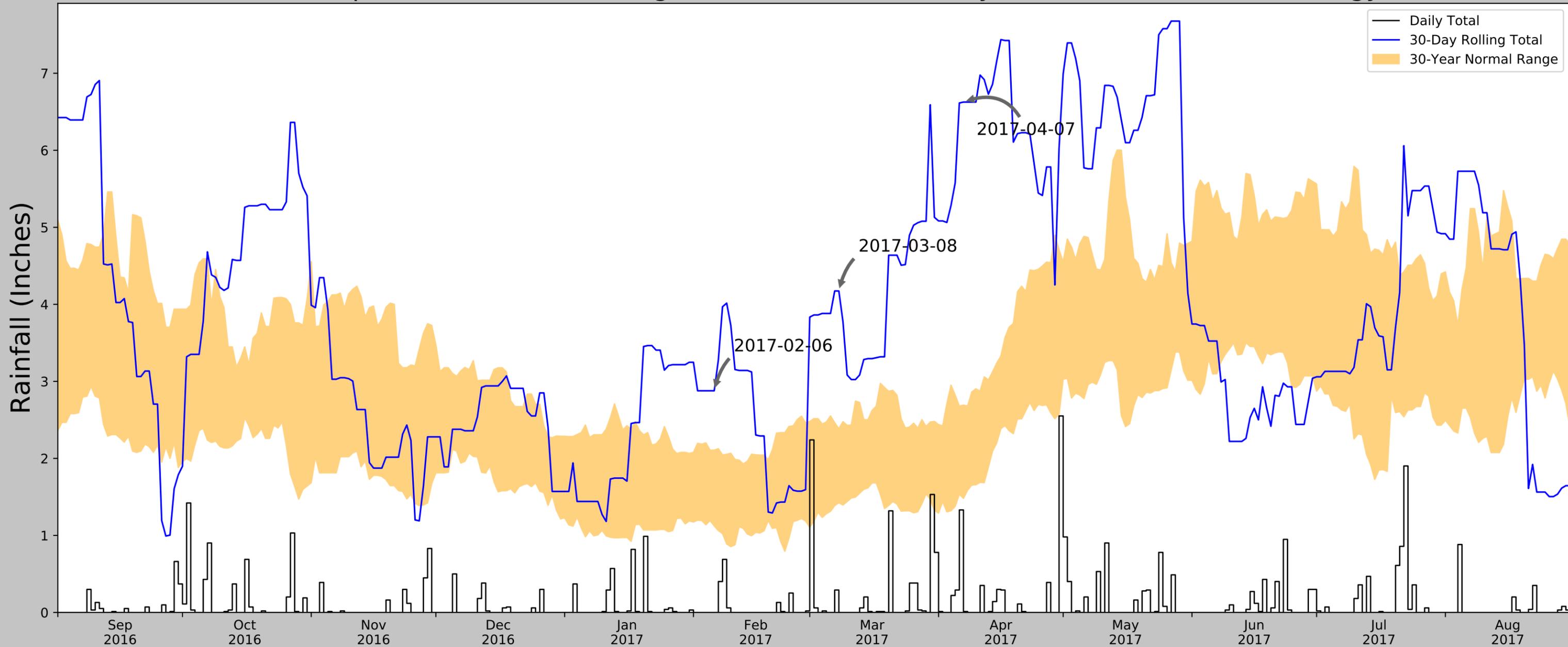
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	788	54
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	622	36
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	10	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Wetter than Normal - 18

Coordinates	41.690233, -88.420767
Observation Date	2017-04-07
Elevation (ft)	649.67
Drought Index (PDSI)	Severe wetness
WebWIMP H ₂ O Balance	Wet Season

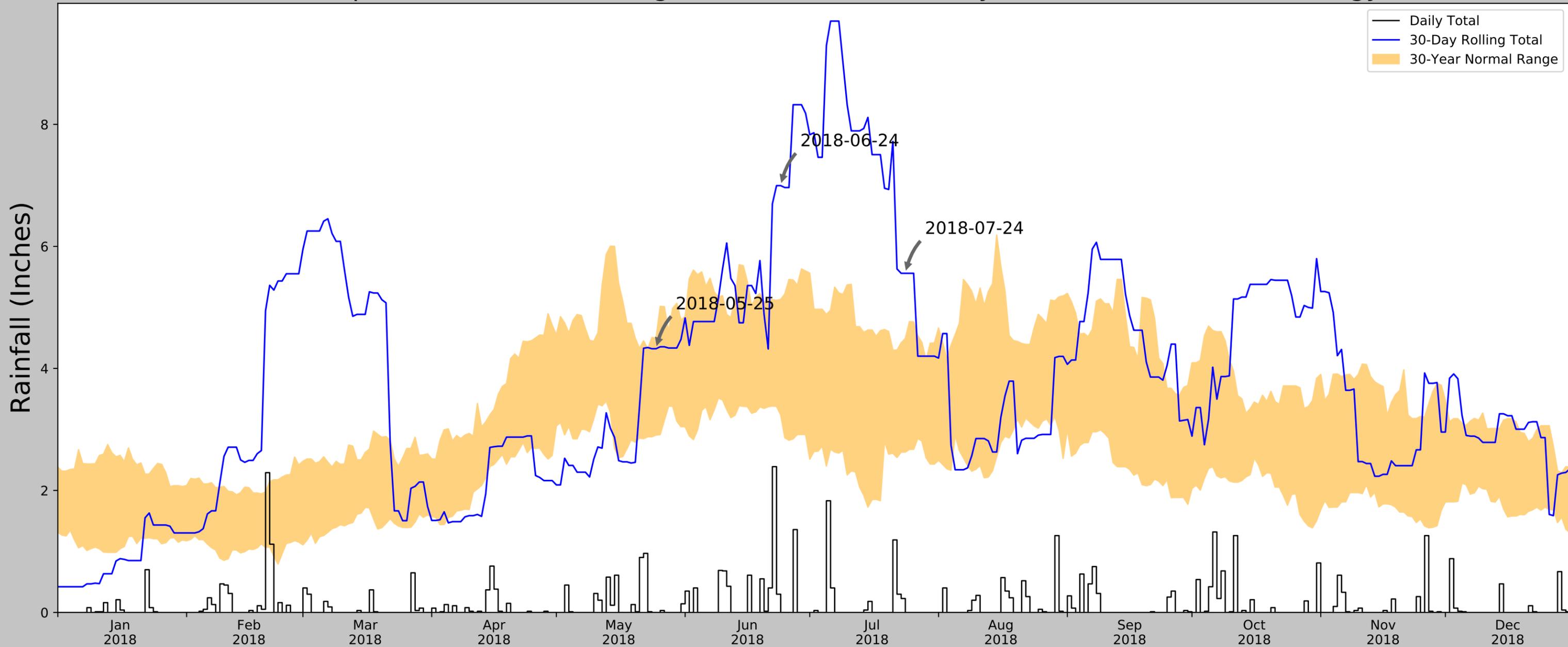
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2017-04-07	1.481496	2.691732	6.625984	Wet	3	3	9

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	1229	77
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	911	13
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	11	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0

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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Wetter than Normal - 17

Coordinates	41.690233, -88.420767
Observation Date	2018-07-24
Elevation (ft)	649.67
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2018-07-24	2.62874	4.491339	5.559055	Wet	3	3	9

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	1536	80
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	969	10
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	11	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Rainfall (Inches)



Normal - 14

Coordinates	41.690233, -88.420767
Observation Date	2019-10-08
Elevation (ft)	649.67
Drought Index (PDSI)	Extreme wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2019-10-08	2.104724	4.443307	9.551181	Wet	3	3	9

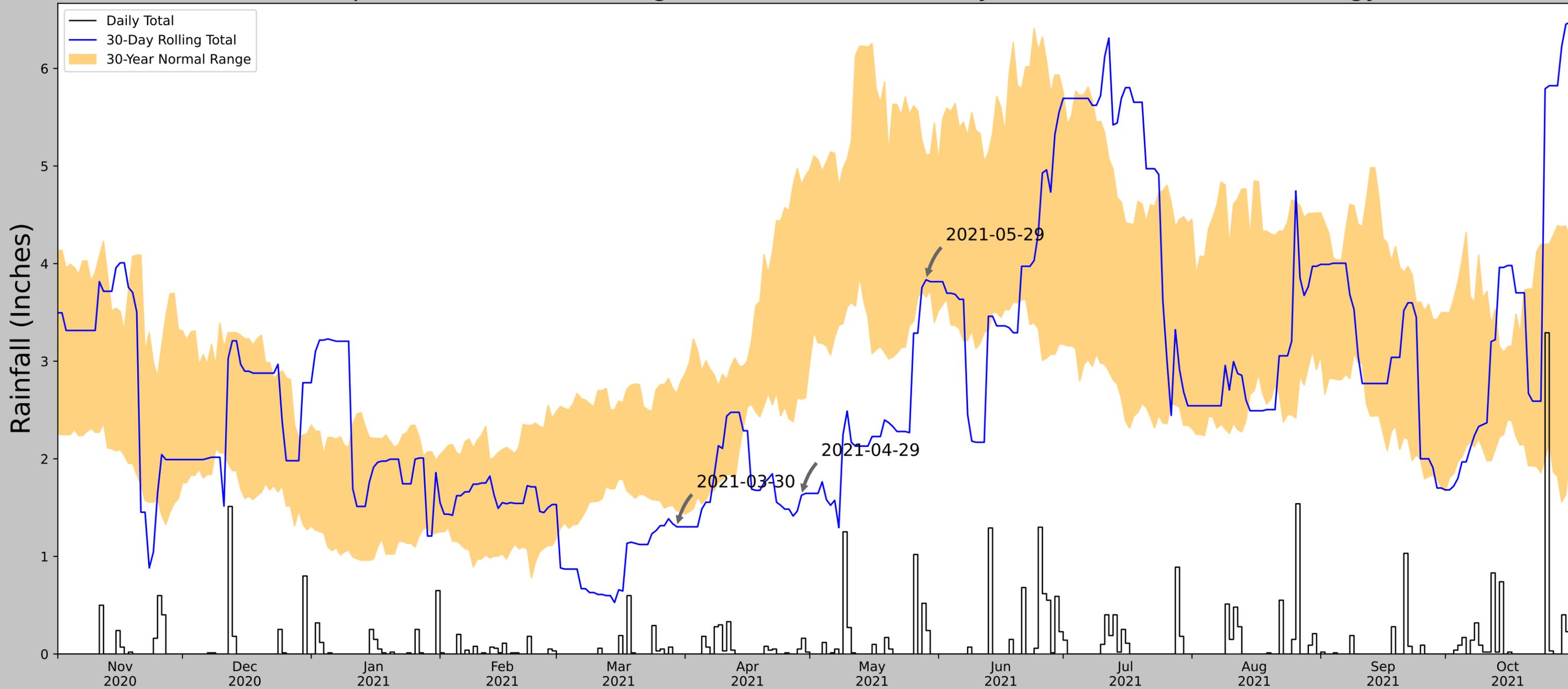
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	84	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	157.417	16.548	136	0
HOFFMAN ESTATES 2.1 SE	42.0455, -88.1072	824.147	29.374	174.477	18.343	116	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	28.897	52.43	14.519	2255	90
STREAMWOOD 1.1 SW	42.01, -88.19	813.976	25.084	164.306	15.409	579	0
ELK GROVE VILLAGE 2.2 WSW	41.9953, -88.0527	728.018	28.341	78.348	14.974	980	0
STREAMWOOD 0.2 SW	42.0188, -88.1755	807.087	25.975	157.417	15.778	2	0
COUNTRYSIDE 0.8 ENE	41.7823, -87.8622	652.887	29.493	3.217	13.367	11	0
DE KALB 0.8 SSW	41.9206, -88.7584	895.997	23.574	246.327	16.415	32	0
DE KALB 3.2 NNW	41.9441, -88.8108	892.06	26.665	242.39	18.463	1	0
EARLVILLE 4.8 NNE	41.6538, -88.8929	729.003	24.497	79.333	12.967	1	0
GLENDALE HEIGHTS 0.7 NNE	41.9296, -88.0751	780.84	24.299	131.17	14.122	1	0
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
CARBON HILL 3.1 N	41.3414, -88.2981	524.934	24.924	124.736	14.325	68	0
NEW LENOX 2.9 ENE	41.5303, -87.9296	694.882	27.675	45.212	13.705	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0



Figure and tables made by the
Antecedent Precipitation Tool
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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.690233, -88.420767
Observation Date	2021-05-29
Elevation (ft)	649.019
Drought Index (PDSI)	Moderate drought
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-05-29	3.655118	5.113386	3.834646	Normal	2	3	6
2021-04-29	2.611417	4.808662	1.625984	Dry	1	2	2
2021-03-30	1.465354	2.670473	1.30315	Dry	1	1	1
Result							Drier than Normal - 9

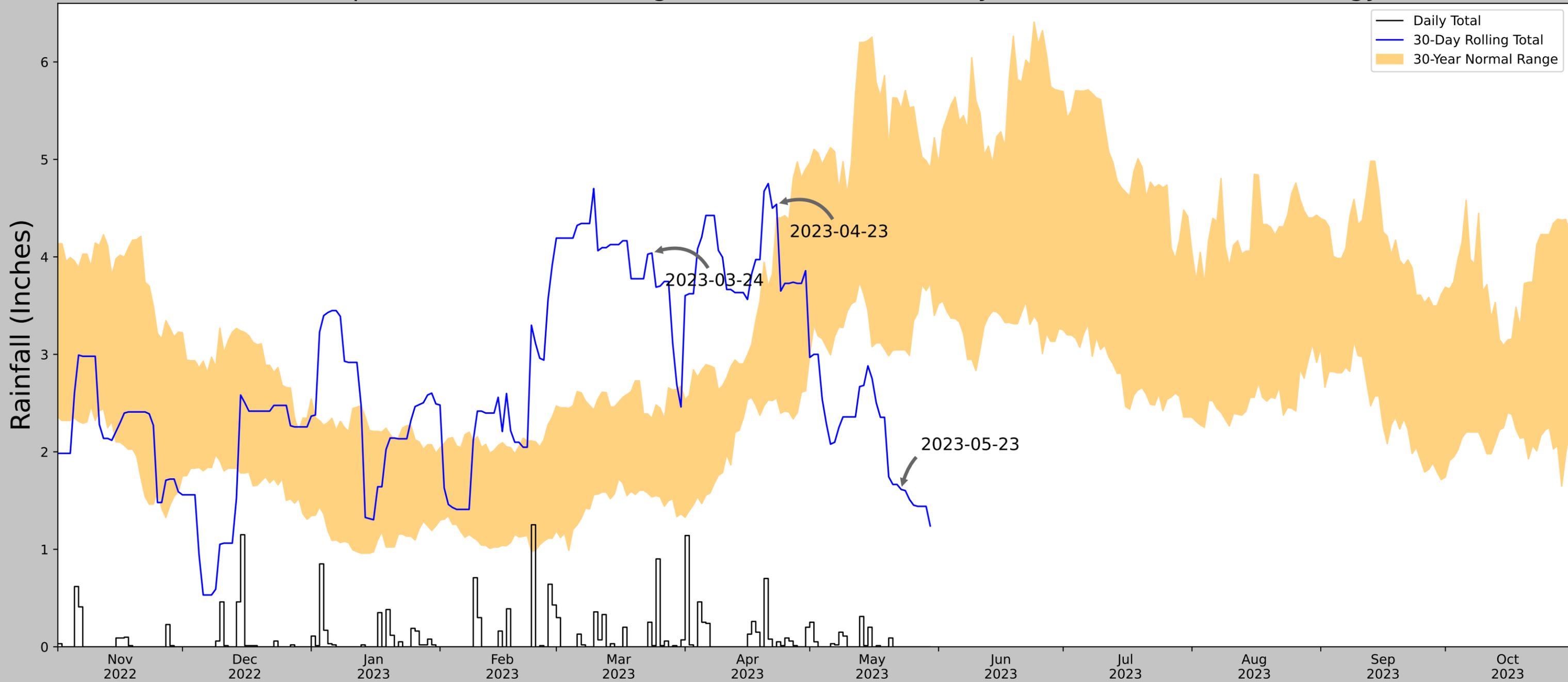


Figure and tables made by the
Antecedent Precipitation Tool
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.474	11.086	3.907	11263	90
AURORA 3.4 W	41.7723, -88.3577	689.961	2.559	29.856	1.228	6	0
NORTH AURORA 1.5 NE	41.8163, -88.3068	719.16	2.49	59.055	1.268	2	0
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	77	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.689983, -88.421668
Observation Date	2023-05-23
Elevation (ft)	643.656
Drought Index (PDSI)	Incipient wetness (2023-04)
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-05-23	3.045669	5.516536	1.614173	Dry	1	3	3
2023-04-23	2.553543	4.400394	4.53937	Wet	3	2	6
2023-03-24	1.537008	2.342913	4.03937	Wet	3	1	3
Result							Normal Conditions - 12



Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	8.519	16.449	3.974	11289	88
AURORA 3.2 WNW	41.7798, -88.3527	702.1	2.242	41.995	1.103	0	2
AURORA 2.8 WSW	41.7588, -88.3461	687.008	2.413	26.903	1.151	4	0
AURORA 3.4 W	41.7723, -88.3577	689.961	2.559	29.856	1.228	6	0
NORTH AURORA 1.5 NE	41.8163, -88.3068	719.16	2.49	59.055	1.268	2	0
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	47	0

Appendix D: Field Data Sheets

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site KE105 Solar City/County: Bristol Township/Kendall Co Sampling Date: 05/23/2023
 Applicant/Owner: Turning Point Energy State: IL Sampling Point: SP-1
 Investigator(s): SM, JT Section, Township, Range: SEC 23, TWP 25N, R6E
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 41.68897929 Long: -88.42304233 Datum: WGS 1984
 Soil Map Unit Name Peotone Silt Clay loam, 0-2% Slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
 According to the USACE Antecedent precipitation tool, 90-day rolling precipitation levels before the site visit had normal precipitation conditions. Sample point is located in a PEMA/Type 1/ Seasonally Flooded Basin in an agricultural field. Clear topography lines were present with a change in dominance of Cyperus and Scripus.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet	
1	_____	_____	_____	_____		Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>3</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>66.67%</u> (A/B)
2	_____	_____	_____	_____		
3	_____	_____	_____	_____		
4	_____	_____	_____	_____		
5	_____	_____	_____	_____		
		<u>0</u>	= Total Cover		Prevalence Index Worksheet	
Sapling/Shrub stratum	(Plot size: <u>15'</u>)					Total % Cover of:
1	_____	_____	_____	_____		OBL species <u>5</u> x 1 = <u>5</u>
2	_____	_____	_____	_____		FACW species <u>5</u> x 2 = <u>10</u>
3	_____	_____	_____	_____		FAC species <u>0</u> x 3 = <u>0</u>
4	_____	_____	_____	_____	FACU species <u>5</u> x 4 = <u>20</u>	
5	_____	_____	_____	_____	UPL species <u>0</u> x 5 = <u>0</u>	
		<u>0</u>	= Total Cover		Column totals <u>15</u> (A) <u>35</u> (B)	
Herb stratum	(Plot size: <u>5'</u>)				Prevalence Index = B/A = <u>2.33</u>	
1	<u>Scirpus atrovirens</u>	<u>5</u>	<u>Y</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation <input checked="" type="checkbox"/> Dominance test is >50% <input checked="" type="checkbox"/> Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
2	<u>Cyperus esculentus</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>		
3	<u>Zea mays</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>		
4	_____	_____	_____	_____		
5	_____	_____	_____	_____		
6	_____	_____	_____	_____		
7	_____	_____	_____	_____		
8	_____	_____	_____	_____		
9	_____	_____	_____	_____		
10	_____	_____	_____	_____		
		<u>15</u>	= Total Cover			
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>	
1	_____	_____	_____	_____		
2	_____	_____	_____	_____		
		<u>0</u>	= Total Cover			

Remarks: (Include photo numbers here or on a separate sheet)
 Sample area consists of 85% bare ground. Problematic due to hydric soils present and wetland hydrology observed.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-24	10YR 2/1	100					Loam Clay	
24-32	10YR 2/1	50					Sand Clay Loam	Mixed Matrix
	10YR 3/1	50						
32-40	10YR 4/1	98	10YR 4/6	2	C	PL/M	Clay Loam	Calcium Carbonate Nodes

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils:
<input type="checkbox"/> Histisol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)
	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R) <input type="checkbox"/> Dark Surface (S7) (LRR K, L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (explain in remarks)
	*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric soil present? <u>Y</u>
---	--------------------------------------

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface water present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water table present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	Indicators of wetland hydrology present? <u>Y</u>
---	--

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 Delineation was too early in season to determine stress or stunt, however, volunteer Scirpus and Cyperus is outcompeting the Zea.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site KE105 Solar City/County: Bristol Township/Kendall Co Sampling Date: 05/23/2023
 Applicant/Owner: Turning Point Energy State: IL Sampling Point: SP-2
 Investigator(s): SM, JT Section, Township, Range: SEC 23, TWP 25N, R6E
 Landform (hillslope, terrace, etc.): Shoulder Local relief (concave, convex, none): None
 Slope (%): 1 Lat: 41.68925798 Long: -88.42187497 Datum: WGS 1984
 Soil Map Unit Name Dresden Silt Clay Loam, 2-4% Slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
 According to the USACE Antecedent precipitation tool, 90-day rolling precipitation levels before the site visit had normal precipitation conditions. Sample point is located in an agricultural field ~10 foot upslope of SP-1.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				
1	<u>Zea mays</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
2					
3					
4					
5					
6					
7					
8					
9					
10					
		<u>5</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)
 Sample area consists of 95% bare ground. No evidence observed of volunteer vegetation or stunt/stress on Zea.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-10	10YR 2/1	100					Clay Loam	
10-18	10YR 3/3	100					Clay Loam	
18-24	10YR 3/4	90	5YR 3/4	10	C	PL/M	Sand Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators: <input type="checkbox"/> Histisol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	Indicators for Problematic Hydric Soils: <input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R) <input type="checkbox"/> Dark Surface (S7) (LRR K, L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (explain in remarks)
---	--	--

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric soil present? <u> N </u>
---	--

Remarks:

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations: Surface water present? Yes _____ No <u> X </u> Depth (inches): _____ Water table present? Yes _____ No <u> X </u> Depth (inches): _____ Saturation present? Yes _____ No <u> X </u> Depth (inches): _____ (includes capillary fringe)	Indicators of wetland hydrology present? <u> N </u>
--	--

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site KE105 Solar City/County: Bristol Township/Kendall Co Sampling Date: 05/23/2023
 Applicant/Owner: Turning Point Energy State: IL Sampling Point: SP-3
 Investigator(s): SM, JT Section, Township, Range: SEC 23, TWP 25N, R6E
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 41.68958457 Long: -88.42051704 Datum: WGS 1984
 Soil Map Unit Name Thorp Silt Loam, 2-4% Slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)
 According to the USACE Antecedent precipitation tool, 90-day rolling precipitation levels before the site visit had normal precipitation conditions. Sample point is located in an agricultural field.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1	_____	_____	_____	_____	
2	_____	_____	_____	_____	
3	_____	_____	_____	_____	
4	_____	_____	_____	_____	
5	_____	_____	_____	_____	
		<u>0</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>5</u> (A) <u>20</u> (B) Prevalence Index = B/A = <u>4.00</u>
Sapling/Shrub stratum	(Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1	_____	_____	_____	_____	
2	_____	_____	_____	_____	
3	_____	_____	_____	_____	
4	_____	_____	_____	_____	
5	_____	_____	_____	_____	
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* <u>X</u> (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Zea mays</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
2	_____	_____	_____	_____	
3	_____	_____	_____	_____	
4	_____	_____	_____	_____	
5	_____	_____	_____	_____	
6	_____	_____	_____	_____	
7	_____	_____	_____	_____	
8	_____	_____	_____	_____	
9	_____	_____	_____	_____	
10	_____	_____	_____	_____	
		<u>5</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic vegetation present? <u>Y</u>
1	_____	_____	_____	_____	
2	_____	_____	_____	_____	
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)
 Sample area consists of 95% bare ground. No evidence observed of volunteer vegetation or stunt/stress on Zea. Problematic vegetation observed due to presence of hydric soils and assumed presence of hydrology.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 2/1	100					Clay Loam	
12-24	10YR 2/1	90	7.5 YR 5/8	10	C	M	Clay Loam	
24-30	10YR 3/1	93	7.5YR 5/8	7	C	M	Clay Loam	
30-38	10YR 3/1	70	7.5YR 5/8	30	C	M	Clay Loam	
38-44	10YR 5/1	70	7.5 YR 5/8	30	C	M	Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils:
<input type="checkbox"/> Histisol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (explain in remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric soil present? <u>Y</u>
---	--------------------------------------

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Gauge or Well Data (D9)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	
<input type="checkbox"/> Water-Stained Leaves (B9)	
	<input type="checkbox"/> Surface Soil Cracks (B6)
	<input type="checkbox"/> Drainage Patterns (B10)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input checked="" type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface water present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water table present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Indicators of wetland hydrology present? <u>Y</u>
--	--

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix E: Photos



Photo 1: SP-2 overview facing east.



Photo 3: SP-1 overview facing northwest.



Photo 5: Wetland 2 overview facing south.



Photo 2: Wetland 1 overview facing northwest.



Photo 4: Wetland 1 overview facing west.



Photo 6: SP-3 overview facing south.



Photo 7: SP-3 facing north.

EXHIBIT D



Solar Glare and Glint Analysis Report

for

KE106 Solar
Bristol, IL

June 2023



Date of Expiration: 11-30-23

KHA Project # 268173009
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Kimley»»Horn

Introduction

KE106 Solar is a proposed solar array located in Bristol, Illinois between the cities of Bristol and Blackberry Knolls. On behalf of KE106 Solar, Kimley-Horn performed a Glint and Glare Analysis to identify any potential impacts on three nearby roadways and 24 residences surrounding the site. Specifically, this analysis considered impact on motorists and residences along Galena Rd, Cannonball Trail, and Kennedy Rd. Since no airports were within a five-mile radius of the site, no airport operations were considered.

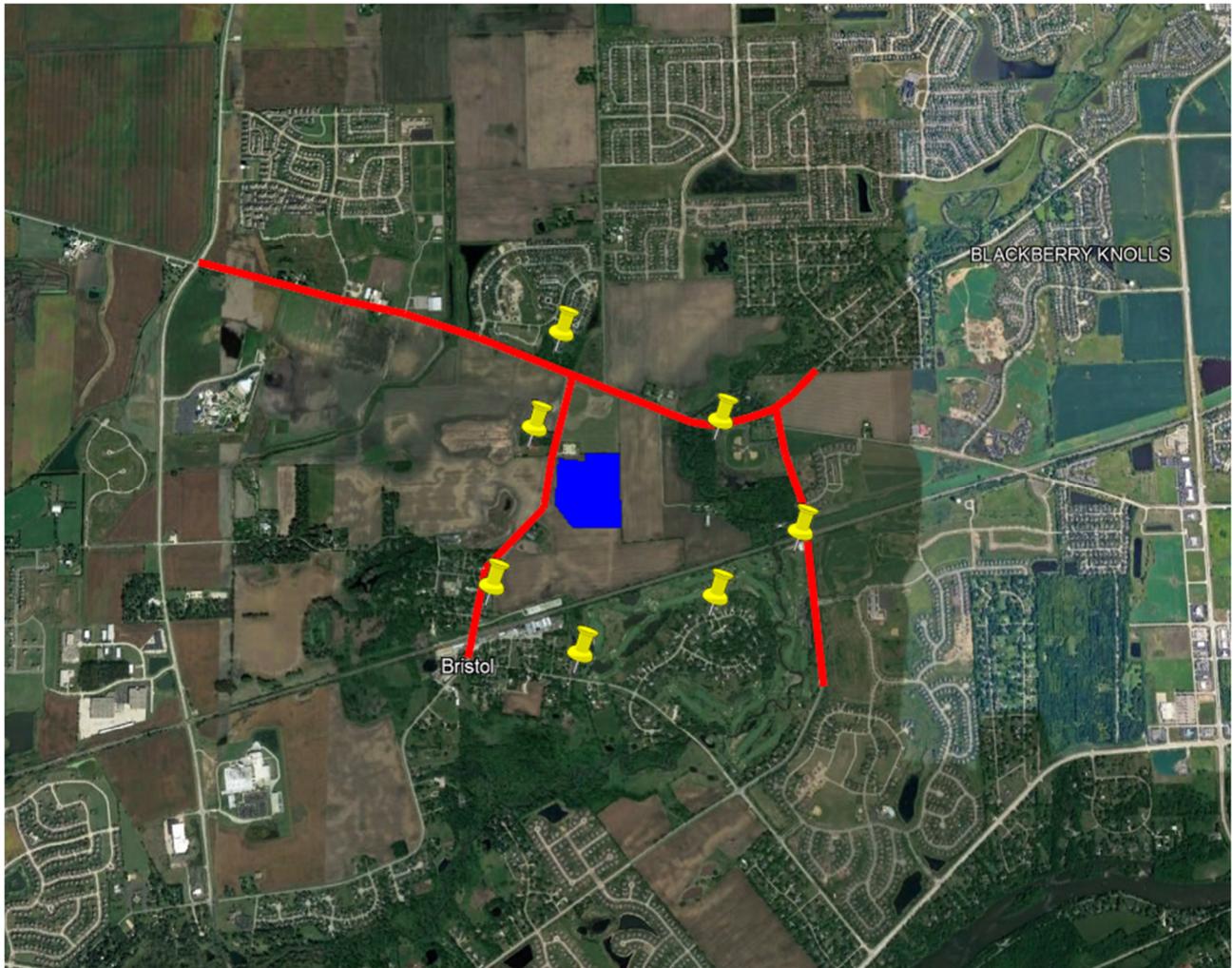


Figure 1: Overall Site Plan and Receptors

Receptors & Methodology

The analysis is based on the current site configuration as of June 2023. All PV arrays were modeled at their respective elevations on each structure to identify all possible glare for single axis tracking with backtracking. All PV arrays were modeled using assumed finish grade slopes below ten percent in any direction which must be specified when modeling the backtracking method. Three route receptors were modeled to see if portions of the existing roadway network could have potential

glare. See Appendix A for detailed parameters. All receptors analyzed are listed below including route receptors and residences.

Receptors	Location	Description
Galena Rd	Rural Road North of Project	Analyzed in the area shown in red in Figure 1.
Cannonball Trail	Rural Road West of Project	Analyzed in the area shown in red in Figure 1.
Kennedy Rd	Rural Road East of Project	Analyzed in the area shown in red in Figure 1.
24 Observation Points	Located around the site	Simulated homes on all sides of the site at a height of 15'

Table 1: Receptor Descriptions

Kimley Horn performed the glare analysis using the ForgeSolar Glare Gauge software tool. If glare is found for any receptor, the retinal irradiance (brightness) and subtended angle (size divided by distance) of the glare source are calculated through this tool. If glare is found for any of the receptors, the annual predicted glare occurrence and the daily duration of the glare are calculated. Using retinal irradiance and subtended angle, ocular hazards ranging from temporary after-image to retinal burn can be predicted. “green” grade glare indicates a low potential for after-image, “yellow” grade glare indicates the potential for after-image exists, and “red” grade glare indicates the potential for retinal damage. Glare that is beyond 50 degrees left or right from a driver’s line-of-sight is not considered a safety hazard.

The amount of light reflected by a surface, increase as the sunlight’s angle of incidence at the surface increases as illustrated in Figure 2. The red angle of incidence yields 50% light reflected while the blue angle of incidence yields only 2% of light reflected. Both scenarios were observed in the analysis, leading to mitigation measures implemented to eliminate the glare. Also, the facility’s panels will incorporate and utilize anti-glare technology and anti-reflective coatings, reduce glint, and glare to levels that meet or exceed industry standards.

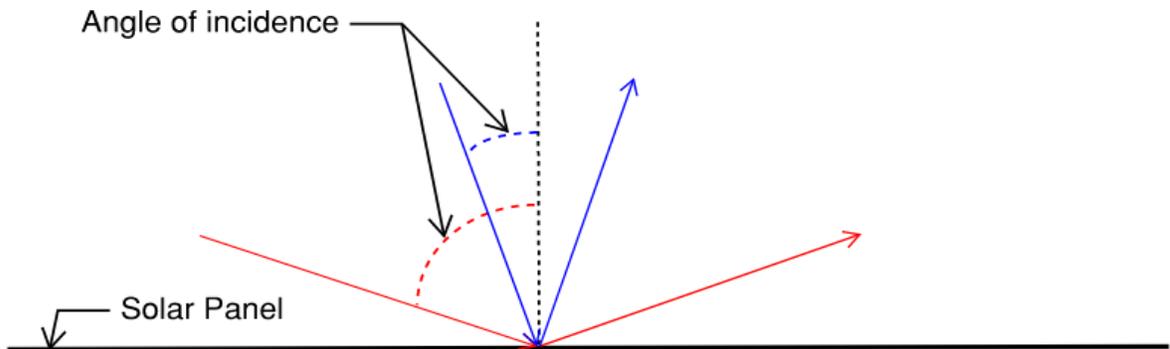


Figure 2: Reflected Light and Angle of Incidence (illustration only) on a panel

Analysis Results

The project was analyzed with the following panel specifications, single-axis rotation, backtracking, 180 degrees tracking orientation, 0-degree panel tilt overnight, and smooth glass with anti-reflective coating. The specifics listed above are common for single-axis tracking panel systems located in the northern hemisphere. **Analysis One** had panels lying flat (0 degrees) overnight resulted in up to an hour of glare per day throughout the site to most of the receptors which could be dangerous to nearby motorists and a nuisance to nearby residences. Further iterations were ran adjusting the resting angle of the panels until the final scenario was determined. The final model scenario, **Analysis Two**, resulted in no glare for all receptors found in **Appendix A**.

Receptor	Hazard Level	Minutes (per year)
All Receptors	Green	0
	Yellow	0
	Red	0

Table 2: Total Yearly Glare Hazard for Route Receptors

Conclusion

In Summary, there was no glare identified throughout the entire Project site after mitigating using panel specifications. It is recommended that the panels be installed using the same specifications noted in this analysis to minimize the likelihood for future mitigation requirements. If glare is identified due to the proposed site, additional glare analyses should be performed to determine mitigation options.

APPENDIX A

ForgeSolar Glare Analysis Report

FORGESOLAR GLARE ANALYSIS

Project: **KE106**

Proposed ground mounted solar site located in Bristol, Illinois

Site configuration: **KE106**

Site description: Proposed Solar Panel site located in Bristol, Illinois

Created 30 May, 2023

Updated 30 May, 2023

Time-step 1 minute

Timezone offset UTC-6

Minimum sun altitude 0.0 deg

DNI peaks at 1,000.0 W/m²

Category 1 MW to 5 MW

Site ID 91818.16154

Ocular transmission coefficient 0.5

Pupil diameter 0.002 m

Eye focal length 0.017 m

Sun subtended angle 9.3 mrad

PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	19,340.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.

Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.

Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.

The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.

The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.

The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0

Component Data

PV Arrays

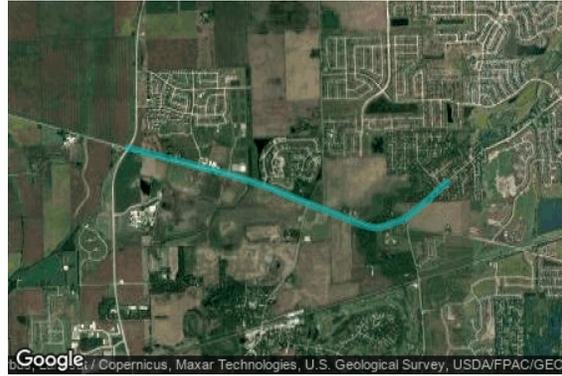
Name: PV array 1
Axis tracking: Single-axis rotation
Backtracking: Shade
Tracking axis orientation: 180.0°
Max tracking angle: 60.0°
Resting angle: 5.0°
Ground Coverage Ratio: 0.5
Rated power: 7.5 kW
Panel material: Smooth glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.695759	-88.418534	650.31	5.00	655.31
2	41.692426	-88.418470	652.53	5.00	657.53
3	41.692378	-88.421989	652.30	5.00	657.30
4	41.695318	-88.422021	651.66	5.00	656.66
5	41.695366	-88.420401	653.31	5.00	658.31
6	41.695691	-88.420423	653.78	5.00	658.78

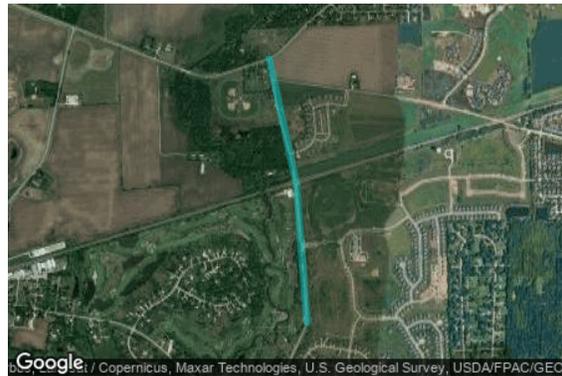
Route Receptors

Name: Route 1
Path type: Two-way
Observer view angle: 50.0°



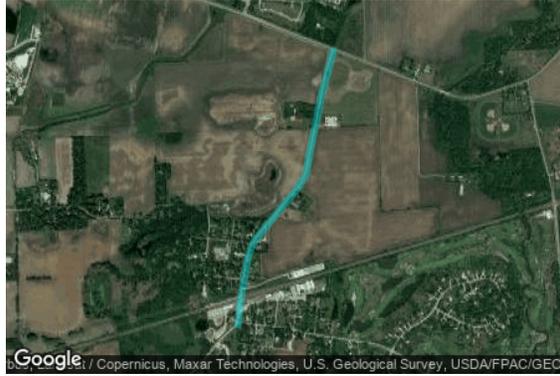
Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.705479	-88.446370	648.59	5.00	653.59
2	41.702787	-88.432552	656.03	5.00	661.03
3	41.701698	-88.428003	653.42	5.00	658.42
4	41.697597	-88.414098	648.55	5.00	653.55
5	41.697340	-88.412811	650.34	5.00	655.34
6	41.697276	-88.411781	650.63	5.00	655.63
7	41.698173	-88.408262	649.98	5.00	654.98
8	41.699135	-88.406631	651.10	5.00	656.10
9	41.700224	-88.404914	653.63	5.00	658.63
10	41.701954	-88.402425	654.89	5.00	659.89

Name: Route 2
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.698228	-88.408028	650.75	5.00	655.75
2	41.691829	-88.406147	654.40	5.00	659.40
3	41.684691	-88.405407	651.57	5.00	656.57

Name: Route 3
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.699726	-88.421491	654.79	5.00	659.79
2	41.697515	-88.422285	649.72	5.00	654.72
3	41.694295	-88.423165	653.41	5.00	658.41
4	41.693445	-88.423337	653.42	5.00	658.42
5	41.692708	-88.423916	651.65	5.00	656.65
6	41.690524	-88.426336	652.46	5.00	657.46
7	41.690091	-88.426830	651.60	5.00	656.60
8	41.689578	-88.427173	651.29	5.00	656.29
9	41.689154	-88.427377	651.21	5.00	656.21
10	41.686833	-88.427901	645.44	5.00	650.44
11	41.685672	-88.428073	641.45	5.00	646.45

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	41.700932	-88.422182	657.54	15.00
OP 2	2	41.698812	-88.416327	655.69	15.00
OP 3	3	41.698632	-88.414943	651.78	15.00
OP 4	4	41.696138	-88.410528	649.33	15.00
OP 5	5	41.693097	-88.413342	651.67	15.00
OP 6	6	41.692597	-88.412597	648.92	15.00
OP 7	7	41.691270	-88.406592	649.49	15.00
OP 8	8	41.687777	-88.413809	646.95	15.00
OP 9	9	41.687521	-88.414061	647.82	15.00
OP 10	10	41.686972	-88.414684	647.48	15.00
OP 11	11	41.688301	-88.411563	649.67	15.00
OP 12	12	41.688186	-88.412033	649.15	15.00
OP 13	13	41.688413	-88.411102	649.87	15.00
OP 14	14	41.684823	-88.417582	648.05	15.00
OP 15	15	41.685304	-88.421173	641.73	15.00
OP 16	16	41.688254	-88.423818	645.41	15.00
OP 17	17	41.687777	-88.422986	648.41	15.00
OP 18	18	41.687762	-88.427398	648.13	15.00
OP 19	19	41.688136	-88.427299	650.38	15.00
OP 20	20	41.688336	-88.427280	650.50	15.00
OP 21	21	41.688497	-88.427251	650.93	15.00
OP 22	22	41.696180	-88.423846	653.29	15.00
OP 23	23	41.696036	-88.421094	651.27	15.00
OP 24	24	41.692207	-88.423862	654.74	15.00

Obstruction Components

Name: Obstruction 1
Top height: 6.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.692377	-88.422086	652.13
2	41.693631	-88.422407	651.17
3	41.693611	-88.422525	650.84
4	41.692353	-88.422190	652.04
5	41.692377	-88.422086	652.13

Name: Obstruction 2
Top height: 6.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.695701	-88.420503	653.59
2	41.695448	-88.420493	653.39
3	41.695392	-88.422139	651.70
4	41.695464	-88.422145	651.67
5	41.695512	-88.420589	653.32
6	41.695697	-88.420605	653.28
7	41.695701	-88.420503	653.59

Name: Obstruction 3
Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.692153	-88.418283	653.02
2	41.691636	-88.418262	652.52
3	41.691640	-88.418106	653.42
4	41.692173	-88.418128	652.93
5	41.692153	-88.418283	653.02

Name: Obstruction 4

Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.692774	-88.418267	650.38
2	41.692782	-88.418139	649.62
3	41.692665	-88.418128	650.27
4	41.692661	-88.418273	650.94
5	41.692774	-88.418267	650.38

Name: Obstruction 5

Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.693043	-88.413651	651.29
2	41.693041	-88.413464	651.53
3	41.693010	-88.413350	651.73
4	41.692965	-88.413302	651.43
5	41.692906	-88.413446	651.12
6	41.692911	-88.413668	651.33
7	41.693043	-88.413651	651.29

Name: Obstruction 6

Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.693260	-88.413654	651.19
2	41.693123	-88.413652	651.11
3	41.693071	-88.413619	651.26
4	41.693081	-88.413518	651.43
5	41.693157	-88.413519	651.04
6	41.693161	-88.413427	651.39
7	41.693274	-88.413436	651.23
8	41.693260	-88.413654	651.19

Name: Obstruction 7

Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.692769	-88.412807	649.27
2	41.692763	-88.412673	649.52
3	41.692671	-88.412676	649.03
4	41.692675	-88.412798	649.09
5	41.692769	-88.412807	649.27

Name: Obstruction 8

Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.692637	-88.412797	649.02
2	41.692635	-88.412696	649.02
3	41.692563	-88.412699	648.84
4	41.692566	-88.412798	648.87
5	41.692637	-88.412797	649.02

Name: Obstruction 9

Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.688540	-88.420685	646.77
2	41.688403	-88.420631	645.70
3	41.689757	-88.414822	646.49
4	41.689835	-88.414830	648.47
5	41.688515	-88.420664	646.03

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	19,340.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0

PV array 1 and Route: Route 1

No glare found

PV array 1 and Route: Route 2

No glare found

PV array 1 and Route: Route 3

No glare found

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

PV array 1 and OP 12

No glare found

PV array 1 and OP 13

No glare found

PV array 1 and OP 14

No glare found

PV array 1 and OP 15

No glare found

PV array 1 and OP 16

No glare found

PV array 1 and OP 17

No glare found

PV array 1 and OP 18

No glare found

PV array 1 and OP 19

No glare found

PV array 1 and OP 20

No glare found

PV array 1 and OP 21

No glare found

PV array 1 and OP 22

No glare found

PV array 1 and OP 23

No glare found

PV array 1 and OP 24

No glare found

EXHIBIT E



STORMWATER POLLUTION PREVENTION PLAN

TPE, IL KE 106, LLC

1700 Cannonball Trail

Yorkville (Kendall County), IL 60506

Prepared by:

Kimley-Horn and Associates, Inc.

570 Lake Cook Road, Suite 200

Deerfield, IL 60015

Contact: Jason Cooper

Prepared on: June 6, 2023

Kimley»»Horn

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ATTACHMENTS

- Attachment 1 – SWPPP Preparation Certification Form*
- Attachment 2 – Owner’s Certification Form*
- Attachment 3 – Contractor’s Certification Form*
- Attachment 4 – Aerial Map*
- Attachment 5 – Location Map*
- Attachment 6 – USGS Map*
- Attachment 7 – NRCS Soil Report*
- Attachment 8 – BMP Installation Log*
- Attachment 9 – Amendment Log*

1. STORMWATER POLLUTION PREVENTION PLAN

The responsible party for the implementation, maintenance and inspection of all measures described in this Storm Water Pollution Prevention Plan is:

(Contractor Operator and/or Responsible Authority)

(Date)

(Contractor Company Name)

(Contractors Address)

(Telephone)

Project Name and location information:	TPE IL KE 106 Solar 1700 Cannonball Trail Yorkville (Kendall County), IL 60506
---	--

2. SITE DESCRIPTION

2.1. Project Description

The proposed development is approximately 42 acres and is located at 1700 Cannonball Trail in Yorkville (Kendall County), IL. The project site will include solar panels, inverters, transformers, and other mechanical equipment as well as perimeter security fencing, gates, and an access road.

2.2. Existing Soils

NRCS classifies the site soils as Brenton silt loam; 0 to 2 percent slopes (149A), Thorp silt loam; 0 to 2 percent slopes (206A), Dresden silt loam; 0 to 2 percent (325A) and 2 to 4 percent slopes (325B), and Waupecan silt loam; 0 to 2 percent slopes (369A). The hydrological soil group associated with the soils is C/D. Refer to **Attachment 7** for the NRCS Soil Map.

2.3. Existing Site Description

The existing site is currently used for agricultural purposes.

2.4. Adjacent Areas

The site is bound to the northwest by residential conservation property, to the north, east and south by agricultural fields, and to the west by Cannonball Trail.

2.5. Project Name and Location:

TPE IL KE 106 Solar
1700 Cannonball Trail
Yorkville (Kendall County), IL 60506

2.6. Owner Name and Location:

TPE, IL KE 106, LLC.
3720 S. Dahlia St.
Denver, CO 80237

3. GENERAL SOIL DISTURBING ACTIVITIES

Clearing and grubbing will occur first. Additional excavation and backfill for site access roads and electrical foundation pads, minor grading and topsoil spreading will be necessary.

4. CONSTRUCTION SEQUENCE

1. Install stabilized construction entrance
2. Prepare temporary parking and storage areas, upon implementation and installation of the following areas: trailer, parking, lay down, porta-potty, wheel wash, concrete washout, fuel and material storage containers, solid waste containers, etc. Denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
3. Install silt fence, silt fence rock outlets, filter sock or approved equivalent erosion control BMP's.
4. Clear/grub the site, as necessary. Temporarily seed disturbed areas, throughout construction, that will be inactive for fourteen (14) days or more or as required by the general permit.
5. Stabilization of all exposed soil areas must be initiated immediately to limit soil erosion but in no case completed later than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. Begin grading and constructing access roads, pile driving, racking installations, solar module placement, fencing, utility pole and overhead wires, and utility trenching.
7. Provide permanent seeding/stabilization per the landscape plan.
8. All stockpiles are to be removed as part of the permanent stabilization of the site.
9. Remove all temporary erosion and sediment control devices (only after site is fully stabilized and approved by the county).

Note: The sequence of construction shown above is a general overview and is intended to convey the general concepts of the erosion control design and should not be relied upon for construction purposes. The contractor is solely responsible for detailed phasing and construction sequencing necessary to construct the proposed improvements included in these plans. The contractor shall notify engineer in writing immediately, prior to and/or during construction if any additional information on the construction sequence is necessary. Contractor is solely responsible for complying with the Authority Having Jurisdiction and all other applicable laws.

5. CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

During the construction phase, the General Contractor shall implement the following measures:

3. Silt fence/filter sock will be installed at the perimeter of the site to prevent soil runoff onto surrounding properties, as needed.
4. Stormwater sediment controls will be implemented at the inlets and outlets for the proposed stormwater conveyance system.

Appropriate sediment control measures will be implemented for construction vehicle traffic, including a stabilized construction entrance and concrete washout.

Materials resulting from the clearing and grubbing, or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Fast-germinating temporary seed shall be installed in areas where there will be no construction for longer than 14

days. This includes any temporary soil stockpiles. Materials removed to an off-site location shall be protected with appropriate controls and properly permitted.

The general contractor shall designate areas for equipment cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm.

Use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.).

5. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in weatherproof containers. Except during application, the contents must be kept in trucks
6. or within storage facilities. Runoff containing such material must be collected removed from the site, treated, and disposed at an approved solid waste or chemical disposal
7. facility.

6. SOIL STABILIZATION

The purpose of soil stabilization is to prevent soil from leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soil will be to provide a protective cover of turf grass or gravel access road.

1. Temporary Seeding – Within 7 days after construction activity ceases on any particular area, all disturbed ground where there will be construction longer than 14 days must be seeded with fast-germinating temporary seed or protected with mulch.
2. Permanent Seeding – All areas at final grade must be seeded within 14 days after completion of the major construction activity. Except for small level spots, seeded areas should generally be protected with mulch.

7. EROSION AND SEDIMENT CONTROLS

1. *Silt Fence* – Silt fence is a synthetic permeable mesh fabric typically incorporating wooden support stakes at intervals sufficient to support the fence and water and sediment retained by the fence. Silt fence is also available with a wire mesh backing. The fence is designed to retain sediment-laden water to allow settlement of suspended soils before filtering through the mesh fabric for discharge downstream. Silt fence shall be located to capture overland, low-velocity sheet flow. It shall be installed at the downstream location of all site runoff. Silt fence has the capacity to handle 0.25 acre per 100 feet of silt fence length.
2. *Filter Sock* – Filter sock is a sock filled with biodegradable compost material that is locked in place with wooden stakes downslope of the filter sock. Similar to silt fence, filter sock is designed to retain sediment-laden water to allow settlement of suspended soils before filtering through the compost material for discharge downstream.
3. *Construction Entrance/Exit* – All access points from the public street into the construction site shall include a construction entrance/exit composed of coarse stone to the dimensions shown on the Construction Drawings. The rough texture of the stone helps to remove clumps of soil adhering to construction vehicle tires through the action of

vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

Concrete Washout Area – The concrete washout area is used to contain concrete and liquids when the concrete mixers and trucks are rinsed out after delivery. It is an onsite designated cleaning area. The washout facility consolidates solids for easier disposal and prevents runoff of liquids.

4. *Erosion Control Blanket* - A temporary degradable rolled erosion control product composed of processed natural or polymer fibers mechanically, structurally, or chemically bound together to form a continuous matrix to provide erosion control and facilitate vegetation establishment.
- 5.

8. WASTE DISPOSAL

8.1. Erosion and Sediment Materials

Soils that build up in silt fencing and silt dikes shall be spread on site and allowed to dry. The paved streets adjacent to the site entrance shall be swept as needed to remove mud, dirt, or rock tracked from the site. Dump trucks hauling material from the site shall be covered with a tarpaulin.

8.2. Construction Waste Materials

All construction waste materials shall be collected and stored in a securely lidded metal dumpster rented from a licensed solid waste management company. The dumpster shall meet county and state solid waste management regulations. The dumpster shall be emptied as often as necessary in a lawful manner. The Owner shall instruct all personnel on the correct procedures for disposing of waste. Notices stating the policy shall be posted on site. No solid materials are allowed to be discharged from the site via stormwater.

8.3. Hazardous Waste

All hazardous waste materials shall be disposed of in the manner specified by local and state regulations or by the manufacturer. The Owner shall instruct site personnel on these practices and the policy shall be posted on site.

8.4. Sanitary Waste

All personnel involved with construction activities must comply with state and local sanitary or septic system regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator.

9. MAINTENANCE PLAN

These inspection and maintenance practices shall be used to maintain erosion and sediment controls:

All control measures shall be inspected at least once per week and within 24 hours following a rainfall event of 0.25 inches or greater.

If measures are in need of repair, appropriate remedies shall be initiated immediately.

1. Silt fences shall be inspected for sediment build up, break through, and to see if they are functional.
2. Sediment shall be removed from the devices when the sediment has reached 1/3 the height of each.
- 3.
4. Stabilized construction entrances/exits shall be checked for sediment clogging the rock at the entrance/exit.
5. Streets shall be checked for sediment tracking due to vehicles.
6. Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.
- 7.
8. Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with access gravel road or have stand of grass with at least 70 percent density. Areas must be watered, fertilized, and reseeded as needed to achieve this requirement.
- 9.

All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

10. MATERIALS MANAGEMENT PRACTICES

10.1. Guidelines

The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

The following good housekeeping practices shall be followed onsite during the construction project:

1. An effort shall be made to store only enough products to do the job.
2. All materials stored onsite shall be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
3. Products shall be kept in their original containers with the original manufacturer's label.
4. Substances shall not be mixed with one another unless recommended by the manufacturer.

5. Whenever possible, all of a product shall be used up before disposing of the container.
6. Manufacturers' recommendations for proper use and disposal shall be followed.
7. The site superintendent shall inspect daily to ensure proper use and disposal of materials onsite.

These practices are used to reduce the risks associated with the products described below.

10.2. Petroleum Products and Fuels

All onsite vehicles shall be monitored for leaks and receive regular preventative maintenance. Petroleum products shall be stored in sealed containers according to local and state regulations.

10.3. Paints

All containers shall be tightly sealed and stored when not in use. Excess paint shall not be discharged to the stormwater drainage, but shall comply with local and state regulations.

10.4. Fertilizers

If needed, fertilizers shall be applied in the minimum amounts required. Storage shall be in a closed shed or trailer. Partially opened bags shall be stored in sealable plastic bins.

10.5. Concrete Trucks

Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drain wash water on the site.

These practices are used to reduce the risks associated with spill management:

1. Manufacturers' recommended methods for spill cleanup shall be clearly posted and site personnel shall be made aware of the procedures and the location of the information and cleanup supplies.
2. Materials and equipment necessary for spill cleanup shall be kept in the material storage area onsite. Equipment and materials may include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, and plastic and metal trash containers specifically for this purpose.
3. All spills shall be cleaned up immediately after discovery.
4. The spill area shall be kept well ventilated and personnel shall wear appropriate protective clothing to prevent injury from contact with hazardous substance.
5. Spills of toxic or hazardous materials shall be reported to the appropriate authorities.
6. The spill prevention plan shall be adjusted to include measures to prevent the spill from reoccurring.
7. Site personnel shall be designated by the site superintendent to be responsible for spill cleanup. These personnel shall receive training specific to the responsibility.

11. INSPECTIONS

Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 0.25 inches or greater or equivalent snowfall. Qualified personnel means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a licensed professional engineer or other knowledgeable person who possesses the skills to assess conditions at the construction site that could impact stormwater quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of stormwater discharges from the construction activities.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit shall be inspected for evidence of off-site sediment tracking.

Based on the results of the inspection, the description of potential pollutant sources identified in this plan and pollution prevention measures identified shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following inspection.

A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the stormwater pollution prevention plan, and the actions taken shall be made and retained as part of the stormwater pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated.

The permittee shall complete and submit within 5 days an “Incidence of Noncompliance” (ION) report for any violation of the stormwater pollution prevention plan observed during an inspection conducted, including those not required by the plan. Submission shall be on forms provided by the Agency and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of the noncompliance shall be signed by a responsible authority and mailed to the Agency at the address provided on the ION form.

12. FINAL MAINTENANCE

The contractor shall maintain the erosion and sediment control measures identified on this plan until the site is stabilized to assure continued performance of their intended function.

All temporary erosion and sediment control BMPs will be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment will be removed and stabilized onsite. Disturbed soil areas resulting from removal of BMPs or vegetation will be permanently stabilized as soon as possible.

When a site has been finally stabilized and all stormwater discharges from construction sites that are authorized by this permit are eliminated, the permittee shall submit a completed "Notice of Termination" (NOT). For the purposes of this plan, elimination of stormwater discharges associated with construction activity means that all disturbed soils at the site have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all stormwater discharges associated with construction activity from the site that are authorized by a NPDES general permit have otherwise been eliminated. The NOT shall be signed by a responsible authority and mailed to the Agency at the address provided on the form.

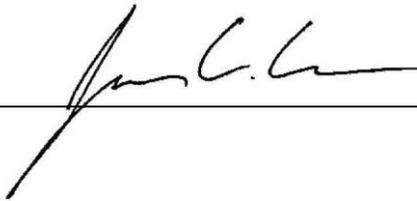


Attachment 1 – SWPPP Preparation Certification Form



SWPPP Preparer's Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



3/30/23

Signature

Date

Name: Jason Cooper
Title: Project Manager
Company Name: Kimley-Horn and Associates, Inc.
Address: 570 Lake Cook Road, Suite 200
City, State: Deerfield, IL 60015
Phone Number: 630-487-3449



Attachment 2 – Owner’s Certification Form



Owner’s Certification

(to be duplicated and signed by the owner)

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature

Date

Name: _____

Title: _____

Company Name: _____

Address: _____

City, State: _____

Phone Number: _____



Attachment 3 – Contractor's Certification Form



Contractor’s Certification

(to be duplicated and signed by each contractor or subcontractor)

This SWPPP must clearly identify, for each measure identified within the SWPPP, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature Date

Name: _____

Title: _____

Company Name: _____

Address: _____

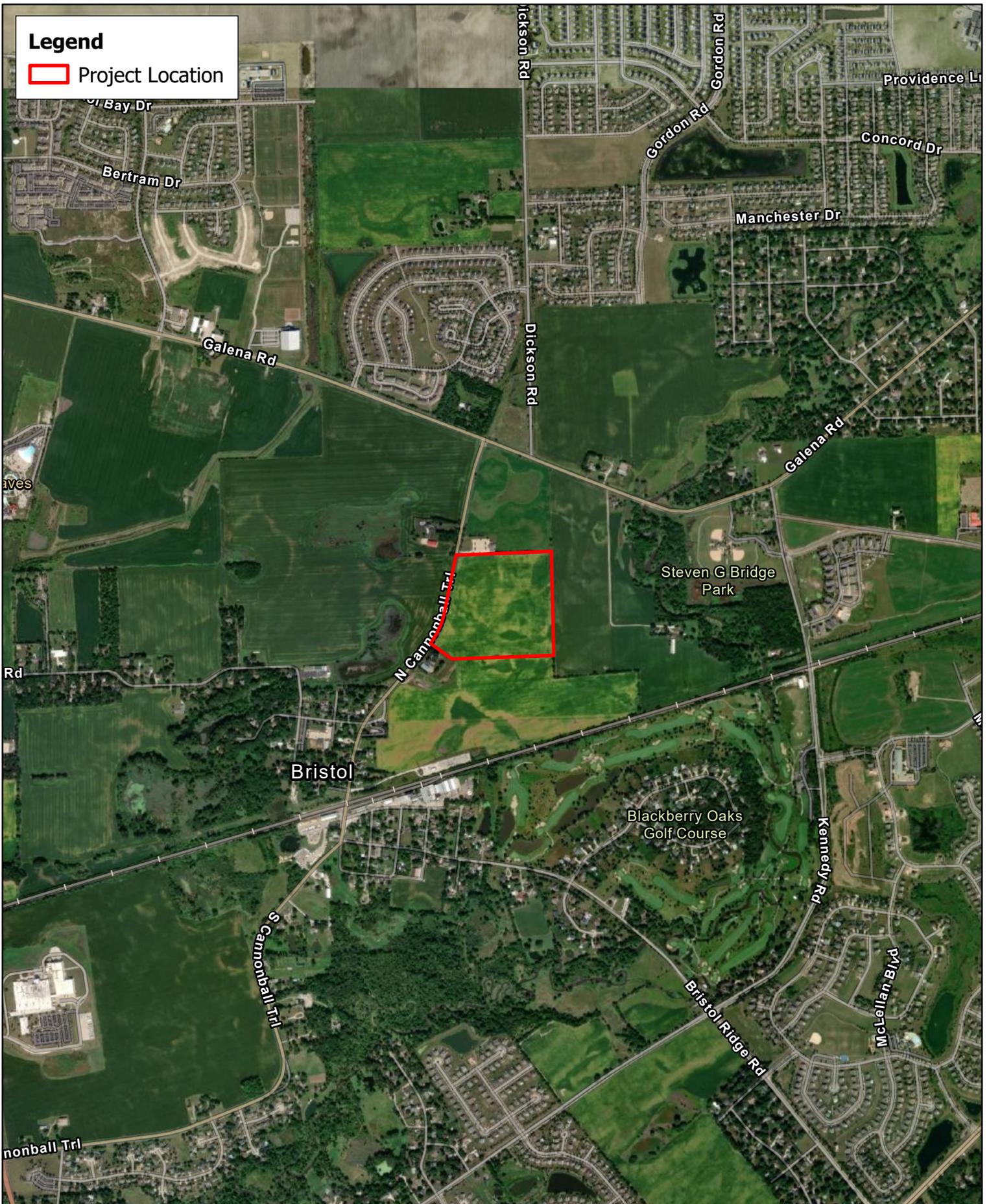
City, State: _____

Phone Number: _____



Attachment 4 – Aerial Map





Legend

 Project Location

Attachment 4 - Aerial Map

34 Cannonball Trail, Bristol,
Kendall County, IL





Attachment 5 – Location Map





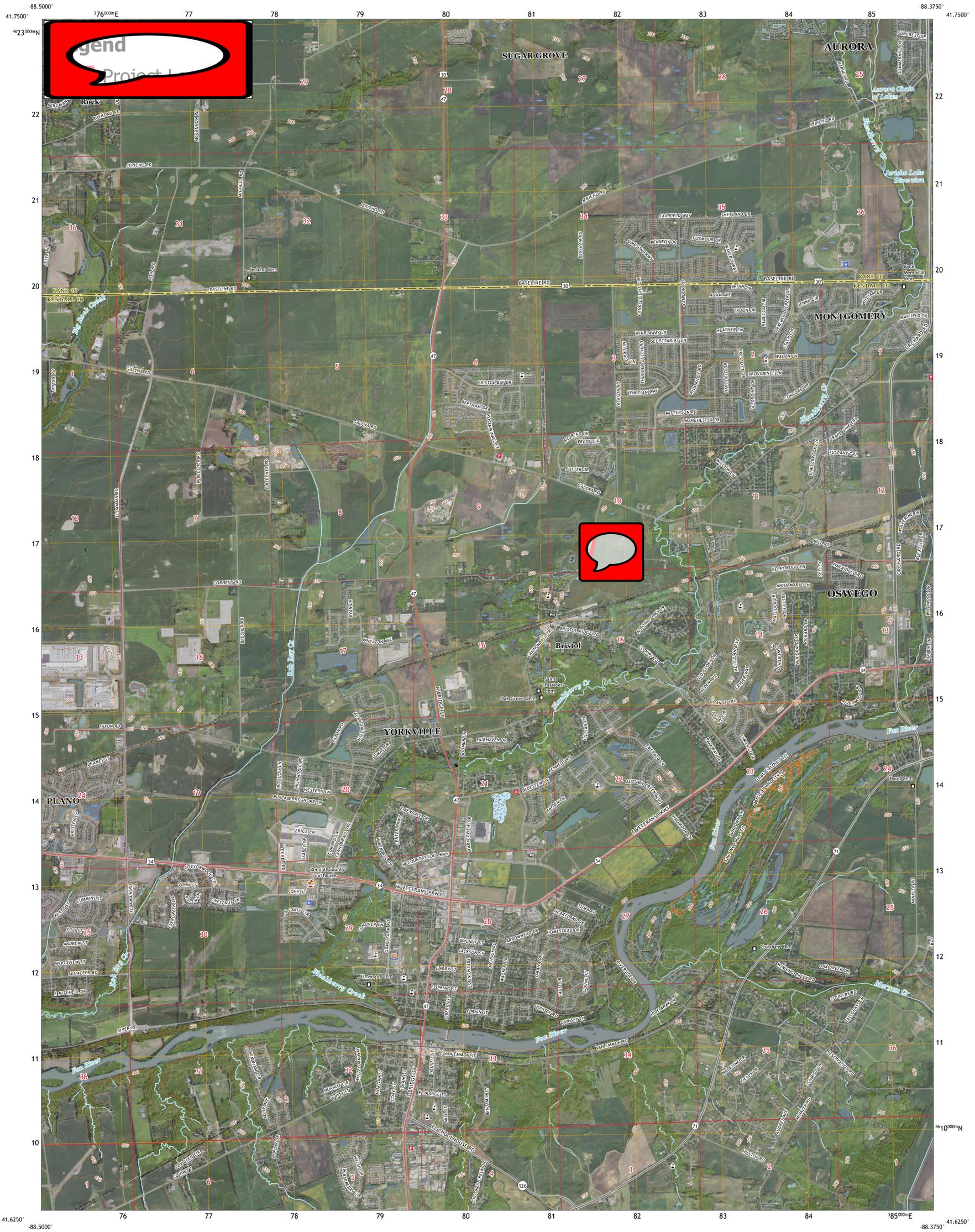
Legend
 Project Location



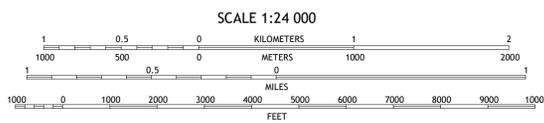
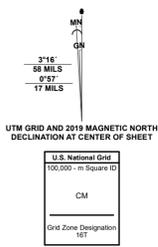


Attachment 6 – USGS Map





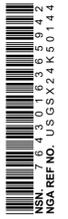
Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1 000-meter grid/Universal Transverse Mercator, Zone 16T This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.



ADJOINING QUADRANGLES table with 3 rows and 3 columns of numbers.



YORKVILLE, IL 2021





Attachment 7 – NRCS Soil Report



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
 Survey Area Data: Version 18, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	C/D	13.6	0.9%
103A	Houghton muck, 0 to 2 percent slopes	A/D	31.3	2.0%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	257.7	16.6%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	232.1	15.0%
206A	Thorp silt loam, 0 to 2 percent slopes	C/D	17.0	1.1%
210A	Lena muck, 0 to 2 percent slopes	A/D	3.7	0.2%
219A	Millbrook silt loam, 0 to 2 percent slopes	C/D	4.0	0.3%
318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	B	62.0	4.0%
318D2	Lorenzo loam, 6 to 12 percent slopes, eroded	B	17.5	1.1%
325A	Dresden silt loam, 0 to 2 percent slopes	B	83.9	5.4%
325B	Dresden silt loam, 2 to 4 percent slopes	B	184.0	11.9%
327B	Fox silt loam, 2 to 4 percent slopes	B	49.1	3.2%
327C2	Fox silt loam, 4 to 6 percent slopes, eroded	B	9.0	0.6%
330A	Peotone silty clay loam, 0 to 2 percent slopes	C/D	49.7	3.2%
369A	Waupecan silt loam, 0 to 2 percent slopes	B	273.3	17.7%
512A	Danabrook silt loam, 0 to 2 percent slopes	C	14.8	1.0%
512B	Danabrook silt loam, 2 to 5 percent slopes	C	14.4	0.9%
663A	Clare silt loam, 0 to 2 percent slopes	C	3.3	0.2%
791A	Rush silt loam, 0 to 2 percent slopes	B	58.9	3.8%
791B	Rush silt loam, 2 to 4 percent slopes	B	10.1	0.7%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
969F	Casco-Rodman complex, 20 to 30 percent slopes	B	1.5	0.1%
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	B/D	147.4	9.5%
W	Water		9.7	0.6%
Totals for Area of Interest			1,548.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Attachment 8 – BMP Installation Log





Attachment 9 – Amendment Log



EXHIBIT F

TPE IL KE105, LLC
TPE IL KE106, LLC
3720 S. Dahlia St
Denver, CO 80237

June 21, 2023

Jason Engberg
Senior Planner
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Dear Mr. Engberg,

Re: Topsoil at Solar Sites.

The Legislation signed by Governor Pritzker on January 27, requires solar projects to enter into an Agricultural Impact Mitigation Agreement (AIMA) With the Illinois Department of Agriculture (IDOA). The AIMA form, provided by IDOA, includes the following language: "Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such manner that it will not become intermixed with subsoil materials." We interpret this to mean that the topsoil must remain near, or adjacent to the location from which it is excavated.

We intend to use helical anchors that are driven into the ground like screws; pilings will not be excavated. Soils will NOT be removed or hauled off-site. Any excavated topsoil will be spread around the point of extraction.

Should you have any questions or require any additional information, please contact me by phone at 303.618.9570. or via email at sosborn@tpoint-e.com. Further, any official written correspondence regarding the application and/or payments may be delivered to me at the TPE Dahlia St. address shown above.

Thank you,



J. Scott Osborn
Director of Project Development

EXHIBIT G

TPE IL KE105, LLC
TPE IL KE106, LLC
3720 S. Dahlia St
Denver, CO 80237

June 23, 2023

Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560

Dear Ms. Barksdale-Noble,

Re: Native Seed Mixes

Please see the attached Memorandum from our civil engineer, Kimley Horn confirming that the proposed vegetative groundcover will use species native to Illinois.

Should you have any questions or require any additional information, please contact me by phone at 303.618.9570. or via email at sosborn@tpoint-e.com. Further, any official written correspondence regarding the application and/or payments may be delivered to me at the TPE Dahlia St. address shown above.

Thank you,



J. Scott Osborn
Director of Project Development

June 22, 2023

Attn: Scott Osborn, Director of Project Development
TurningPoint Energy
Denver, Colorado

**RE: TPE KE105 & KE106, Yorkville, Illinois
Native Vegetation Memorandum**

Dear Scott,

This memo provided by Kimley-Horn verifies that the proposed vegetative groundcover for KE105 and KE106 will be native to the State of Illinois.

The Preliminary Landscape Plans, dated April 13th, 2023, provide a list of over 30 species of groundcover vegetation, both grasses and forbs. The following list is a selection of some of the most abundant species by percentage in the seed mix compositions:

- Schizachyrium Scoparium, native in many prairies and grasslands throughout most of the US.
- Bouteloua curtipendula, native through South-Central Canada and the US down to Mexico.
- Sporobolus heterolepis, native to dry prairies throughout the US.
- Elymus canadensis, native through most of Canada and the US.
- Echinacea purpurea, native to prairies through the Midwest and Southern US.
- Dalea purpurea, native to prairies through the Midwest and Southern US.
- Coreopsis lanceolata, native to prairies, meadows, and pastures throughout the US.
- Rudbeckia hirta, native to prairies and grasslands throughout most of Canada and the US.
- Spiraea alba, native to wet meadows and prairies through South-Central Canada and the Midwest US.
- Allium cernuum, native through Canada and the US down to Mexico.
- Geranium maculatum, native to woodlands and meadows through Canada and the US.

Sincerely,

Chris Wilson, PLA
Kimley-Horn
Phone: 630-487-3442
Email: chris.wilson@kimley-horn.com

EXHIBIT H



March 13, 2023

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

**Re: *Bristol Ridge Solar Farm 106
Annexation, Rezoning, Variance, & Special Use Request – 1st Submittal
United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Project Narrative
- Annexation Application
- Rezoning Application
- Variance Application
- Special Use Permit Application
- Zoning Site Plan
- Wetland Delineation Report
- Other Supporting Documentation

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

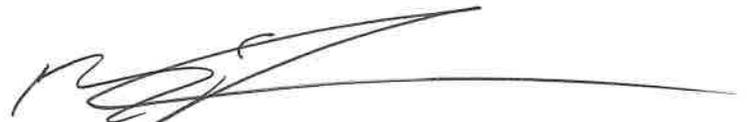
1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

- Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance.
 3. Any impacts to the wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
 4. The following will need to be submitted with Final Engineering Plans:
 - Truck turning exhibits for delivery and emergency vehicles
 - Photometric plan
 - Decommissioning cost estimate
 - Permit from Kendall County for connection to Cannonball Trail
 5. The development department should comment on the fence materials.
 6. The development department should comment on the gravel driveway.

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, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Scott Osborn, TPE(via email)
TNP, PGW2, EEI (Via e-mail)



March 13, 2023

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

**Re: *Bristol Ridge Solar Farm 106
Annexation, Rezoning, Variance, & Special Use Request – 1st Submittal
United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Project Narrative
- Annexation Application
- Rezoning Application
- Variance Application
- Special Use Permit Application
- Zoning Site Plan
- Wetland Delineation Report
- Other Supporting Documentation

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:

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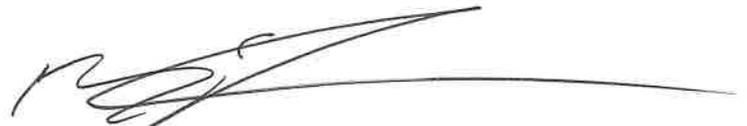
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- Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
2. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance.
 3. Any impacts to the wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
 4. The following will need to be submitted with Final Engineering Plans:
 - Truck turning exhibits for delivery and emergency vehicles
 - Photometric plan
 - Decommissioning cost estimate
 - Permit from Kendall County for connection to Cannonball Trail
 5. The development department should comment on the fence materials.
 6. The development department should comment on the gravel driveway.

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)
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Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Scott Osborn, TPE (via email)
TNP, PGW2, EEI (Via e-mail)



July 5, 2023

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

**Re: *Bristol Ridge Solar Farm 106
Annexation, Rezoning, Variance, & Special Use Request – 2nd Submittal
United City of Yorkville***

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Zoning Site Plan dated April 13, 2023, and prepared by Kimley-Horn
- Stormwater Pollution Prevention Plan dated June 6, 2023, and prepared by Kimley-Horn
- Decommissioning Report
- Other Supporting Documentation

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 permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance). Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance.
 - Kendall County DOT permit for connection to Cannonball Trail
2. The development department should comment on the fence materials.
3. The development department should comment on the gravel driveway.

4. The following will need to be submitted with Final Engineering Plans:
- Truck turning exhibits for delivery and emergency vehicles
 - Photometric plan
 - Landscape plan
 - Stormwater Management Report
 - Drain Tile Survey
 - Engineer's Estimate of Probable Costs that includes 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.
 - See the attached Checklist for additional information needed at final engineering.

Decommissioning Cost Estimate

2. The cost estimate should utilize a higher rate of inflation based on current economic conditions.
3. A note specifying the years used for the lifetime of the project should be added when calculating the inflation costs.

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)
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Ms. Jori Behland, City Clerk (via email)
Mr. Scott Osborn, TPE(via email)
TNP, PGW2, EEI (Via e-mail)



UNITED CITY OF YORKVILLE

GENERAL CHECKLIST FOR COMMERCIAL SITE PLANS/SINGLE LOT DEVELOPMENTS *(EXTERNAL USE ONLY)*

- Professional engineer signature and seal on drawings and calculations
- Location map and address, J.U.L.I.E. note included on plans
- Benchmarks based on NAVD 88 datum
- Existing utilities and topography to be provided
 - ✓ Existing elevations and contours shown at 1' intervals
- Compliance with subdivision grading plan (if applicable) and/or provide proposed grading plan
 - ✓ Proposed elevations and contours at 1' intervals
 - ✓ Indicate building top of foundation (2 ft. above H.W.L.)
 - ✓ Storm water drainage - safe outlet available and adequate conveyance provided
- Flood plain or flood way requirements to be addressed, if necessary
- Stormwater management
 - ✓ Per Kendall County/Yorkville stormwater management ordinance
 - ✓ Apply for storm water permit, if necessary
- Provide stormwater pollution prevention (SWPP) plan
 - ✓ Apply for NOI permit, if necessary
 - ✓ Note that receipt of NPDES permit required prior to construction
- Provide typical pavement sections
- Pavement markings and signage
- Entrance detail
- Handicap ramp detail (use IDOT standard)
- Show water service and include City standard details and notes
- Show sanitary service with inspection manhole and include YBSD standard notes
- Apply for appropriate IEPA permits – water and sanitary, if necessary
- Provide easements, if necessary
- Provide landscape plan
- Provide photometric plan
- Compliance with zoning code
- Performance guarantee for public improvements
- Overall cost estimate for all site improvements – for building permit fees



Memorandum

To: Planning and Zoning Commission
 From: Krysti Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Brad Sanderson, EEI, City Engineer
 Date: July 5, 2023
 Subject: **PZC 2023-03 Bristol Ridge Solar Farm 106**
 (Rezone, Special Use, Variance)

SUMMARY:

The applicant, Turning Point Energy, LLC, is requesting rezoning approval, special use authorization, and variance approval to construct a solar farm on the 42-acre parcel generally located east of Cannonball Trail and south of Galena Road within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-3 Townhome PUD (Bristol Ridge) to the A-1 Agricultural District zoning, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet. To rezone the property and change the land use on this parcel, the petitioner is seeking to amend the existing annexation agreement for the Bristol Ridge Development to replace the current adopted land use plan with their solar farm. This request will be heard at a separate public hearing in front of the Yorkville City Council and the rezoning will be contingent on the approval of that amendment.

At the May 10th Planning and Zoning Committee meeting's public hearing for this agenda item several members of the PZC commissioners and the public expressed concerns related to this proposal, specifically regarding current site drainage, future stormwater runoff, glare from the proposed panels, erosion control, proposed planting mix under the solar panels, and decommissioning plan cost estimates. The applicant has revised their plans and related documents to address these concerns in an effort to receive a favorable recommendation for rezoning, special use and variance approval.

REVISED PLANS/DOCUMENTS:

From the discussion at the May 10th meeting, the following direction was provided to the applicant for additional information

Site Plan

The location of the solar panels meets the front and rear yard setbacks for the A-1 District and the location of the solar panels meets the required setbacks in the side yards per the Freestanding Solar Energy System requirements. The nearest distance from the frontage along Cannonball Trail to the landscape buffer is approximately 100 feet, roughly 240 feet to the private access gate off of the access path, and just about 590 feet from the existing residence to the nearest solar array.

The petitioner is working with the City's landscaping consultant on finalizing the landscaping plans to ensure it meets the City's standards. At the May 2, 2023 Economic Development Committee, it was recommended that the 300-foot gap at the northwest corner of the property should be landscaped with the vegetative buffer. The petitioner has revised the Site Plan to extend the vegetative buffer along the frontage of Cannonball Trail to address this concern. A final landscape plan, reflecting the additional landscaping buffer in the northwest corner of the site to be approved by the City Engineer and landscaping consultant will be required as a condition of the special use approval.



The proposed site access is via a new 20-ft. wide gravel driveway proposed off Cannonball Trail. The path provides access to the equipment, however, no formal parking stalls are provided, as no buildings, employees are planned on the site except for the occasional mowing or maintenance visits, about 3-4 times per year. Gravel roads are not permitted for vehicle travel or parking; however, staff recommends the driveway to have the top 4" CA-6 compacted and the next 8" CA-1 compacted with a compacted subgrade. Staff feels this is sufficient based upon the limited amount of vehicular traffic and restricted access to the site but will defer to Kendall County's DOT permit requirements for connection to Cannonball Trail.

Landscape Plan

The vegetative buffer along the western and sections of the northern boundary of the parcel are providing eight (8) evergreen trees/shrubs and seven (7) large deciduous shrubs every one hundred (100) linear feet. These buffers are not required as they are not adjacent to a residential use but do add to the required amount of lot landscaping. These buffers have been provided for potential views from the nearby religious institution and Cannonball Trail. The enhanced vegetative buffer is facing the residential land use to the southwest and is providing ten (10) evergreen trees/shrubs, six (6) large deciduous shrubs, and three (3) ornamental trees every one hundred (100) linear feet. Additionally, a 2-year maintenance period for the establishment of the ground cover which will be conducted by the City Engineer should be required as a

condition of special use approval. Therefore, staff is adding this as a condition to the special use approval upon the committee's recommendation.

Stormwater Pollution Prevention Plan (SWPP)

The Planning and Zoning Commission also requested to review the Preliminary Stormwater Pollution Prevention Plan (SWPP) to ensure the concerns expressed by surrounding property owners at the public hearing would be adequately addressed. The applicant's plan, prepared and certified by Kimley Horn dated June 6, 2023, provides general site information about details related to the proposed soil disturbing activities during site preparation; construction sequencing and best management practice activities during the installation of the solar panels; soil stabilization (temporary and permanent seeding) and erosion and sediment control (silt fencing/filter sock/erosion control blanket) to prevent soil from leaving the site; and waste disposal. The City Engineer has reviewed the applicants Preliminary Stormwater Pollution Prevention Plan (SWPP) and had no comments related to the plan, per their letter dated July 5, 2023.

Topsoil/Native Plantings

The applicant has provided a letter stating that Illinois's regulations require solar projects to enter into an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture. As part of the agreement the applicant must agree that any excavation be performed in a manner to preserve the topsoil and best efforts will be made to store the topsoil near the excavation site so that it will not become intermixed with subsoil materials. The applicant has stated they intend to use helical anchors that will be driven into the ground, similar to screw and pilings will not be excavated. No soils will be hauled off site and any excavated topsoil will be spread around the extraction point.

Additionally, the plan proposal prepared by the applicant's civil engineer states the vegetative groundcover will use over thirty (30) species, both grasses and forbs, native to Illinois. These include, among others, Little Bluestem (*Schizachyrium scoparium*), Side Oats Grama (*Bouteloua curtipendula*) and Prairie Dropseed (*Sporobolus heterolepis*).

Glare

The applicant has submitted an updated Solar Glare and Glint Analysis report, prepared by Kimley Horn (but not stamped), which concludes that there was no potential for glare identified throughout the entire project area after mitigating using panel specifications. Additionally, it is recommended that the panels be installed using the same specifications in the report, which includes a single-axis rotation, backtracking, 180 degrees tracking orientation, 5-degree panel tilt overnight, and smooth glass with anti-reflective coating. This is recommended to minimize the likelihood of future glare issues.

Decommission

An updated stamped licensed engineer's decommissioning plan with revised cost estimates has been provided by the applicant. To ensure compliance, the petitioner has provided a decommission plan and construction estimate of \$287,059 for the removal of the solar farm and restoration and reseeding of the property. This estimate is derived from the RS Means Heavy Construction data 2023 and RSMeans City Cost Index (CCI) for Joliet. With the inclusion of a proposed 1.5% yearly inflation rate over 25 years (\$129,448), the total estimate amount is \$416,507.

Staff recommends an inflation rate of 3% over 25 years (\$258,896) for a total decommission estimate of \$545,955. A security guarantee of 120% of the petitioner's estimate for a total of \$655,146.00, will be required in a form acceptable to the City Engineer as a condition of the special use approval.

In addition to the security guarantee, staff also recommends a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the special use approval.

ENGINEERING COMMENTS:

Comments prepared by Engineering Enterprises Inc. (EEI) dated March 13, 2023 and July 5, 2023 were provided to the petitioner. The work items listed in both of the review letters will need to be addressed and will become conditions for special use approval.

SPECIAL USE STANDARDS:

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

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

1. The city council shall determine that the application has met all of the general requirements of this chapter.
2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.
3. The proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.
4. The establishment for the proposed alternative energy system will not prevent the normal and orderly use, development, or improvement of the adjacent property for uses permitted in the district.

The applicant has provided written responses to these special use standards as part of their application and those responses were included into the public record during the public hearing at the May 10, 2023 Planning and Zoning Commission meeting.

REZONING STANDARDS:

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 applicant has provided written responses to the rezoning standards as part of their application and those responses were included into the public record during the public hearing at the May 10, 2023 Planning and Zoning Commission meeting.

VARAITION STANDARDS:

Section 10-4-7 identifies six (6) standards that need to be met when approving a zoning variation. The petitioner has provided their responses to these standards within their attached application:

- a. 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 were carried out.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the City.

The applicant has provided written responses to the standards for variation as part of their application and those responses were included into the public record during the public hearing at the May 10, 2023 Planning and Zoning Commission meeting.

STAFF COMMENTS & RECOMMENDATIONS:

Staff is generally supportive of the rezoning, special use request, and variance requests. Should the City Council vote to approve this request, staff recommends the following conditions to the special use:

1. The maximum height of the solar panels for this land use will be fifteen (15) feet.
2. The installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm is required.
3. A final landscape plan, that includes additional landscaping buffer in the northwest corner of the site which currently shows a 300-foot gap in continuous buffering, shall be submitted as part of the final engineering submittal and be approved by the City Engineer and landscaping consultant.
4. A 2-year maintenance period for the establishment of the ground cover which will be inspected by the City Engineer is required.
5. A Knox box with keys provided to the City's building department and Bristol Kendall Fire District (BKFD).
6. A revised decommission estimate using an inflation rate of 3% over 25 years (\$258,896) for a total of \$\$545,955.
7. A security guarantee of 120% of the petitioner's decommissioning estimate for a total of \$655,146.00 in a form acceptable to the City Engineer.
8. The proposed gravel driveway will have the top 4" CA-6 compacted and the next 8" CA-1 compacted with a compacted subgrade and be subject to Kendall County's DOT permit requirements for connection to Cannonball Trail.
9. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.
10. Adherence to all comments prepared by EEI, city engineering consultant, in letters dated March 13, 2023 and July 5, 2023.

PROPOSED MOTIONS:

SPECIAL USE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located south of Galena Road and east of Cannonball Trail, subject to staff recommendations in a memo dated July 5, 2023 and further subject to... {insert any additional conditions of the Planning and Zoning Commission}...

REZONING

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-2 Single-Family and R-3 Townhome PUD (Bristol Ridge) to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located south of Galena Road and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

VARIANCE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for variance from Section 10-19-7-D of the Yorkville Municipal Code to reduce the minimum clearance between the lowest point of a freestanding solar panel and the surface on which the system is mounted from ten feet to two feet, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located south of Galena Road and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

- 1) UPDATED Zoning Site Plan dated June 21, 2023, as prepared by Kimley Horn & Associates, Inc.
- 2) UPDATED Decommissioning Plan, as prepared by Turning Point Energy, LLC
- 3) UPDATED Solar Glare and Glint Analysis, dated June 2023, as prepared by Kimley Horn & Associates, Inc.
- 4) NEW Stormwater Pollution Prevention Plan (SWPPP), dated June 6, 2023, prepared by Kimley Horn & Associates, Inc.
- 5) NEW Bristol Ridge Solar Topsoil Letter, dated June 21, 2023, prepared by Turning Point Energy, LLC.
- 6) NEW Bristol Ridge Solar – Native Seed Mix Letter, dated June 23, 2023, prepared by Turning Point Energy, LLC.
- 7) NEW EEI, Inc., Review Comments dated July 5, 2023.
- 8) PZC Packet Materials from the May 10, 2023 Planning and Zoning Commission meeting.



Memorandum

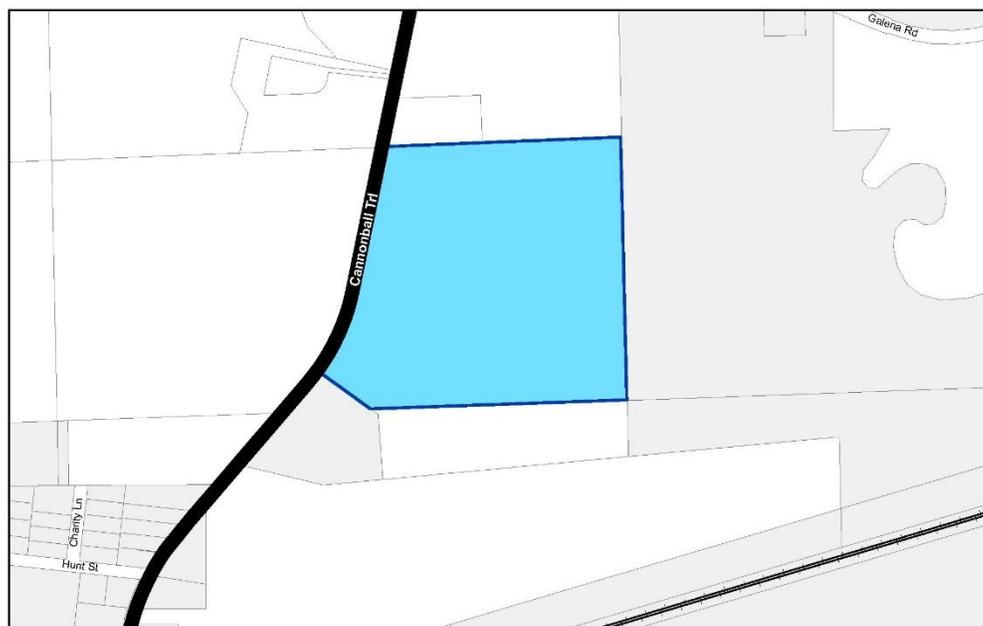
To: Planning and Zoning Commission
 From: Jason Engberg, Senior Planner
 CC: Bart Olson, City Administrator
 Krysti Barksdale-Noble, Community Development Director
 Date: May 3, 2023
 Subject: **PZC 2023-03 Bristol Ridge Solar Farm 106**
 (Rezone, Special Use, Variance)

SUMMARY:

The applicant, Turning Point Energy, LLC, is requesting rezoning approval, special use authorization, and variance approval to construct a solar farm on the 42-acre parcel generally located east of Cannonball Trail and south of Galena Road within the Bristol Ridge Planned Unit Development. The petitioner is requesting to rezone the parcel from the R-2 Single-Family and R-3 Townhome PUD (Bristol Ridge) to the A-1 Agricultural District zoning, special use permit approval for a solar farm land use, and variance approval to decrease the minimum distance between the ground and the solar panels from ten (10) feet to a minimum height of two (2) feet. To rezone the property and change the land use on this parcel, the petitioner is seeking to amend the existing annexation agreement for the Bristol Ridge Development to replace the current adopted land use plan with their solar farm. This request will be heard at a separate public hearing in front of the Yorkville City Council and the rezoning will be contingent on the approval of that amendment.

LOCATION & BACKGROUND:

The 42-acre property is located in the northeastern part of Yorkville just north of unincorporated Bristol along Cannonball Trail. The property is the northern portion of the existing Bristol Ridge Development which was established in 2006 for residential detached and attached housing units. The current land use of the property is agricultural farmland.



Bristol Ridge Solar Farm 106 Location

United City of Yorkville, Illinois
 March 29, 2023



ZONING:

The subject property is currently zoned for R-2 Single-Family dwellings and R-3 Townhome dwellings as part of a Planned Unit Development per Ordinance 2006-126. The petitioner is seeking to rezone the property to the A-1 Agricultural District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District (Bristol Bay) B-4 Commercial Recreation District (Kendall County)	Religious Institution Farmland
South	R-2 Single-Family Traditional Residence District (Bristol Ridge) R-3 Multi-Family Attached Residence District (Bristol Ridge)	Farmland
East	A-1 Agricultural District (Kendall County)	Farmland
West	R-2 One Family Residential District (Kendall County) R-2 Single-Family Traditional Residence District (Bristol Ridge) R-3 Multi-Family Attached Residence District (Bristol Ridge)	Residential Use Farmland

The proposed use is defined in the Yorkville Zoning Ordinance as a Solar Farm which is a special use within the A-1 Agricultural District. This requires the use to abide by the A-1 Agricultural District regulations as well as the Alternative Energy System regulations in the City’s Zoning Ordinance.

ALTERNATIVE ENERGY SYSTEMS REGULATIONS:

Section 10-19: Alternative Energy Systems establishes regulations for this type of use and the proposed solar farm will be required to meet the setback standards for the A-1 Agricultural District as well as the provisions under the Freestanding Solar Energy Systems regulations.

Setbacks

Table 10.07.01 of Chapter 7 in the City’s Zoning Ordinance provides dimensions and bulk regulations for the A-1 Agricultural District. Section 10-19-7-C of the Zoning Ordinance states that freestanding solar energy systems shall not be located within the required front yard or corner side yard. Additionally, Section 10-19-7-B of the Zoning Ordinance states that all parts of any freestanding solar energy system shall be set back 8 feet from interior side and rear property lines.

The following table illustrates the minimum required yard setbacks for solar systems based upon the A-1 Agricultural District regulations and the Freestanding Solar Energy System requirements and the proposed setbacks per the submitted site plan (attached):

	Minimum Requirement	Proposed Setback
Front	100 feet	>100 feet
Side (North)	8 feet	>50 feet
Side (South)	8 feet	28 feet
Rear	None	41 feet

The location of the solar panels meets the front and rear yard setbacks for the A-1 District and the location of the solar panels meets the required setbacks in the side yards per the Freestanding Solar Energy System requirements. Staff is requiring the petitioner to illustrate the exact setback in the front and side yard prior to any public hearing.

Fencing

The petitioner is proposing to construct an eight (8) foot “agricultural style” fence around the entire solar field which will be accessible through gates with Knox Boxes for emergency access. Section 10-7-2 does not state any regulations regarding fencing within the A-1 Agricultural District. Therefore, the proposed fencing does meet the minimum requirements. While it meets the standards of the A-1 District, staff is recommending that the petitioner provide an eight (8) foot chain link fence with opaque slats as opposed to the agricultural fence. This will provide more security for the solar farm and the slats will provide better screening to all surrounding land uses. Therefore, the installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm will be set as a condition of the special use approval.

Glare

Section 10-19-7-E states solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The petitioner has submitted a glare study and analysis which concludes that there was no potential for glint or glare identified by the analysis. Additionally, the panels will be buffered by landscaping in areas that could be seen by adjacent property owners or roadways. The petitioner has also provided a viewshed from angles around the solar farm which illustrate how far away the panels will be from the public right-of-way.

Signage

Section 19-4-F states that “No commercial signage or attention getting device is permitted on any alternative energy system. One (1) sign shall be permitted to indicate the emergency contact information of the property owner or operator. Said sign shall not exceed two (2) square feet in size.” The submitted narrative states a warning sign shall be provided at the facility entrance and along the perimeter fence including the facilities 911 address and a 24-hour emergency contact number. The petitioner is aware of the size requirement and will comply with the regulation.

Utility Service Provider

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

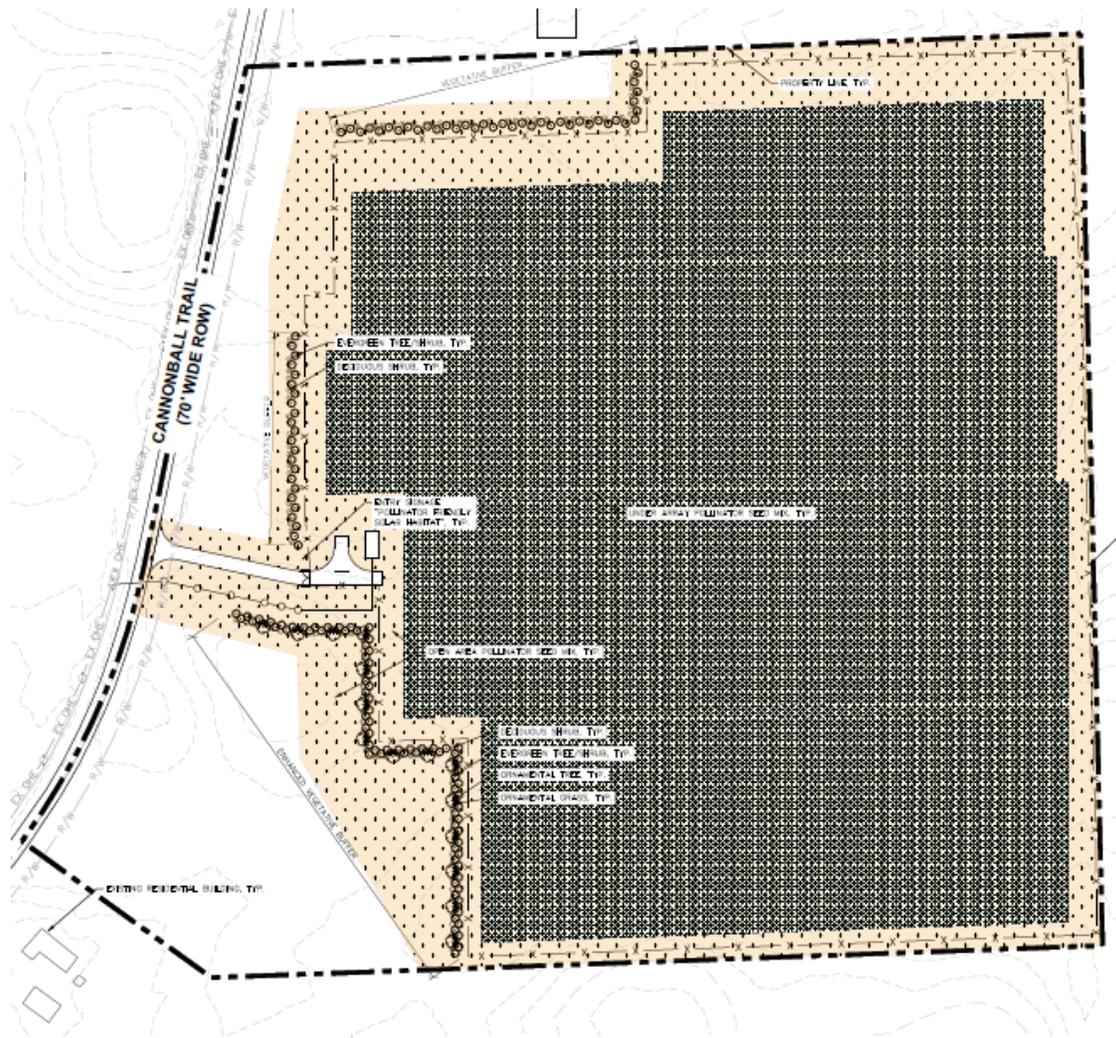
Decommission

Section 10-19-9-A-3 states prior to permit issuance, the owner shall sign an acknowledgement that said owner will be responsible for any and all enforcement costs and remediation costs resulting from any violations of that chapter. The costs include, but are not limited to, removal of system, property restoration upon removal of the system, city legal expenses and hearing costs associated with violations of that chapter. Additionally, Section 10-19-4-E states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner’s expense within 90 days of notice from the City.

To ensure compliance, the petitioner has provided a decommission plan and construction estimate of \$266,782.62 in total for the removal of the solar farm and restoration and reseeded of the property. This estimate is derived from the RS Means Heavy Site estimating manual using 2022 dollars.

Staff recommends a security guarantee of 120% of the petitioner’s estimate for a total of \$320,139.14 with an inflation rate of 3% in a form acceptable to the City Engineer as a condition of the special use approval.

In addition to the security guarantee, staff also recommends a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the special use approval.



Landscape Plan

The petitioner has taken into account the potential impacts the development may have on neighboring properties. Therefore, the petitioner has identified areas that face or are adjacent to the commercial and residential uses, to the west and northwest respectively, and they are providing a vegetative buffer and enhance vegetative buffer to help alleviate any negative visual impacts.

The petitioner has identified areas that face Cannonball Trail and the religious institution to the north and are providing a vegetative buffer. Additionally, the petitioner has identified areas that face the residential use to the southwest and have provided an enhanced vegetative buffer.

The vegetative buffer along the western and sections of the northern boundary of the parcel are providing eight (8) evergreen trees/shrubs and seven (7) large deciduous shrubs every one-hundred (100) linear feet. These buffers are not required as they are not adjacent to a residential use but do add to the required amount of lot landscaping. These buffers have been provided for potential views from the nearby religious institution and Cannonball Trail. The enhanced vegetative buffer is facing the residential land use to the southwest and is providing ten (10) evergreen trees/shrubs, six (6) large deciduous shrubs, and three (3) ornamental trees every one-hundred (100) linear feet.

The petitioner is working with the City’s landscaping consultant on finalizing the landscaping plans to ensure it meets the City’s standards. At the May 2, 2023 Economic Development Committee, it was recommended that the 300-foot gap at the northwest corner of the property should be landscaped with the vegetative buffer. The petitioner agreed to extend the vegetative buffer along this portion of land as it faces Cannonball Trail. A final landscape plan, including the additional landscaping buffer in the northwest

corner of the site which currently shows a 300-foot gap in continuous buffering to be approved by the City Engineer and landscaping consultant will be required as a condition of the special use approval.

Additionally, the Economic Development Committee recommended that a 2-year maintenance period for the establishment of the ground cover which will be conducted by the City Engineer should be required as a condition of special use approval. Therefore, staff is adding this as a condition to the special use approval upon the committee's recommendation.

ENGINEERING COMMENTS:

Comments prepared by Engineering Enterprises Inc. (EEI) dated March 13, 2023 were provided to the petitioner. The petitioner's project engineer, Kimley-Horn provided a response to these comments on March 21, 2023. The work items listed in the review letter will need to be addressed and will become conditions for special use approval.

COMPREHENSIVE PLAN:

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

In 2016 this future land use designation was also use as a "holding" designation for future development. The 10-year horizon of the plan saw these areas outside of the core not developing within that timeframe. Any development in these areas should be reviewed on a case-by-case basis since it was not anticipated to develop within the plan's lifespan. The utilization of this property for a solar farm is a suitable land use at this time. The current annexation amendment for a residential neighborhood will expire in 2026 and the lack of development and utilities in this area means it is unlikely to be developed into a more intense use. Additionally, the solar farm is temporary in nature as it currently is being proposed for a 20-year lease.

SPECIAL USE STANDARDS:

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

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

1. The city council shall determine that the application has met all of the general requirements of this chapter.
2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.
3. The proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.
4. The establishment for the proposed alternative energy system will not prevent the normal and orderly use, development, or improvement of the adjacent property for uses permitted in the district.

The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the Planning and Zoning Commission meeting.

REZONING STANDARDS:

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 and requests inclusion of those responses into the public record at the Planning and Zoning Commission meeting.

VARIATION STANDARDS:

Section 10-4-7 identifies six (6) standards that need to be met when approving a zoning variation. The petitioner has provided their responses to these standards within their attached application:

- a. 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 were carried out.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the City.

The petitioner has provided written responses to these variance standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the Planning and Zoning Commission meeting.

STAFF COMMENTS & RECOMMENDATIONS:

Staff is generally supportive of the rezoning, special use request, and variance requests. Should the City Council vote to approve this request, staff recommends the following conditions to the special use:

1. The maximum height of the solar panels for this land use will be fifteen (15) feet.
2. The installation of an eight (8) foot tall chain link fence with opaque slats surrounding the entire solar farm is required.
3. A final landscape plan, that includes additional landscaping buffer in the northwest corner of the site which currently shows a 300-foot gap in continuous buffering, shall be submitted as part of the final engineering submittal and be approved by the City Engineer and landscaping consultant.
4. A 2-year maintenance period for the establishment of the ground cover which will be inspected by the City Engineer is required.
5. A Knox box with keys provided to the City's building department and Bristol Kendall Fire District (BKFD).
6. A security guarantee in the amount of \$320,139.14 with a 3% annual inflation rate and in a form acceptable to the City Engineer.
7. A blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.

8. Adherence to all comments prepared by EEI, city engineering consultant, in a letter dated March 13, 2023.

PROPOSED MOTIONS:

SPECIAL USE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located south of Galena Road and east of Cannonball Trail, subject to staff recommendations in a memo dated May 3, 2023 and further subject to... {insert any additional conditions of the Planning and Zoning Commission}...

REZONING

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-2 Single-Family and R-3 Townhome PUD (Bristol Ridge) to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located south of Galena Road and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

VARIANCE

In consideration of testimony presented during a Public Hearing on May 10, 2023 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for variance from Section 10-19-7-D of the Yorkville Municipal Code to reduce the minimum clearance between the lowest point of a freestanding solar panel and the surface on which the system is mounted from ten feet to two feet, contingent upon approval of annexation agreement amendment for the Bristol Ridge Development by the City Council, for a property generally located south of Galena Road and east of Cannonball Trail, subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

- 1) Project Narrative, as prepared by Turning Point Energy, LLC
- 2) Zoning Site Plan, as prepared by Kimley Horn & Associates, Inc.
- 3) Development Applications
- 4) Decommissioning Plan, as prepared by Turning Point Energy, LLC
- 5) Wetland Delineation, as prepared by Kimley Horn & Associates, Inc.
- 6) Environmental Constraints Memorandum, as prepared by Kimley Horn & Associates, Inc.
- 7) Title Insurance, as prepared by Borrego Solar Systems, Inc.
- 8) Decommissioning Estimate, as prepared by New Leaf Energy
- 9) Illinois Department of Natural Resources EcoCAT Termination Report, as prepared by IDNR
- 10) Illinois Historic Preservation Agency Report, as prepared by Kimley Horn & Associates, Inc.
- 11) NRI Application & Report, as prepared by Kendall County Soil & Water Conservation District
- 12) Manufacturer's Specifications
- 13) Operations and Maintenance Plan, as prepared by Turning Point Energy, LLC
- 14) Transportation and Access Plan, as prepared by Kimley Horn & Associates, LLC
- 15) Interconnection Agreement
- 16) Glare Study and FAA Notice Criteria Filing, as prepared by Turning Point Energy, LLC
- 17) Containment and Water Studies
- 18) Viewshed, as prepared by Turning Point Energy, LLC

- 19) FEMA Firm Map
- 20) Property Impact Study, as prepared by Cohn Reznick
- 21) Plan Council Memorandum – March 17, 2023
- 22) EEI Comments – March 13, 2023
- 23) Kimley Horn Response – March 21, 2023
- 24) Hey and Associates Comments – April 4, 2023



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

Agenda Item Number

Planning and Zoning Commission #4

Tracking Number

PZC 2023-04 & EDC 2023-28

Agenda Item Summary Memo

Title: PZC 2023-04 Trinity Church Sign Variances

Meeting and Date: City Council – July 25, 2023

Synopsis: Details proposed request for sign variance request for Trinity Church

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:

See attached memo.



Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: July 17, 2023
Subject: **PZC 2023-04-Trinity Church Signs (Sign Variances)**

SUMMARY:

The applicant, Trinity Church United Methodist (Trinity Church), is requesting sign variance approval to move their three (3) existing nonconforming onsite signs to new locations on the property due to the future widening of Bridge Street by the Illinois Department of Transportation (IDOT). Prior to IDOT's acquisition of the land along the western boundary of the property located at 2505 Boomer Lane, the church had three (3) legally nonconforming signs on their property: a monument sign with a manual changeable copy area for the church; a pole sign for the preschool; and a banner sign/post for seasonal banners. The church submitted a sign permit application to the City to move and update these signs at the end of 2022 and were denied, as they did not meet the current standards of the code. The signs were later permitted to be moved, but as a condition of their sign permit, they are now defined as nonconforming and subject to the City's 5-year amortization schedule for removal. Therefore, Trinity Church is requesting variances for each sign to allow them to stay in their new locations without having to ever be removed.

PLANNING & ZONING COMMISSION ACTION:

The Planning and Zoning Commission reviewed the Petitioner's requests at a public hearing held on July 12, 2023 and made the following action on the motions below:

In consideration of testimony presented during a Public Hearing on July 12, 2023 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 10-20-8-A-1 and Section 10-20-8-B of the United City of Yorkville Zoning Ordinance as stated in a staff memorandum dated June 6, 2023 for the property commonly known as 2505 Boomer Lane.

Action Item:

Olson – aye; Williams – aye; Vinyard – aye; Horaz – aye; Millen – aye
5 ayes; 0 nay

ATTACHMENTS:

1. Draft Ordinance
2. Memorandum to Planning and Zoning Commission dated June 6, 2023
3. Variance Application with attachments
4. Public Hearing Notice

Ordinance No. 2023-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, GRANTING SIGN VARIANCES FOR THE PROPERTY LOCATED AT 2505 BOOMER LANE (Trinity Church United Methodist)

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, Trinity Church United Methodist (the “Applicant”), requested to increase the height of a monument sign from five (5) feet to seven (7) feet and increase the maximum sign area for a message board sign from fifty (50) percent to fifty-four (54) percent which is not permitted pursuant to Section 10-20-8-A-1 of the Zoning Ordinance; and,

WHEREAS, The Applicant requested to increase the number of permitted monument signs from one (1) to two (2) and to increase the maximum height of a monument sign from five (5) feet to five-feet and three inches (5’3”) which is not permitted pursuant to Section 10-20-8-A-1 of the Zoning Ordinance; and,

WHEREAS, The Applicant requested to permit a banner sign as a temporary sign in the residential district according to the standards set in Section 10-20-9-B of the Zoning Ordinance which is not permitted pursuant to Section 10-20-8-A-1 of the Zoning Ordinance; and,

WHEREAS, the Planning and Zoning Commission of the City conducted a public hearing on July 12, 2023, pursuant to notice published on June 23, 2023, in accordance with the State statutes and the ordinances of the City; and,

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

SEC 21-37-7 COM C/L CANNONBALL TR & C/L BOOMER LN, S ALG C/L BOOMER LN 618.84, W TO E ROW RT 47, N TO C/L CANNONBALL TR, E TO POB CITY OF YORKVILLE (EXC ROW TAKEN PER DOC 2022-10881)

PIN: 02-21-176-003

Commonly known as: 2505 Boomer Lane, Yorkville, Illinois

Section 2. That a variation pursuant to Section 10-20-08 of the Zoning Ordinance to increase the maximum allowable sign height in a residential district for a ground mounted sign from five (5) feet to seven (7) feet is hereby granted.

Section 3. That a variation pursuant to Section 10-20-08 of the Zoning Ordinance to increase the maximum allowable sign area for a message board sign from fifty (50) percent to fifty-four (54) percent in a residential district for a ground mounted sign is hereby granted.

Section 4. That a variation pursuant to Section 10-20-08 of the Zoning Ordinance to increase the number of permitted monument signs in a residential district from one (1) to two (2) is hereby granted.

Section 5. That a variation pursuant to Section 10-20-08 of the Zoning Ordinance to increase the maximum allowable sign height in a residential district for a ground mounted sign from five (5) feet to five-feet and three inches (5'3") feet is hereby granted.

Section 6. That a variation pursuant to Section 10-20-08 of the Zoning Ordinance to permit a banner sign as a temporary sign in the residential district according to the standards set forth in Section 10-20-9-B is hereby granted.

Section 7. That the sign shall be generally located as shown on the attached photograph and made a part hereof as Exhibit A.

Section 8. 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. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

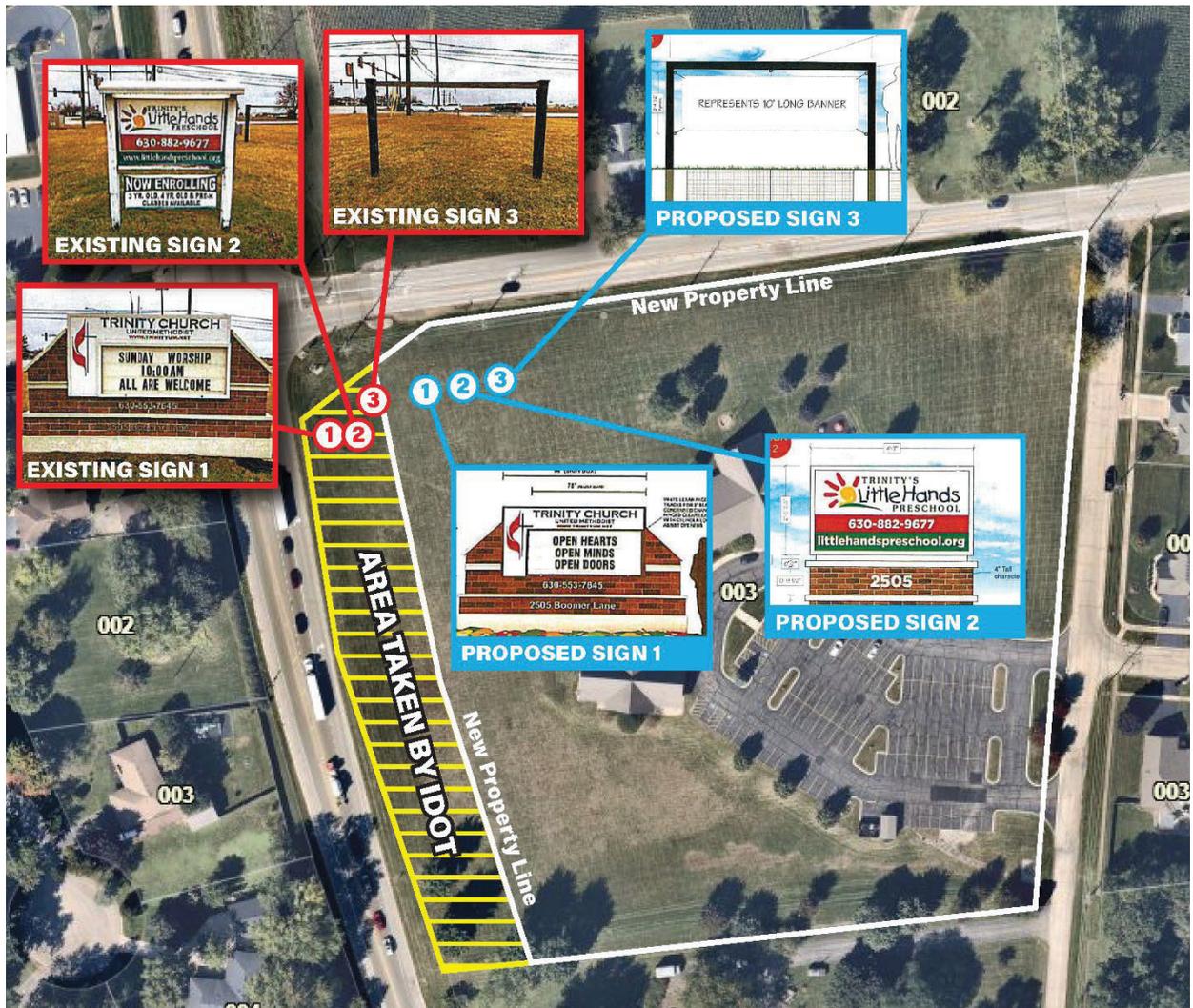
SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2023.

MAYOR

EXHIBIT A





Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Krysti Barksdale-Noble, Community Development Director
Date: June 6, 2023
Subject: **PZC 2023-04 Trinity Church Signs (Sign Variances)**

SUMMARY:

The applicant, Trinity Church United Methodist (Trinity Church), is requesting sign variance approval to move their three (3) existing nonconforming onsite signs to new locations on the property due to the future widening of Bridge Street by the Illinois Department of Transportation (IDOT). Prior to IDOT's acquisition of the land along the western boundary of the property located at 2505 Boomer Lane, the church had three (3) legally nonconforming signs on their property: a monument sign with a manual changeable copy area for the church; a pole sign for the preschool; and a banner sign/post for seasonal banners. The church submitted a sign permit application to the City to move and update these signs at the end of 2022 and were denied, as they did not meet the current standards of the code. The signs were later permitted to be moved, but as a condition of their sign permit, they are now defined as nonconforming and subject to the City's 5-year amortization schedule for removal. Therefore, Trinity Church is requesting variances for each sign to allow them to stay in their new locations without having to ever be removed.

PROPERTY BACKGROUND:

Trinity Church, located at 2505 Boomer Lane, is on an approximately nine (9) acre lot consisting of the existing religious institution, a playground, and parking lot on site. The church also operates the accessory Little Hands preschool. The property is located at the southeast corner of the Bridge Street and Cannonball Trail intersection just south of the Wrigley manufacturing plant. The western boundary of the property is adjacent to Bridge Street (IL Route 47) which is under the jurisdiction of IDOT. IDOT plans on widening this section of the roadway over the next few years and acquired land from the church at the end of 2022 for this purpose.



Trinity Church United Methodist - 2505 Boomer Lane

United City of Yorkville, Illinois
May 31, 2023





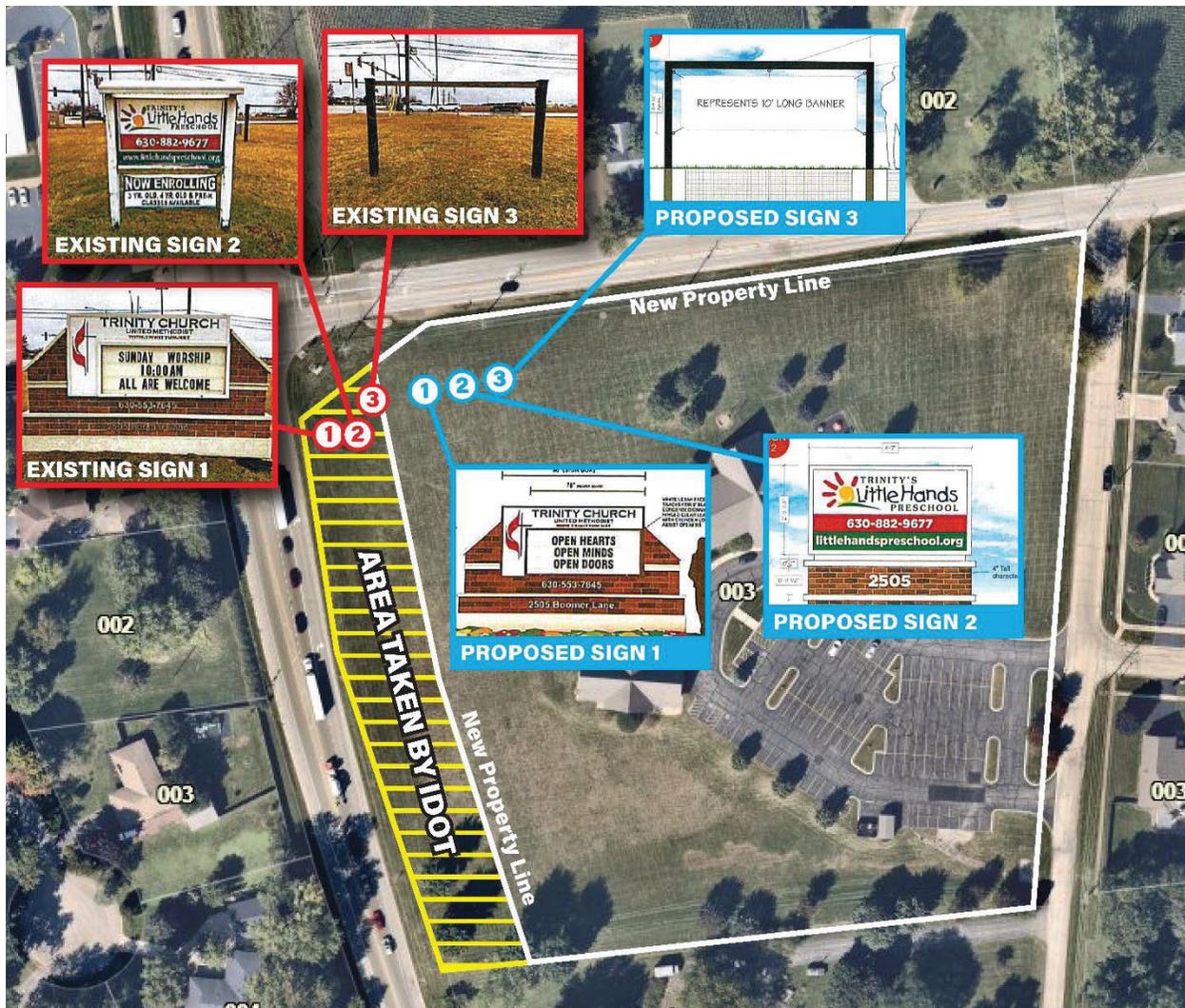
Previous On-Site Signage

ZONING:

The subject property is currently zoned R-1 Single-Family Suburban Residence District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	M-1 Manufacturing District	Wrigley Plant
South	A-1 Agricultural District (Kendall County)	Detached Residence
East	R-2 Single-Family Traditional Residence District	Blackberry North Subdivision
West	R-3 Residence District (Kendall County) Transportation Land Use	Detached Homes IL Route 47

Currently, religious institutions are permitted as special uses within the R-1 Single-Family Suburban Residence District as stated in Section 10-6-0 of the Municipal Code. This requirement was added as part of the 2014 Zoning Ordinance update as religious institutions were permitted within all of the residential districts in all previous zoning ordinances. Trinity Church does not have special use authorization for their land use as the structure and use were established prior to the 2014 ordinance update. Therefore, they may continue to operate their church and accessory preschool without special use authorization.



REQUESTS:

The petitioner needed to move their existing signs to a different location on the remainder of the property as they were previously located within the area that IDOT acquired in 2022. The petitioner submitted a building permit application which was denied as the size, number and type of the three (3) signs did not meet the standards set forth in Section 10-20-8: Permitted signs; agricultural and residential zoning districts.

Since the replacement and movement of these signs was due purely because of a government taking, the permit was eventually approved with conditions, as was previously done for other businesses along Route 47 and Route 34. The conditions of permit state that the newly installed signs are defined as nonconforming signs and are subject to the City’s 5-year amortization schedule for removal as stated in Section 10-15-4-C. The petitioner was notified that they could apply for a sign variance within this 5-year period to keep the signs erected indefinitely, if approved.

The petitioner is proposing the following sign variations for their three (3) new signs:

Monument Sign 1

Variation from Section 10-20-8-A-1 to increase the maximum height of a monument sign from five (5) feet to seven (7) feet and increase the maximum sign area for a message board sign from fifty (50) percent to fifty-four (54) percent.

Monument Sign 2

Variation from Section 10-20-8-A-1 to increase the number of permitted monument signs from one (1) to two (2) and to increase the maximum height of a monument sign from five (5) feet to five-feet and three inches (5'3")

Banner Sign

Variation from Section 10-20-8-B to permit a banner sign as a temporary sign in the residential district according to the standards set in Section 10-20-9-B.

In addition to meeting all other standards of the ordinance regarding signage, the petitioner has brought Monument Sign 2 for the accessory preschool into conformance with the ground mounted signage standards. The previous sign was a legally nonconforming pole sign and this new sign will be a conforming monument sign with a masonry base.

STAFF COMMENTS:

Staff is supportive of the sign variance requests as they are a direct result from a state government taking and have created a hardship for this property owner who did not want to move their signage.

STANDARDS FOR GRANTING A VARIANCE:

The Petitioner's request for relief of the Zoning Ordinance regulations are based 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 following factors regarding sign variance requests apply:

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 findings as part of their application (see attached) and requests inclusion of those responses into the public record at the July 12, 2023 Planning and Zoning Commission meeting.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on July 12, 2023 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 10-20-8-A-1 and Section 10-20-8-B of the United City of Yorkville Zoning Ordinance as stated in a staff memorandum dated June 6, 2023 for the property commonly known as 2505 Boomer Lane and further subject to {insert any additional conditions from the Planning and Zoning Commission}...

ATTACHMENTS:

1. Sign Variance Application with attachments
2. Sign Permit Applications



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

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.

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

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 SIGN VARIANCE

SAMPLE MEETING SCHEDULE

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

Plan Council Meeting

Economic Development Committee

Planning & Zoning Commission Public Hearing

City Council

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

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

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 SIGN VARIANCE

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



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APPLICATION FOR SIGN VARIANCE

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
<p>PETITIONER MUST ATTACH A LEGAL DESCRIPTION OF THE PROPERTY TO THIS APPLICATION AND TITLE IT AS "EXHIBIT A".</p> <p>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".</p>	



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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

WAS THE SIGN ERECTED LEGALLY WITH A SIGN PERMIT?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ARE THERE LIMITED AVAILABLE LOCATIONS FOR SIGNAGE ON THE PROPERTY?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DOES THE SIGN FACE A STREET WITH A FORTY (40) MILE PER HOUR OR HIGHER SPEED LIMIT?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
IS THE SIGN ON A STREET WITH TWENTY THOUSAND (20,000) OR HIGHER VEHICLE TRIPS PER DAY?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
IS THE SIGN ON A WALL FACING A PUBLIC RIGHT-OF-WAY WITHOUT A PUBLIC ENTRANCE?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WOULD THE SIGN BE BLOCKED BY EXISTING OR REQUIRED LANDSCAPING?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

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

10-20-8-A(1) Permitted Signs; Agricultural and Residential Zoning Districts: Freestanding identification or business signs.

Sign 1 - Increase maximum height from 5 feet to 7 feet; increase maximum sign area for a message board sign from 50% to 54%

Sign 2 - Increase the number of permitted monument signs from one (1) to two (2); Increase the maximum height from 5 feet to 5 feet 3 inches.

10-20-8-B Temporary Signs

Permit a banner sign as a temporary sign in the residential district according to the standards set in Section 10-20-9-B.

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:

Signs have been moved due to IDOT expansion and in conformance with their requirements. Parcel is large and signs will not impede any light or airflow.

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

This variance is consistent with the comprehensive plan and meets the standards for commercial signage within Yorkville.



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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:

Signs had to be moved due to IDOT right of way and IDOT required their placement where they are now located. Combining or changing the signs was never the church's intention as we were content with their location and function.

IF THERE ARE ANY UNIQUE PHYSICAL CHARACTERISTICS OF THE PROPERTY, PLEASE DESCRIBE THEM BELOW:

No unique characteristics but IDOT needed the space where the original signs were located.

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:

Signs are in similar style and size to existing signs. A variation will not change what has previously been a complying use.

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:

The hardship we have faced is the taking by IDOT of our property for their use of Bridge Street widening. This has required us to move our signs against our will according to their specifications.



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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:

This is a result of the IDOT taking.

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 signs were considered legally nonconforming by the code as they were installed prior to the current standards. The only reason for moving the signs was due to the IDOT taking. Also, we are a non residential use within the R-1 district and are not a dwelling.

AGREEMENT

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

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

PETITIONER SIGNATURE

3-29-2023

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 NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
---------------	----------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

PRINT NAME	TITLE
SIGNATURE*	DATE

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



Prairie South District

Rev. Dr. Brian Gilbert District Superintendent
303 East Wacker Drive, Suite 2020, Chicago, IL 60601
312-346-9766 Ext: 782; bgilbert@umcnic.org

March 30 2023

To Whomever It May Concern,

I am writing you as the District Superintendent for the Northern Illinois Conference assigned to provide supervisory oversight for Trinity United Methodist Church in Yorkville on behalf of our Annual Conference. Bob Boyd is a duly elected trustee of Trinity: Yorkville UMC and has permission to seek a sign variance with the township on behalf of the church.

If you have any questions or concerns please contact either Bob Boyd or myself.

Grace and peace,

Rev. Dr. Brian Gilbert
Prairie South District Superintendent
Northern Illinois Conference www.umcnic.org
The United Methodist Church www.umc.org

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2023-04**

NOTICE IS HEREWITH GIVEN THAT Trinity Church United Methodist, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approvals to permit the following variations from Section 10-20-8-A-1 of the Yorkville Municipal Code:

1. Increase the maximum height of a monument sign from five (5) feet to seven (7) feet; and
2. Increase the maximum sign area for a message board sign from fifty (50) percent to fifty-four (54) percent; and
3. Increase the number of permitted monument signs from one (1) to two (2); and
4. Increase the maximum height of a monument sign from five (5) feet to five-feet and three inches (5'3")

Additionally, the petitioner is seeking approval to vary the regulations set forth in Section 10-20-8-B of the Yorkville Municipal Code to permit a banner sign as a temporary sign in the residential district according to the standards set in Section 10-20-9-B. The real property is located at 2505 Boomer Lane, Yorkville, Illinois and is generally located at the southeast corner of the Bridge Street and Cannonball Trail intersection.

The legal description is as follows:

SEC 21-37-7 COM C/L CANNONBALL TR & C/L BOOMER LN, S ALG C/L BOOMER LN 618.84, W TO E ROW RT 47, N TO C/L CANNONBALL TR, E TO POB CITY OF YORKVILLE (EXC ROW TAKEN PER DOC 2022-10881)

PIN: 02-21-176-003

Address: 2505 Boomer Lane

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on **Wednesday, July 12, 2023** at 7:00 pm at the United City of Yorkville, City Council Chambers, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

Jori Behland
Deputy City Clerk

CHARLES C & SHARON G HAMM
16 PATRICIA LN
YORKVILLE, IL, 60560

MICHAEL & TAMARA ROSENWINKEL DEC LIV TR
10735 CHICAGO RD
WATERMAN, IL, 60556

TOMASZ GOSCINIAK
20 PATRICIA LN
YORKVILLE, IL, 60560

RICHARD J & NANCY SCHMEISSER
211 FAIRHAVEN DR
YORKVILLE, IL, 60560

MARK & AUDREY GUTZWILER
213 NEWBURY CT
YORKVILLE, IL, 60560

WILLIAM JR WRIGLEY
ATTN: WM WRIGLEY JR TAX DEPT
ONE PPG PLACE STE 2810
PITTSBURGH, PA, 15222

B & K ENTREPRENEURS LLC
2551 N BRIDGE ST
YORKVILLE, IL, 60560

ST GERMAIN, JOSHUA E KRUGER, LAUREN E &
217 NEWBURY CT
YORKVILLE, IL, 60560

DONALD C & TERESA L MICHEL
212 FAIRHAVEN DR
YORKVILLE, IL, 60560

WILLIAMS GROUP LLC 1809-1811 MULBERRY DR
1905 MARKETPLACE DR STE 255
YORKVILLE, IL, 60560

NICHOLAS W & RHONDA HUMMEL
221 FAIRHAVEN DR
YORKVILLE, IL, 60560

ERIC M & HAYLEY M MORGANEGG
2610 BOOMER LN
YORKVILLE, IL, 60560

RICHARD JANSEN
31 PATRICIA LN
YORKVILLE, IL, 60560

VICKI K CHOATE
210 FAIRHAVEN DR
YORKVILLE, IL, 60560

JAMES A & RITA L FELTES
4 PATRICIA LN
YORKVILLE, IL, 60560

DOUGLAS A & MICHELLE F ROBERTS
2510 BOOMER LN
YORKVILLE, IL, 60560

J CASEY REV TR
% JUDITH L CASEY
7 PATRICIA LN
YORKVILLE, IL, 60560

LISA D DOMARK
208 FAIRHAVEN DR
YORKVILLE, IL, 60560

JAMES C & JENNIFER L RATOS
3150 D CANNONBALL TRL
YORKVILLE, IL, 60560

KRISTIE M HENRY
207 FAIRHAVEN DR
YORKVILLE, IL, 60560

JAMES C & JENNIFER L RATOS
3150 D CANNONBALL TRL
YORKVILLE, IL, 60560

DANIEL J BROUCH
PO BOX 219
YORKVILLE, IL, 60560

RONALD L SR & JUNE M LOVELESS
PO BOX 337
BRISTOL, IL, 605129996

YORKVILLE UNITED METH CHURCH
2505 BOOMER LN
YORKVILLE, IL, 60560

MATTHEW M & JESSICA C GIBBS
23 PATRICIA LN
YORKVILLE, IL, 60560

LEA ANN SKOGSBERG
219 NEWBURY CT
YORKVILLE, IL, 60560

THOMAS & DENISE WALKER
209 FAIRHAVEN DR
YORKVILLE, IL, 60560

LARRY M & PAMELA L SMITH
30 PATRICIA LN
YORKVILLE, IL, 60560

J CASEY REV TR
% JUDITH L CASEY
7 PATRICIA LN
YORKVILLE, IL, 60560

RICHARD KAY
23 AMANDA LN
YORKVILLE, IL, 60560

ROBERT J JR & REBECCA L STUBBLEFIELD
206 FAIRHAVEN DR
YORKVILLE, IL, 60560

CRAIG L & AMY WHISENANT
215 NEWBURY CT
YORKVILLE, IL, 60560

AURORA YORKVILLE REAL ESTATE LLC
% MERIDIAN INDUSTRIES INC
735 N WATER ST STE 630
MILWAUKEE, WI, 53202

LARRY M & PAMELA L SMITH
30 PATRICIA LN
YORKVILLE, IL, 60560

GORDON R & MARCIA R SWANSON
PO BOX 14
BRISTOL, IL, 60512

WILLIAM JR WRIGLEY
ATTN: WM WRIGLEY JR TAX DEPT
ONE PPG PLACE STE 2810
PITTSBURGH, PA, 15222



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

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2021-04

Agenda Item Summary Memo

Title: City Buildings Updates

Meeting and Date: City Council – July 25, 2023

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 Administration
Name Department

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.



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

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2021-38

Agenda Item Summary Memo

Title: Water Study Update

Meeting and Date: City Council – July 25, 2023

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 Administration
Name Department

Agenda Item Notes:

If new information is available at the time of the meeting, then it will be issued as a
supplemental packet or as a handout at the meeting.