



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA CITY COUNCIL MEETING

Tuesday, October 10, 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. Bill Payments for Approval

\$ 655,199.38 (vendors)

\$ 366,639.37 (payroll period ending 09/29/23)

\$ 1,021,838.75 (total)

Mayor's Report:

1. CC 2023-58 2023 Tax Levy Estimate

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

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

b. 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

Mayor's Report (cont'd):

- c. 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
- d. 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

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

- 3. PZC 2023-09 & EDC 2023-36 Unified Development Ordinance – Presentation
- 4. CC 2021-04 City Buildings Updates
- 5. CC 2021-38 Water Study Update

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: October 18, 2023 – 6:00 p.m. – East Conference Room #337

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

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

ECONOMIC DEVELOPMENT: November 7, 2023 – 6:00 p.m. – East Conference Room #337

<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: November 2, 2023 – 6:00 p.m. – East Conference Room #337

<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: October 17, 2023 – 6:00 p.m. – East Conference Room #337

<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, October 10, 2023
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

1. Bill Payments for Approval

☐ Approved _____

☐ As presented

☐ As amended

☐ Notes _____

MAYOR'S REPORT:

1. CC 2023-58 2023 Tax Levy Estimate

☐ Approved: Y _____ N _____ ☐ Subject to _____

☐ Removed _____

☐ Notes _____

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

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. 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 _____

c. 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 _____

d. 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 _____

MAYOR'S REPORT (CONT'D):

3. PZC 2023-09 & EDC 2023-36 Unified Development Ordinance – Presentation

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____
☐ Removed _____
☐ Notes _____

4. CC 2021-04 City Building Updates

☐ Approved: **Y** _____ **N** _____ ☐ Subject to _____
☐ Removed _____
☐ Notes _____

5. CC 2021-38 Water Study Update

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

☐ Removed _____

☐ Notes _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:



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 #1

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – October 10, 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:

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539343	AACVB	AURORA AREA CONVENTION					
	08/23-HAMPTON	09/28/23	01	AUG 2023 HAMPTON HOTEL TAX	01-640-54-00-5481		5,099.98
					INVOICE TOTAL:		5,099.98 *
	08/23-SUPER	09/28/23	01	AUG 2023 SUPER 8 HOTEL TAX	01-640-54-00-5481		1,592.01
					INVOICE TOTAL:		1,592.01 *
	AUG 23-ALL	09/28/23	01	AUG 2023 ALL SEASON HOTEL TAX	01-640-54-00-5481		64.87
					INVOICE TOTAL:		64.87 *
					CHECK TOTAL:		6,756.86
539344	ADVDR00F	ADVANCED ROOFING INC.					
	2023-1862 RFND	09/21/23	01	CANCELLED SIDING PERMIT REFUND	01-000-42-00-4210		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
539345	ALTORFER	ALTORFER INDUSTRIES, INC					
	TM500489678	09/11/23	01	EMISSIONS WARRANTY REPAIR	01-410-54-00-5490		1,582.34
					INVOICE TOTAL:		1,582.34 *
					CHECK TOTAL:		1,582.34
539346	ARCHITEC	ARCHITECTURAL BRONZE					
	18629	09/19/23	01	BRONZE PLAQUE	79-790-56-00-5620		328.00
					INVOICE TOTAL:		328.00 *
					CHECK TOTAL:		328.00
539347	ATLAS	ATLAS BOBCAT					
	BW6533	09/11/23	01	WINDOW SEAL, GLASS DOOR	01-410-56-00-5628		605.37
					INVOICE TOTAL:		605.37 *

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539347	ATLAS	ATLAS BOBCAT					
	Q02551	09/07/23	01	BLACK TRAILER	25-215-60-00-6060		15,473.00
					INVOICE TOTAL:		15,473.00 *
					CHECK TOTAL:		16,078.37
539348	AURORA	CITY OF AURORA					
	225588	09/21/23	01	WATER PRODUCTION LAB TESTING	51-510-54-00-5429		1,457.50
					INVOICE TOTAL:		1,457.50 *
					CHECK TOTAL:		1,457.50
539349	BADGER	BADGER METER					
	1603389	09/05/23	01	HALOGEN SENSOR	51-510-56-00-5638		958.11
					INVOICE TOTAL:		958.11 *
					CHECK TOTAL:		958.11
539350	BAKERW	WAYNE BAKER					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		225.00
					INVOICE TOTAL:		225.00 *
					CHECK TOTAL:		225.00
539351	BARONA	ALEXANDER JAMES BARON					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		390.00
					INVOICE TOTAL:		390.00 *
					CHECK TOTAL:		390.00
539352	BATTERY S	BATTERY SERVICE CORPORATION					

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539352	BATTERY'S	BATTERY SERVICE CORPORATION					
	0102961	09/21/23	01	BATTERY	01-410-56-00-5628		104.95
					INVOICE TOTAL:		104.95 *
					CHECK TOTAL:		104.95
539353	BCBS	BLUE CROSS BLUE SHIELD					
	F015083-NOV 2023	09/28/23	01	DEARBORN/BCBS EAP-NOV 2023	01-110-52-00-5222		6.35
			02	DEARBORN/BCBS EAP-NOV 2023	01-120-52-00-5222		4.23
			03	DEARBORN/BCBS EAP-NOV 2023	01-210-52-00-5222		50.76
			04	DEARBORN/BCBS EAP-NOV 2023	01-220-52-00-5222		10.23
			05	DEARBORN/BCBS EAP-NOV 2023	01-410-52-00-5222		10.69
			06	DEARBORN/BCBS EAP-NOV 2023	24-216-52-00-5222		2.82
			07	DEARBORN/BCBS EAP-NOV 2023	51-510-52-00-5222		9.99
			08	DEARBORN/BCBS EAP-NOV 2023	52-520-52-00-5222		4.34
			09	DEARBORN/BCBS EAP-NOV 2023	79-790-52-00-5222		13.39
			10	DEARBORN/BCBS EAP-NOV 2023	79-795-52-00-5222		11.28
			11	DEARBORN/BCBS EAP-NOV 2023	82-820-52-00-5222		7.05
					INVOICE TOTAL:		131.13 *
					CHECK TOTAL:		131.13
539354	BEEBED	DAVID BEEBE					
	09/10-09/25	09/28/23	01	UMFIRE	79-795-54-00-5462		375.00
					INVOICE TOTAL:		375.00 *
					CHECK TOTAL:		375.00
539355	BFCONSTR	B&F CONSTRUCTION CODE SERVICES					
	18221	09/18/23	01	AUGUST 2023 INSPECTIONS	01-220-54-00-5459		14,240.00
					INVOICE TOTAL:		14,240.00 *
					CHECK TOTAL:		14,240.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539356	BOOKERM	MICHAEL BOOKER					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		90.00
					INVOICE TOTAL:		90.00 *
					CHECK TOTAL:		90.00
539357	BOOKERT	THOMAS BOOKER					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		70.00
					INVOICE TOTAL:		70.00 *
					CHECK TOTAL:		70.00
539358	BOROWSKK	KYLE BOROWSKI					
	091523-PERDIEM	09/15/23	01	CRASH RECONSTRUCTION TRAINING	01-210-54-00-5415		269.00
			02	PER DIEMS FOR 9/10-9/15	** COMMENT **		
					INVOICE TOTAL:		269.00 *
	092223-PERDIEM	09/22/23	01	CRASH RECONSTRUCTION TRAINING	01-210-54-00-5415		269.00
			02	PER DIEMS FOR 9/17-9/22	** COMMENT **		
					INVOICE TOTAL:		269.00 *
					CHECK TOTAL:		538.00
539359	BRISBOND	DANA XAVIER BRISBON					
	091623	09/16/23	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
	092323	09/23/23	01	REFEREE	79-795-54-00-5462		200.00
					INVOICE TOTAL:		200.00 *
					CHECK TOTAL:		300.00
539360	BRITE	UPSTATE WHOLESALE SUPPLY INC					

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX	42-420	DEBT SERVICE	84-840	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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539360	BRITE	UPSTATE WHOLESALE SUPPLY INC					
	INV29945	06/28/23	01	2 MDT COMPUTERS FOR VEHICLES	25-205-60-00-6070		8,068.00
					INVOICE TOTAL:		8,068.00 *
					CHECK TOTAL:		8,068.00
D003122	BROWND	DAVID BROWN					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539361	CALLONE	PEERLESS NETWORK, INC					
	28033	07/15/23	01	06/15-07/14 ADMIN LINES	01-110-54-00-5440		210.70
			02	06/15-07/14 POLICE LINES	01-210-54-00-5440		701.81
			03	06/15-07/14 PUBLIC WORKS LINES	51-510-54-00-5440		4,854.52
			04	06/15-07/14 SEWER DEPT LINES	52-520-54-00-5440		227.11
			05	06/15-07/14 RECREATION LINES	79-795-54-00-5440		292.30
			06	06/15-07/14 TRAFFIC SIGNAL	01-410-54-00-5435		60.06
			07	MAINTENANCE	** COMMENT **		
					INVOICE TOTAL:		6,346.50 *
	30448	08/15/23	01	08/15-09/14 ADMIN LINES	01-110-54-00-5440		210.70
			02	08/15-09/14 POLICE LINES	01-210-54-00-5440		701.81
			03	08/15-09/14 PUBLIC WORKS LINES	51-510-54-00-5440		4,855.77
			04	08/15-09/14 SEWER DEPT LINES	52-520-54-00-5440		227.17
			05	08/15-09/14 RECREATION LINES	79-795-54-00-5440		290.80
			06	08/15-09/14 TRAFFIC SIGNAL	01-410-54-00-5435		60.07
			07	MAINTENANCE	** COMMENT **		
					INVOICE TOTAL:		6,346.32 *
					CHECK TOTAL:		12,692.82

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539362	CALLONE	PEERLESS NETWORK, INC					
	32828	09/15/23	01	09/15-10/14 ADMIN LINES	01-110-54-00-5440		210.72
			02	09/15-10/14 POLICE LINES	01-210-54-00-5440		701.81
			03	09/15-10/14 PUBLIC WORKS LINES	51-510-54-00-5440		4,854.02
			04	09/15-10/14 SEWER DEPT LINES	52-520-54-00-5440		227.11
			05	09/15-10/14 RECREATION LINES	79-795-54-00-5440		282.13
			06	09/15-10/14 TRAFFIC SIGNAL	01-410-54-00-5435		60.06
			07	MAINTENANCE	** COMMENT **		
				INVOICE TOTAL:			6,335.85 *
				CHECK TOTAL:			6,335.85
539363	CARLYLEM	MITCHELL CARLYLE					
	ICAP-PERDIEM	09/18/23	01	ICAP CONFERENCE PER DIEMS	01-210-54-00-5415		343.00
				INVOICE TOTAL:			343.00 *
				CHECK TOTAL:			343.00
539364	CARUSOC	CALI CARUSO					
	090823-PERDIEM	09/08/23	01	ACTING OFFICER IN CHARGE	01-210-54-00-5415		45.00
			02	TRAINING PER DIEMS	** COMMENT **		
				INVOICE TOTAL:			45.00 *
				CHECK TOTAL:			45.00
D003123	CONARDR	RYAN CONARD					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
				INVOICE TOTAL:			45.00 *
				DIRECT DEPOSIT TOTAL:			45.00
539365	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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539365	COXLAND	COX LANDSCAPING LLC					
	192240	09/19/23	01	TREE & STUMP REMOVAL	12-112-54-00-5495		4,920.00
					INVOICE TOTAL:		4,920.00 *
					CHECK TOTAL:		4,920.00
539366	DAVISK	KYLE DAVIS					
	090723-PER DIEM	09/07/23	01	INTERVIEWING CHILDREN TRAINING	01-210-54-00-5415		16.00
			02	PER DIEM	** COMMENT **		
					INVOICE TOTAL:		16.00 *
					CHECK TOTAL:		16.00
D003124	DHUSEE	DHUSE, ERIC					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	51-510-54-00-5440		15.00
			02	REIMBURSEMENT	** COMMENT **		
			03	SEPT 2023 MOBILE EMAIL	52-520-54-00-5440		15.00
			04	REIMBURSEMENT	** COMMENT **		
			05	SEPT 2023 MOBILE EMAIL	01-410-54-00-5440		15.00
			06	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539367	DICKINSD	DONALD W DICKINSON					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		225.00
					INVOICE TOTAL:		225.00 *
	091423	09/14/23	01	UMPIRE	79-795-54-00-5462		120.00
					INVOICE TOTAL:		120.00 *
	092123	09/21/23	01	REFEREE	79-795-54-00-5462		120.00
					INVOICE TOTAL:		120.00 *
					CHECK TOTAL:		465.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539368	DIRENRGY	DIRECT ENERGY BUSINESS					
	1704705-232550052556	09/12/23	01	07/26-08/23 KENNEY & MCHUGH	23-230-54-00-5482		82.38
					INVOICE TOTAL:		82.38 *
	1704707-232620052613	09/19/23	01	08/15-09/14 KENNEDY & RT47	23-230-54-00-5482		1,276.89
					INVOICE TOTAL:		1,276.89 *
	1704717-232570052581	09/14/23	01	08/10-09/10 RT47 & ROSENWINKLE	23-230-54-00-5482		41.78
					INVOICE TOTAL:		41.78 *
	1704719-232580052594	09/15/23	01	07/24-08/22 LEASURE & SUNSET	23-230-54-00-5482		2,263.05
					INVOICE TOTAL:		2,263.05 *
					CHECK TOTAL:		3,664.10
D003125	DLK	DLK, LLC					
	265	09/28/23	01	SEPT 2023 ECONOMIC DEVELOPMENT	01-640-54-00-5486		9,685.00
			02	HOURS	** COMMENT **		
					INVOICE TOTAL:		9,685.00 *
	271	09/28/23	01	JUL-SEPT 2023 BANKED ECONOMIC	01-640-54-00-5486		17,880.00
			02	DEVELOPMENT HOURS	** COMMENT **		
					INVOICE TOTAL:		17,880.00 *
					DIRECT DEPOSIT TOTAL:		27,565.00
539369	DONOVANM	MICHAEL DONOVAN					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
D003126	EVANST	TIM EVANS					

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003126	EVANST	TIM EVANS					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-795-54-00-5440		22.50
			02	REIMBURSEMENT	** COMMENT **		
			03	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		22.50
			04	REIMBURSEMENT	** COMMENT **		
				INVOICE TOTAL:			45.00 *
				DIRECT DEPOSIT TOTAL:			45.00
539370	FENILIJ	JOSHUA FENILI					
	091423	09/14/23	01	REFEREE	79-795-54-00-5462		160.00
				INVOICE TOTAL:			160.00 *
				CHECK TOTAL:			160.00
539371	FOXVALLE	FOX VALLEY TROPHY & AWARDS					
	BKA41	09/21/23	01	FALL SOCCER MEDALS	79-795-56-00-5606		1,537.50
				INVOICE TOTAL:			1,537.50 *
	BKA42	09/21/23	01	FALL BASEBALL/SOFTBALL MEDALS	79-795-56-00-5606		1,287.50
				INVOICE TOTAL:			1,287.50 *
	BKA43	09/21/23	01	FALL TROPHIES	79-795-56-00-5606		217.50
				INVOICE TOTAL:			217.50 *
				CHECK TOTAL:			3,042.50
D003127	FREDRICR	ROB FREDRICKSON					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
				INVOICE TOTAL:			45.00 *
				DIRECT DEPOSIT TOTAL:			45.00

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539372	FUNKHOUC	CHRIS FUNKHOUSER					
	2023 IML	09/29/23	01	2023 IML CONFERENCE LODGING	01-110-54-00-5415		436.38
					INVOICE TOTAL:		436.38 *
					CHECK TOTAL:		436.38
539373	FUNONE	THE FUN ONES					
	80876	03/19/23	01	SNOW GLOBE RENTAL	79-795-56-00-5606		727.76
					INVOICE TOTAL:		727.76 *
					CHECK TOTAL:		727.76
D003128	GALAUNEJ	JAKE GALAUNER					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539374	GLATFELT	GLATFELTER UNDERWRITING SRVS.					
	165380127-10	09/28/23	01	LIABILITY INS INSTALLMENT #10	01-640-52-00-5231		14,530.22
			02	LIABILITY INS INSTALLMENT #10	01-640-52-00-5231		3,021.18
			03	LIABILITY INS INSTALLMENT #10	51-510-52-00-5231		1,602.22
			04	LIABILITY INS INSTALLMENT #10	52-520-52-00-5231		768.04
			05	LIABILITY INS INSTALLMENT #10	82-820-52-00-5231		1,204.34
					INVOICE TOTAL:		21,126.00 *
					CHECK TOTAL:		21,126.00
539375	GOODRICG	GAVIN GOODRICH					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		345.00
					INVOICE TOTAL:		345.00 *
					CHECK TOTAL:		345.00

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003129	HENNED	DURK HENNE					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003130	HERNANDA	ADAM HERNANDEZ					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003131	HERNANDN	NOAH HERNANDEZ					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539376	HIFIEVEN	HI FI EVENTS, INC.					
	YHD090123	09/18/23	01	ADDITIONAL STAGE & SOUND FOR	79-795-56-00-5602		1,600.00
			02	CHRISTIAN BANDS	** COMMENT **		
					INVOICE TOTAL:		1,600.00 *
					CHECK TOTAL:		1,600.00
539377	HIXH	HAROLD HIX					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		80.00
					INVOICE TOTAL:		80.00 *
					CHECK TOTAL:		80.00

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003132	HORNERR	RYAN HORNER					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003133	HOULEA	ANTHONY HOULE					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539378	ILPHLEBO	ILLINOIS PHLEBOTOMY SERVICES					
	1853	08/31/23	01	08/01/23 PHLEBOTOMY SERVICES	01-210-54-00-5462		425.00
					INVOICE TOTAL:		425.00 *
					CHECK TOTAL:		425.00
539379	IPRF	ILLINOIS PUBLIC RISK FUND					
	83500	09/13/23	01	NOV 2023 WORK COMP INS	01-640-52-00-5231		12,689.92
			02	NOV 2023 WORK COMP INS-PR	01-640-52-00-5231		2,581.45
			03	NOV 2023 WORK COMP INS	51-510-52-00-5231		1,203.37
			04	NOV 2023 WORK COMP INS	52-520-52-00-5231		543.57
			05	NOV 2023 WORK COMP INS	82-820-52-00-5231		1,025.69
					INVOICE TOTAL:		18,044.00 *
					CHECK TOTAL:		18,044.00
D003134	JACKSONJ	JAMIE JACKSON					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	52-520-54-00-5440		45.00

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003134	JACKSONJ	JAMIE JACKSON					
	100123	10/01/23	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539380	JENSENJ	JAMES JENSEN					
	ICAP PERDIEM	09/18/23	01	ICAP CONFERENCE PER DIEMS	01-210-54-00-5415		343.00
					INVOICE TOTAL:		343.00 *
					CHECK TOTAL:		343.00
539381	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	199416	09/25/23	01	TRUCK INSPECTION	01-410-54-00-5490		67.00
					INVOICE TOTAL:		67.00 *
	199418	09/25/23	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *
					CHECK TOTAL:		110.00
D003135	JOHNGEOR	GEORGE JOHNSON					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	51-510-54-00-5440		22.50
			02	REIMBURSEMENT	** COMMENT **		
			03	SEPT 2023 MOBILE EMAIL	52-520-54-00-5440		22.50
			04	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539382	KENDCPA	KENDALL COUNTY CHIEFS OF					
	1035	09/19/23	01	RESPECT FOR LAW MEETING FOR	01-210-54-00-5415		360.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539382	KENDCPA	KENDALL COUNTY CHIEFS OF					
	1035	09/19/23	02	12 STAFF	** COMMENT **		
					INVOICE TOTAL:		360.00 *
	1051	09/21/23	01	MONTHLY MEETING FEE FOR 3	01-210-54-00-5415		51.00
			02	STAFF	** COMMENT **		
					INVOICE TOTAL:		51.00 *
					CHECK TOTAL:		411.00
539383	KENDCROS	KENDALL CROSSING, LLC					
	AMU REBATE 07/23	09/27/23	01	JUL 2023 NCG AMUSEMENT TAX	01-640-54-00-5439		5,382.89
			02	REBATE	** COMMENT **		
					INVOICE TOTAL:		5,382.89 *
	AMU REBATE 08/23	09/22/23	01	AUG 2023 NCG AMUSEMENT TAX	01-640-54-00-5439		2,564.69
			02	REBATE	** COMMENT **		
					INVOICE TOTAL:		2,564.69 *
					CHECK TOTAL:		7,947.58
D003136	KLEEFISG	GLENN KLEEFISCH					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539384	LANEMUCH	LANER, MUCHIN, LTD					
	653124	09/01/23	01	GENERAL COUNSELING THROUGH	01-640-54-00-5463		225.00
			02	08/20/23	** COMMENT **		
					INVOICE TOTAL:		225.00 *
					CHECK TOTAL:		225.00

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539385	LIPSCOJA	JACOB LIPSCOMB					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		380.00
					INVOICE TOTAL:		380.00 *
					CHECK TOTAL:		380.00
539386	MAHONEYM	MARK MAHONEY					
	091623	09/16/23	01	REFEREE	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
	092323	09/23/23	01	REFEREE	79-795-54-00-5462		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		450.00
539387	MATSONA	AIDAN MATSON					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		45.00
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
539388	MATSONT	THOMAS MATSON					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		90.00
					INVOICE TOTAL:		90.00 *
					CHECK TOTAL:		90.00
D003137	MCGREGOM	MATTHEW MCGREGORY					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539389	MEADE	MEADE ELECTRIC COMPANY, INC.					
	706034	09/15/23	01	RT47 & US 34 TRAFFIC SIGNAL	01-410-54-00-5435		463.20
			02	REPAIR	** COMMENT **		
					INVOICE TOTAL:		463.20 *
					CHECK TOTAL:		463.20
539390	METIND	METROPOLITAN INDUSTRIES, INC.					
	INV054433	09/15/23	01	LIFT STATION METRO CLOUD DATA	52-520-54-00-5444		270.00
			02	SERVICE	** COMMENT **		
					INVOICE TOTAL:		270.00 *
					CHECK TOTAL:		270.00
539391	MIDWSALT	MIDWEST SALT					
	P469587	09/08/23	01	BULK ROCK SALT	51-510-56-00-5638		3,386.53
					INVOICE TOTAL:		3,386.53 *
	P469732	09/20/23	01	BULK ROCK SALT	51-510-56-00-5638		3,511.30
					INVOICE TOTAL:		3,511.30 *
					CHECK TOTAL:		6,897.83
D003138	MILSCHET	TED MILSCHEWSKI					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539392	MODJESKM	MICHAEL COLE MODJESKI					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		55.00
					INVOICE TOTAL:		55.00 *
					CHECK TOTAL:		55.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539393	MOHRR	RANDY MOHR					
	092623	09/26/23	01	REFEREE	79-795-54-00-5462		105.00
					INVOICE TOTAL:		105.00 *
					CHECK TOTAL:		105.00
539394	MORRICKB	BRUCE MORRICK					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		150.00
539395	MULDERCH	CHRISTIAN MULDER					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		35.00
					INVOICE TOTAL:		35.00 *
					CHECK TOTAL:		35.00
539396	MULLENSA	ANTHONY MULLENS					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		150.00
D003139	NAVARROJ	JESUS NAVARRO					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539397	NICOR	NICOR GAS					

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539397	NICOR	NICOR GAS					
	16-00-27-3553	4-0823	09/12/23	01 08/11-09/12 1301 CAROLYN CT	01-110-54-00-5480		50.77
					INVOICE TOTAL:		50.77 *
	31-61-67-2493	1-0823	09/11/23	01 08/10-09/11 276 WINDHAM CR	01-110-54-00-5480		50.79
					INVOICE TOTAL:		50.79 *
	45-12-25-4081	3-0823	09/12/23	01 08/10-09/11 201 W HYDRAULIC	01-110-54-00-5480		57.64
					INVOICE TOTAL:		57.64 *
	95-16-10-1000	4-0823	09/14/23	01 08/14-09/14 1 RT47	01-110-54-00-5480		49.08
					INVOICE TOTAL:		49.08 *
					CHECK TOTAL:		208.28
539398	OTTOSEN	OTTOSEN DINOLFO					
	157901		08/31/23	01 PARKS MATTERS	79-790-54-00-5466		330.00
					INVOICE TOTAL:		330.00 *
	157902		08/31/23	01 MISC CITY LEGAL MATTERS	01-640-54-00-5456		11,506.00
					INVOICE TOTAL:		11,506.00 *
	157903		08/31/23	01 MEETINGS	01-640-54-00-5456		1,600.00
					INVOICE TOTAL:		1,600.00 *
	157904		08/31/23	01 BRIGHT FARMS MATTERS	01-640-54-00-5456		66.00
					INVOICE TOTAL:		66.00 *
	157905		08/31/23	01 WESTBURY MATTERS	01-640-54-00-5456		297.00
					INVOICE TOTAL:		297.00 *
	157906		08/31/23	01 GREEN DOOR MATTERS	01-640-54-00-5456		902.00
					INVOICE TOTAL:		902.00 *
	157907		08/31/23	01 LANCELEAF SOLAR MATTERS	90-210-00-00-0011		77.00
					INVOICE TOTAL:		77.00 *

01-110 ADMINISTRATION
01-120 FINANCE
01-210 POLICE
01-220 COMMUNITY DEVELOPMENT
01-410 STREETS OPERATION
01-640 ADMINISTRATIVE SERVICES
01-111 FOX HILL SSA

01-112 SUNFLOWER ESTATES
15-155 MOTOR FUEL TAX
23-216 MUNICIPAL BUILDING
23-230 CITY-WIDE CAPITAL
24-216 BUILDING & GROUNDS
25-205 POLICE CAPITAL
25-215 PUBLIC WORKS CAPITAL

25-225 PARK & REC CAPITAL
42-420 DEBT SERVICE
51-510 WATER OPERATIONS
52-520 SEWER OPERATIONS
72-720 LAND CASH
79-790 PARKS DEPARTMENT
79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS
84-840 LIBRARY CAPITAL
87-870 COUNTRYSIDE TIF
88-880 DOWNTOWN TIF
89-890 DOWNTOWN TIF II
90-XXX DEVELOPER ESCROW
950-XXX ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539398	OTTOSEN	OTTOSEN DINOLFO					
	157908	08/31/23	01	COUNTRYSIDE TIF MATTERS	87-870-54-00-5462		44.00
					INVOICE TOTAL:		44.00 *
	157909	08/31/23	01	DOWNTOWN TIF II MATTERS	89-890-54-00-5462		110.00
					INVOICE TOTAL:		110.00 *
					CHECK TOTAL:		14,932.00
539399	PATTONS	SHANE PATTON					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		375.00
					INVOICE TOTAL:		375.00 *
					CHECK TOTAL:		375.00
539400	PFPETT	P.F. PETTIBONE & CO.					
	184416	09/08/23	01	30 IL CITATION & COMPLAINT	01-210-54-00-5462		586.30
			02	TICKETS	** COMMENT **		
					INVOICE TOTAL:		586.30 *
					CHECK TOTAL:		586.30
D003140	PIAZZA	AMY SIMMONS					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539401	PLAYPOW	PLAYPOWER LT FARMINGTON INC					
	1400274529	08/30/23	01	EMILY SLEEZER PARK EQUIPMENT	25-225-60-00-6010		76,092.06
					INVOICE TOTAL:		76,092.06 *
					CHECK TOTAL:		76,092.06

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539402	PLAYPOW	PLAYPOWER LT FARMINGTON INC					
	1400274670	08/31/23	01	COUNTRYSIDE PARK EQUIPMENT	25-225-60-00-6010		27,265.07
					INVOICE TOTAL:		27,265.07 *
					CHECK TOTAL:		27,265.07
539403	PLAYPOW	PLAYPOWER LT FARMINGTON INC					
	1400274671	08/31/23	01	KIWANIS PARK EQUIPMENT	25-225-60-00-6010		73,725.87
					INVOICE TOTAL:		73,725.87 *
					CHECK TOTAL:		73,725.87
539404	PRINTSRC	LAMBERT PRINT SOURCE, LLC					
	3642	09/15/23	01	STAY OFF FIELDS SIGNS	79-795-56-00-5606		288.00
					INVOICE TOTAL:		288.00 *
	3656	09/22/23	01	EVENT BANNERS	79-795-56-00-5606		180.00
					INVOICE TOTAL:		180.00 *
					CHECK TOTAL:		468.00
539405	PURCELLJ	JOHN PURCELL					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
539406	R0002596	DENNIS HOUSBY					
	092023-RFND	09/20/23	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		228.44
			02	BILL FOR ACCT#0101424100-00	** COMMENT **		
					INVOICE TOTAL:		228.44 *
					CHECK TOTAL:		228.44

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539407	R0002597	JONATHAN & CASSANDRA CAPPAS					
	092223-RFND	09/22/23	01	REFUND OVERPAYMANT ON FINAL	01-000-13-00-1371		259.88
			02	BILL FOR ACCT#0102598602-00	** COMMENT **		
					INVOICE TOTAL:		259.88 *
					CHECK TOTAL:		259.88
539408	R0002598	JENNIFER GILBERSTAD					
	092523-RFND	09/25/23	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		233.14
			02	BILL FOR ACCT#0102753450-01	** COMMENT **		
					INVOICE TOTAL:		233.14 *
					CHECK TOTAL:		233.14
539409	R0002599	WILLIAMS GROUP					
	092223-RFND	09/22/23	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		394.39
			02	BILL FOR ACCT#0101021220-15	** COMMENT **		
					INVOICE TOTAL:		394.39 *
					CHECK TOTAL:		394.39
539410	R0002599	WILLIAMS GROUP					
	092223-RFND2	09/22/23	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		165.91
			02	BILL FOR ACCT#0101021220-14	** COMMENT **		
					INVOICE TOTAL:		165.91 *
					CHECK TOTAL:		165.91
D003141	RATOSP	PETE RATOS					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-220-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003142	REDMONST	STEVE REDMON					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539411	RIETZR	ROBERT L. RIETZ JR.					
	092123	09/21/23	01	REFEREE	79-795-54-00-5462		160.00
					INVOICE TOTAL:		160.00 *
					CHECK TOTAL:		160.00
D003143	ROSBOROS	SHAY REMUS					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539412	SANDOVAA	ANTONIO SANDOVAL					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		450.00
					INVOICE TOTAL:		450.00 *
					CHECK TOTAL:		450.00
539413	SCHOUD	DECLAN SCHOU					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		45.00
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003144	SCHREIBE	EMILY J. SCHREIBER					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003145	SCODROP	PETER SCODRO					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003146	SCOTTTR	TREVOR SCOTT					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539414	SEBIS	SEBIS DIRECT					
	73380	09/08/23	01	AUG 2023 UTILITY BILLING	01-120-54-00-5430		407.53
			02	AUG 2023 UTILITY BILLING	51-510-54-00-5430		546.00
			03	AUG 2023 UTILITY BILLING	52-520-54-00-5430		254.70
			04	AUG 2023 UTILITY BILLING	79-795-54-00-5426		276.40
					INVOICE TOTAL:		1,484.63 *
					CHECK TOTAL:		1,484.63
D003147	SENDRAS	SAMANTHA SENDRA					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-795-54-00-5440		45.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003147	SENDRAS	SAMANTHA SENDRA					
	100123	10/01/23	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003148	SENGM	MATT SENG					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539415	SHI	SHI INTERNATIONAL CORP					
	S58457301	09/21/23	01	ACROBAT PRO FOR TEAMS RENEWAL	01-640-54-00-5450		268.00
					INVOICE TOTAL:		268.00 *
					CHECK TOTAL:		268.00
539416	SISLERS	SISLER'S ICE, INC.					
	205002378	09/04/23	01	HOMETOWN DAYS ICE	79-795-56-00-5602		750.00
					INVOICE TOTAL:		750.00 *
					CHECK TOTAL:		750.00
D003149	SLEEZERJ	JOHN SLEEZER					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D003150	SLEEZERS	SCOTT SLEEZER					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003151	SMITHD	DOUG SMITH					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539417	SPRTFLD	SPORTSFIELDS, INC.					
	23399	06/07/23	01	BASEBALL INFIELD MIX	79-790-56-00-5646		3,722.70
					INVOICE TOTAL:		3,722.70 *
					CHECK TOTAL:		3,722.70
D003152	STEFFANG	GEORGE A STEFFENS					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D003153	THOMASL	LORI THOMAS					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-120-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539418	TRAFFIC	TRAFFIC CONTROL CORPORATION					
	145894	09/08/23	01	LED FLOOD LIGHT REPAIR	01-410-54-00-5435		327.00
					INVOICE TOTAL:		327.00 *
	145972	09/11/23	01	DETECTOR EYE REPAIR	01-410-54-00-5435		490.00
					INVOICE TOTAL:		490.00 *
					CHECK TOTAL:		817.00
539419	UNIMAX	UNI-MAX MANAGEMENT CORP					
	4669	09/15/23	01	SEPT 2023 OFFICE CLEANING	01-110-54-00-5488		342.17
			02	SEPT 2023 OFFICE CLEANING	01-120-54-00-5488		342.17
			03	SEPT 2023 OFFICE CLEANING	01-210-54-00-5488		982.77
			04	SEPT 2023 OFFICE CLEANING AT	79-795-54-00-5488		294.55
			05	651 PRAIRIE POINTE DR	** COMMENT **		
			06	SEPT 2023 OFFICE CLEANING	01-220-54-00-5488		188.34
			07	SEPT 2023 OFFICE CLEANING	01-410-54-00-5488		144.33
			08	SEPT 2023 OFFICE CLEANING	51-510-54-00-5488		144.33
			09	SEPT 2023 OFFICE CLEANING	52-520-54-00-5488		144.34
			10	SEPT 2023 OFFICE CLEANING	82-820-54-00-5488		1,950.00
			11	SEPT 2023 OFFICE CLEANING AT	79-790-54-00-5488		216.00
			12	185 WOLF STREET	** COMMENT **		
			13	SEPT 2023 OFFICE CLEANING AT	79-795-54-00-5488		212.00
			14	BEECHER CONCESSION	** COMMENT **		
			15	SEPT 2023 OFFICE CLEANING AT	79-795-54-00-5488		212.00
			16	BRIDGE CONCESSION	** COMMENT **		
			17	SEPT 2023 OFFICE CLEANING AT	79-795-54-00-5488		108.00
			18	HYDRAULIC BLDG	** COMMENT **		
			19	SEPT 2023 OFFICE CLEANING AT	79-795-54-00-5488		650.00
			20	PRESCHOOL BLDG	** COMMENT **		
			21	SEPT 2023 OFFICE CLEANING AT	79-795-54-00-5488		216.00
			22	VAN EMMON BLDG	** COMMENT **		
					INVOICE TOTAL:		6,147.00 *
					CHECK TOTAL:		6,147.00

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 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539420	VALLASB	BRYAN VALLES-MATA					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
539421	VITOSH	CHRISTINE M. VITOSH					
	2127	09/15/23	01	08/09/23 P&Z MEETING	01-220-54-00-5462		140.00
					INVOICE TOTAL:		140.00 *
					CHECK TOTAL:		140.00
539422	WALDEB	BRYAN WALDE					
	091623	09/16/23	01	REFEREE	79-795-54-00-5462		200.00
					INVOICE TOTAL:		200.00 *
					CHECK TOTAL:		200.00
539423	WALTJOSH	JOSH WALTERS					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		150.00
539424	WASONG	GERALD WASON					
	091423	09/14/23	01	UMPIRE	79-795-54-00-5462		120.00
					INVOICE TOTAL:		120.00 *
	092123	09/21/23	01	REFEREE	79-795-54-00-5462		120.00
					INVOICE TOTAL:		120.00 *
					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	LIBRARAY CAPITAL
01-210	POLICE	23-216	MUNICIPAL BUILDING	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-220	COMMUNITY DEVELOPMENT	23-230	CITY-WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-410	STREETS OPERATION	24-216	BUILDING & GROUNDS	72-720	LAND CASH	89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539425	WATERSYS	WATER SOLUTIONS UNLIMITED, INC					
	117371	09/19/23	01	CHLORINE	51-510-56-00-5638		4,899.00
					INVOICE TOTAL:		4,899.00 *
					CHECK TOTAL:		4,899.00
D003154	WEBERR	ROBERT WEBER					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
539426	WEX	WEX BANK					
	92340188	09/30/23	01	SEPT 2023 GASOLINE	01-210-56-00-5695		6,603.11
			02	SEPT 2023 GASOLINE	01-220-56-00-5695		864.82
					INVOICE TOTAL:		7,467.93 *
					CHECK TOTAL:		7,467.93
539427	WILLEK	KEEGAN WILLE					
	09/10-09/25	09/28/23	01	UMPIRE	79-795-54-00-5462		160.00
					INVOICE TOTAL:		160.00 *
					CHECK TOTAL:		160.00
D003155	WILLRETE	ERIN WILLRETT					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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

INVOICES DUE ON/BEFORE 10/10/2023

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539428	WINNINGE	WINNINGER EXCAVATING INC.					
	PAY ESTIMATE 1	09/27/23	01	ENGINEERS PAYMENT ESTIMATE 1	51-510-60-00-6025		259,339.50
			02	2023 WATER MAIN	** COMMENT **		
			03	IMPROVEMENTS-CONTRACT B	** COMMENT **		
				INVOICE TOTAL:			259,339.50 *
				CHECK TOTAL:			259,339.50
D003156	WOLFB	BRANDON WOLF					
	100123	10/01/23	01	SEPT 2023 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
				INVOICE TOTAL:			45.00 *
				DIRECT DEPOSIT TOTAL:			45.00
539429	YOUNGM	MARLYS J. YOUNG					
	083123-UDO	09/20/23	01	08/31/23 UDO MEETING MINUTES	01-110-54-00-5462		85.00
				INVOICE TOTAL:			85.00 *
	090523-EDC	09/19/23	01	09/05/23 EDC MEETING MINUTES	01-110-54-00-5462		85.00
				INVOICE TOTAL:			85.00 *
	090723-PS	09/19/23	01	09/07/23 PUBLIC SAFETY MEETING	01-110-54-00-5462		85.00
			02	MINUTES	** COMMENT **		
				INVOICE TOTAL:			85.00 *
				CHECK TOTAL:			255.00
TOTAL CHECKS PAID:							626,104.38
TOTAL DIRECT DEPOSITS PAID:							29,095.00
TOTAL AMOUNT PAID:							655,199.38

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 September 29, 2023

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	17,718.44	-	17,718.44	1,162.33	1,342.23	20,223.00
FINANCE	13,543.26	-	13,543.26	888.44	1,033.72	15,465.42
POLICE	135,401.56	2,400.36	137,801.92	462.39	10,493.11	148,757.42
COMMUNITY DEV.	25,834.87	-	25,834.87	1,694.77	1,952.40	29,482.04
STREETS	23,641.45	-	23,641.45	1,550.89	1,803.76	26,996.10
BUILDING & GROUNDS	5,854.29	-	5,854.29	384.04	447.85	6,686.18
WATER	19,938.83	320.03	20,258.86	1,328.99	1,534.49	23,122.34
SEWER	10,026.47	97.53	10,124.00	664.12	774.45	11,562.57
PARKS	32,087.78	181.11	32,268.89	1,957.24	2,462.68	36,688.81
RECREATION	25,813.80	-	25,813.80	1,375.09	1,974.76	29,163.65
LIBRARY	16,508.52	-	16,508.52	720.42	1,262.90	18,491.84
TOTALS	\$ 326,369.27	\$ 2,999.03	\$ 329,368.30	\$ 12,188.72	\$ 25,082.35	\$ 366,639.37

TOTAL PAYROLL \$ 366,639.37



UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, October 10, 2023

ACCOUNTS PAYABLE

DATE

City Check Register (*Pages 1 - 29*)

10/10/2023 \$ 655,199.38

SUB-TOTAL: \$ 655,199.38

PAYROLL

Bi - Weekly (*Page 30*)

09/29/2023 \$ 366,639.37

SUB-TOTAL: \$ 366,639.37

TOTAL DISBURSEMENTS: \$ 1,021,838.75



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input checked="" 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 2023-58

Agenda Item Summary Memo

Title: Tax Levy Estimate

Meeting and Date: City Council – October 10, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: CC – 9/26/23 Action Taken: A discussion took place at the 9/26/23 City Council meeting.

Item Number: CC 2023-58

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson

Name

Finance

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>



Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: October 4, 2023
Subject: 2023 Tax Levy Estimate

Summary

Approval of the 2023 tax levy estimate, for the purpose of publishing a public notice for an upcoming public hearing. All of the levy figures shown in this memo remain unchanged from what was presented at the September 26th Council meeting, except for the paragraphs pertaining to the City's Police Pension Contributions on the second page.

Background

Each year, the first step of the tax levy process involves adopting a tax levy estimate for the purposes of holding a public hearing (if required). The estimated tax levy for the City and Library operations (capped taxes or PTELL) is \$5,073,005, as shown on Exhibit A. The City's levy request totals \$3,880,669 and includes increment generated from new construction only. The Library operations levy is set at the max rate of \$0.15 per \$100 of EAV; however, due to the property tax extension limitation law (PTELL), staff would expect the actual Library tax levy to be lower.

2017 Tax Levy (FY 19) thru 2022 Tax Levy (FY 24 - current fiscal year)

Pursuant to PTELL, two factors determine how much the City, as a non-home rule municipality, can increase its levy by each year: 1.) the equalized assessed valuation (EAV) of new construction and 2.) the year-over-year change in inflation (as measured by the Consumer Price Index or CPI). Beginning with the 2017 levy process, the City Council began to ease back into its past practice of marginally increasing the levy each year by new construction only, thus foregoing the annual inflationary increment. This practice was continued last year (2022 levy - currently being collected in FY 2024) as the City Council decided to increase the levy by estimated new construction (\$177,747) only; and forfeit the inflationary increment of \$177,756. As a result, most residents over the last six levy cycles should have seen the City portion of their property tax bill stay relatively the same or even decrease slightly in some years, assuming that the change in EAV of their homes was less than the overall increase in EAV for all taxable property in the City.

2023 Tax Levy (FY 25 – next fiscal year)

For this year's levy, new construction EAV is currently estimated by Kendall County at \$26,204,611, which would generate additional property tax proceeds of \$133,617 for the City. As shown on Exhibit D, after two consecutive years of low inflation (levy years 2015-2016), CPI returned to more of a historical norm in 2017 of 2.1%. After holding right around 2.0% in levy years 2018 through 2020, CPI fell to 1.4% in 2021, before skyrocketing to 7.0% and 6.5% (capped at 5% - lessor of 5% or CPI) in 2022 and 2023; ostensibly the result of pent-up consumer demand stemming from the pandemic, the ongoing war in Ukraine and ubiquitous increases in the general price levels (i.e., inflation) throughout the economy. The

inflationary portion of the levy equates to a projected increment of \$186,659, for an estimated grand total of \$320,276 in additional property taxes that could be levied by the City under PTELL.

Based on the information presented above, it is the recommendation of staff that the City increase its levy only by the amount of incremental property taxes generated from new construction, which is currently estimated at \$133,617 (as shown on Exhibit C), for a total levy of \$3,866,788. While this will result in the City not levying approximately \$186,659 (CPI portion) under PTELL (which means this amount will be forgone in subsequent levy years), staff believes that this is a balanced approach as it allows the City to marginally expand its tax base with minimal impact on homeowners. Depending on how the City Council decides to levy, either including incremental property taxes from both CPI and new construction (Exhibit B) or new construction only (Exhibit C), will result in the City's portion of the levy either increasing by approximately 8.5% (Exhibit B) or 3.5% (Exhibit C).

**** Updated ****

The 2023 City contribution (i.e., actuarially determined funding policy contribution) to the Yorkville Police Pension Fund is \$1,386,265 (Exhibit F – page 1), as calculated by the City's actuary, MWM Consulting Group. This amount is calculated based on the assumption of a 100% funding level by the year 2040, pursuant to the City's pension funding policy. This amount represents a nominal increase of \$7,360 (0.5%) in comparison to the 2022 contribution amount of \$1,378,837. For the 2023 valuation, MWM used revised assumptions regarding mortality, disability and retirement rates, based on actual data collected by the State from experience studies conducted between 2017 and 2020. These revised assumptions, which did result in a slight increase in the City's contribution amount, were largely offset by the recent changes made to the City's pension funding policy; whereby annual salary assumption were changed from a flat 5% to a variable rate between 11.0% and 3.5% (as approved by City Council on August 22nd). The current funding level of the Police Pension Fund is 53.85% (as calculated by dividing the market value of assets of \$15,011,047 by the accrued liability of \$27,875,658), which is slightly up from last year's funding level of 53.56%; but significantly improved from the FYE 2020 funding level of 46.2%.

Fiscal Year 2023 will be the last fiscal period in which Police Pension Fund investment decisions will be made by the local pension board. In November of 2022, all Pension Fund investments (excluding cash) were transferred to the Illinois Police Officers' Pension Investment Fund (IPOPIF), pursuant to P.A. 101-0610. This law provided for the mandatory consolidation of the investment assets of the State's public safety pension funds into two aggregated funds: one for police officers (Article 3) and the other for firefighters (Article 4). However, the assets and liabilities of the Yorkville Police Pension Fund remain under the ownership of the local pension board, as Fund assets will be combined for investment purposes only. The consolidation of the investment assets of all Article 3 downstate and suburban police pension plans into one statewide investment asset pool created a single trust fund with over \$9.0 billion in assets as of April 30, 2023.

After an unprecedented rate of return for the FYE 2021 of +28.0%, the Fund yielded a negative 4.9% (the Fund benchmark is +7.0%) in FY 2022– as a result of equity market volatility and a low interest rate environment. The FY 2023 rate of return was marginally better than the year prior, finishing at a +0.6%, as shown on the Historical Rate of Return chart on page 4 of the actuarial valuation (Exhibit F). One of the primary drivers behind the State deciding to consolidate the Downstate pension funds into one “super” fund (i.e., IPOPIF), was the expectation that this new consolidated fund would yield rates of return similar to that of the Illinois Municipal Retirement Fund (IMRF); which has typically yielded annual rates of +7% or greater. The efficacy of the new consolidated fund remains to be seen, as the Yorkville Police Pension Fund enters its first full fiscal year in which all investment decisions will be made by IPOPIF.

Looking back at the last seven levy cycles, you may recall that a reoccurring policy question has been whether the City and Library levies should be combined or levied separately. In an effort to “level the playing field” by applying the same rules of property tax growth (lesser of CPI or 5%, plus new construction) to both entities, the City Council has chosen to levy the two entities separately since levy year 2016. Last year the 2022 Library Operations tax rate was capped at \$0.130 per \$100 of EAV, resulting in a property tax extension of \$905,786 (excludes revenue recapture) for library operations. This was an increase of \$86,005 (10.5%) over the 2021 levy extended amount of \$819,781 (excludes revenue recapture). For the 2023 levy, staff recommends that Council continue with the practice of levying separately for the City and the Library, which is currently estimated to yield property taxes for library operations in the amount of \$983,517. This amount includes both CPI (\$45,289) and new construction (\$32,441) increments. Based on current EAV figures, the library operations tax rate is estimated to be at \$0.124 per \$100 of EAV (max amount is \$0.15 per \$100 EAV) for the 2023 levy year, which is an increase of 8.6% (\$77,731) over the 2022 extension. The levy amount for the Library is expected to be formally approved by the Board at their upcoming October 9th meeting.

In addition, the Fiscal Year 2024 (2022 levy) certifications from the Kendall County Clerk are attached as Exhibit E. The first page contains all City (non-Library) taxes, and the second page contains Library taxes (operations and debt service for the 2006 & 2013 Refunding bonds). As noted last year, the 2022 levy includes revenue recapture amounts, pursuant to State Statue (P.A. 102-0519); which requires the County to adjust the City’s and Library’s extension amounts in order to recapture prior year property tax amounts lost to Property Tax Appeal Board (PTAB) reductions, Circuit Court orders in assessment cases and error certificates resulting from assessment mistakes. These revenue recapture amounts are itemized in Exhibit E for both the City and Library, in the amounts of \$4,170 and \$2,016, respectively. As in past levy years, all City debt service amounts are expected to be fully abated for the 2023 levy year. Materials regarding the City’s bond abatements will be presented at a future committee meeting, before being presented to the City Council for approval in either November or December.

Homeowner Impact

The property tax bill lists the City and the Library as two distinct itemized charges. Assuming the City levies for the new construction increment only (Exhibit C), the City’s (capped and uncapped) estimated levy extension is projected to increase by 3.5% for the 2023 levy year (payable in 2024). The Library (capped and uncapped) levy is projected to be 4.1% higher (Exhibit B) than the 2022 levy year extension (payable currently in 2023).

Overall EAV for the City is currently estimated at \$794.9 million, which is a \$99.8 million (14.4%) increase over the prior year’s amount of \$695.0 million. Approximately 26% of this increase is attributable to new construction, which is currently estimated at \$26.2 million. When adjusting for new construction, EAV of existing property is projected to increase by ~10.6%; however, this inflationary increase in EAV should be assuaged by a similar reduction in the City’s estimated property tax rate which is currently expected to decline by 9.5%, from \$0.54 per \$100 of EAV to \$0.49 per \$100 of EAV.

Based on the information presented above, the amount that each property owner pays to the City and the Library **should** be approximately the same as the prior year’s tax bill, assuming that their individual property’s EAV increases at a rate similar to overall EAV, adjusted for new construction.

Recommendation

The preliminary staff recommendations for aggregate levy amounts are below.

City Tax Levy

	2022 Levy Extension	2023 Maximum Levy (Estimate)	2023 Levy Recommended Amount
City Levy (Capped)	\$3,733,172	\$4,053,447	\$3,880,669
City Bonds/Revenue Recapture(Uncapped)	\$4,170	N / A	N / A
Totals	\$3,737,342	\$4,053,447	\$3,880,669

Library Tax Levy

	2022 Levy Extension	2023 Maximum Levy (Estimate)	2023 Levy Recommended Amount
Library Operations (Capped)	\$905,786	\$1,192,336	\$1,192,336
Library Bonds/Revenue Recapture(Uncapped)	\$868,810	\$864,000	\$864,000
Totals	\$1,774,596	\$2,056,336	\$2,056,336

In regards to the setting of a tax levy estimate, staff recommends the approval of Exhibit A, which shows the City's levy increasing by an augmented new construction only amount and sets the Library's levy at their ceiling rate of \$0.15 per \$100 of EAV, for the purposes of setting a maximum levy amount for the public hearing. In order to capture every dollar possible generated from the new construction increment, staff has increased the County's current new construction EAV estimate (\$26,204,611) by approximately 10% (\$28,825,072); which would increase projected new construction incremental property tax amounts by \$13,881, from \$133,617 to \$147,498. Since the estimated amount of new construction is likely to be updated by the County between now and December, this would allow Council maximum flexibility to adjust the levy accordingly to ensure that the entire new construction component of the levy could be utilized, if desired. As a reminder, the tax levy estimate sets the maximum amount that the City and Library could levy, with the understanding that Council and the Library Board reserve the right to levy less than that amount should they desire to do so.

Exhibit B is an estimate of how much the City could levy under PTELL (includes increases for both new construction & CPI) for a total of \$316,105 in additional property tax proceeds. Exhibit C shows the new construction increment only, for both the City (\$129,446) and Library (\$27,632); hence foregoing the CPI increments of \$186,659 (City) and \$45,289 (Library), respectively, in subsequent levy years.

Furthermore, staff recommends that the City instruct the County Clerk to levy separately once again for the City and the Library, so that both entities are held to the same rules when it comes to growth. A tentative timeline for the 2023 tax levy process is presented below:

● ~~September 20th (Administration Committee) Preliminary Tax Levy Estimate informational~~

- ~~September 26th (City Council) – Preliminary Tax Levy Estimate – informational~~
- October 10th and/or 24th (City Council) - Tax Levy Estimate review and approval
 - Tax Levy Estimate must be adopted 20 days prior to City Council approval of levy
- November 14th (City Council) – Tax Levy Public Hearing
 - Public Hearing Notice will be published on November 3rd
 - Per State Statute, the Public Hearing Notice must be published in a local paper between 14 and 7 days prior to the public hearing date
- November 28th or December 12th (City Council) - Approval of the Tax Levy Ordinance
 - Must be filed with Kendall County before the last Tuesday in December (December 26th)

2023 Tax Levy - Public Hearing

** (Based on new construction EAV estimate of \$28,825,072) **

(Limiting Rate Applied to City)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Estimated EAV	% Change over Prior Yr EAV	\$ Change
Farm	\$ 3,524,082	4.88%	Farm	\$ 3,936,704	11.71%	Farm	\$ 4,163,860	5.77%	\$ 227,156
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	687,742,410	15.69%	93,267,220
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,335,951	7.09%	5,715,630
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	\$ 623,597,568	7.02%	Total	\$ 695,047,861	11.46%	Total	\$ 794,890,463	14.36%	\$ 99,842,602

	2021 Rate	2021 Levy Request	2021 Levy Extension		2022 Rate	2022 Levy Request	2022 Levy Extension		2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	\$ Change over Prior Yr Ext.
Corporate	0.15791	\$ 984,681	\$ 984,723		0.14168	\$ 984,723	\$ 984,744		0.12388	\$ 984,744	0.00%	\$ 0
Bonds & Interest	0.00000	-	-		0.00000	-	-		0.00000	-	-	-
IMRF Pension	0.00000	-	-		0.00000	-	-		0.00000	-	-	-
Police Protection	0.15963	995,406	995,449		0.16249	1,129,316	1,129,383		0.15973	1,269,660	12.42%	140,277
Police Pension	0.21405	1,334,771	1,334,811		0.19839	1,378,837	1,378,905		0.17440	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057		0.00432	30,000	30,026		0.00377	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035		0.00576	40,000	40,035		0.00503	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038		0.02159	150,000	150,061		0.01887	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017		0.00288	20,000	20,017		0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-		0.00000	-	-		0.00000	-	0.00%	-
Revenue Recapture	0.00090	-	5,612		0.00060	-	4,170		0.00000	-	-	(4,170)
Subtotal City	0.57100	\$ 3,554,858	\$ 3,560,742		0.53771	\$ 3,732,876	\$ 3,737,342		0.48820	\$ 3,880,669	3.84%	143,327
Library Operations	0.13146	\$ 934,994	\$ 819,781		0.13032	\$ 1,041,921	\$ 905,786		0.15000	\$ 1,192,336	31.64%	\$ 286,549
Library Bonds & Interest	0.13588	847,313	847,344		0.12471	866,750	866,794		0.10869	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681		0.00029	-	2,016		0.00000	-	-	(2,016)
Subtotal Library	0.26777	\$ 1,782,307	\$ 1,669,807		0.25532	\$ 1,908,671	\$ 1,774,596		0.25869	\$ 2,056,336	15.88%	281,739
Total City (PTELL & Non-PTELL)	0.83877	\$ 5,337,165	\$ 5,230,549		0.79303	\$ 5,641,547	\$ 5,511,938		0.74690	\$ 5,937,005	7.71%	\$ 425,067
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638		0.12560	866,750	872,980		0.10869	864,000	-1.03%	(8,980)
P-TELL Totals	0.70156	\$ 4,489,852	\$ 4,374,911		0.66743	\$ 4,774,797	\$ 4,638,958		0.63820	\$ 5,073,005	9.36%	\$ 434,047

2023 Tax Levy - Public Hearing

(Limiting Rate Applied to City)

2023 Tax Levy - Estimated CPI and New Construction Increments

** (Based on original new construction EAV estimate of \$26,204,611 as of August 11, 2023) **

(Limiting Rate Applied to City & Library)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Estimated EAV	% Change over Prior Yr EAV	\$ Change
Farm	\$ 3,524,082	4.88%	Farm	\$ 3,936,704	11.71%	Farm	\$ 4,163,860	5.77%	\$ 227,156
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	687,742,410	15.69%	93,267,220
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,335,951	7.09%	5,715,630
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	\$ 623,597,568	7.02%	Total	\$ 695,047,861	11.46%	Total	\$ 794,890,463	14.36%	\$ 99,842,602

	2021 Rate	2021 Levy Request	2021 Levy Extension		2022 Rate	2022 Levy Request	2022 Levy Extension		2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	\$ Change over Prior Yr Ext.
Corporate	0.15791	\$ 984,681	\$ 984,723		0.14168	\$ 984,723	\$ 984,744		0.12388	\$ 984,744	0.00%	\$ 0
Bonds & Interest	0.00000	-	-		0.00000	-	-		0.00000	-	-	-
IMRF Pension	0.00000	-	-		0.00000	-	-		0.00000	-	-	-
Police Protection	0.15963	995,406	995,449		0.16249	1,129,316	1,129,383		0.18146	1,442,438	27.72%	313,055
Police Pension	0.21405	1,334,771	1,334,811		0.19839	1,378,837	1,378,905		0.17440	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057		0.00432	30,000	30,026		0.00377	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035		0.00576	40,000	40,035		0.00503	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038		0.02159	150,000	150,061		0.01887	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017		0.00288	20,000	20,017		0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-		0.00000	-	-		0.00000	-	0.00%	-
Revenue Recapture	0.00090	-	5,612		0.00060	-	4,170		0.00000	-	-	(4,170)
Subtotal City	0.57100	\$ 3,554,858	\$ 3,560,742		0.53771	\$ 3,732,876	\$ 3,737,342		0.50994	\$ 4,053,447	8.46%	316,105
Library Operations	0.13146	\$ 934,994	\$ 819,781		0.13032	\$ 1,041,921	\$ 905,786		0.12373	\$ 983,517	8.58%	\$ 77,731
Library Bonds & Interest	0.13588	847,313	847,344		0.12471	866,750	866,794		0.10869	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681		0.00029	-	2,016		0.00000	-	-	(2,016)
Subtotal Library	0.26777	\$ 1,782,307	\$ 1,669,807		0.25532	\$ 1,908,671	\$ 1,774,596		0.23242	\$ 1,847,517	4.11%	72,921
Total City (PTELL & Non-PTELL)	0.83877	\$ 5,337,165	\$ 5,230,549		0.79303	\$ 5,641,547	\$ 5,511,938		0.74236	\$ 5,900,964	7.06%	\$ 389,026
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638		0.12560	866,750	872,980		0.10869	864,000	-1.03%	(8,980)
P-TELL Totals	0.70156	\$ 4,489,852	\$ 4,374,911		0.66743	\$ 4,774,797	\$ 4,638,958		0.63367	\$ 5,036,964	8.58%	\$ 398,006

2023 Tax Levy - Estimated CPI and New Construction Increments

(Limiting Rate Applied to City & Library)

						2023		% Change over	\$ Change over
	<u>2021 Requested</u>	<u>2021 Extended</u>		<u>2022 Requested</u>	<u>2022 Extended</u>	<u>Levy Request</u>		<u>Prior Yr Ext.</u>	<u>Prior Yr Ext.</u>
City	\$ 2,220,087	\$ 2,225,932	City	\$ 2,354,039	\$ 2,358,436	City	\$ 2,667,182	13.09%	\$ 308,746
Library	934,994	822,463	Library	1,041,921	907,802	Library	983,517	8.34%	75,715
Police Pension	1,334,771	1,334,811	Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	0.53%	7,360
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	<u>847,313</u>	<u>847,344</u>	Library Debt Service	<u>866,750</u>	<u>866,794</u>	Library Debt Service	<u>864,000</u>	-0.32%	(2,794)
Total	\$ 5,337,165	\$ 5,230,549	Total	\$ 5,641,547	\$ 5,511,938	Total	\$ 5,900,964	7.06%	\$ 389,026
less B&I / Rev Recapture	<u>847,313</u>	<u>855,638</u>	less B&I / Rev Recapture	<u>866,750</u>	<u>872,980</u>	less B&I / Rev Recapture	<u>864,000</u>	-1.03%	(8,980)
PTELL Subtotal	\$ 4,489,852	\$ 4,374,911	PTELL Subtotal	\$ 4,774,797	\$ 4,638,958	PTELL Subtotal	\$ 5,036,964	8.58%	\$ 398,006
<i>City (excluding D/S & Rev Rec)</i>	<i>\$ 3,554,858</i>	<i>\$ 3,555,130</i>	<i>City (excluding D/S & Rev Rec)</i>	<i>\$ 3,732,876</i>	<i>\$ 3,733,172</i>	<i>City (excluding D/S & Rev Rec)</i>	<i>\$ 4,053,447</i>	8.58%	<i>\$ 320,275</i>
<i>Lib (excluding D/S & Rev Rec)</i>	<i>934,994</i>	<i>819,781</i>	<i>Lib (excluding D/S & Rev Rec)</i>	<i>1,041,921</i>	<i>905,786</i>	<i>Lib (excluding D/S & Rev Rec)</i>	<i>983,517</i>	8.58%	<i>77,731</i>

2023 Tax Levy - Estimated New Construction Increment Only

** (Based on original new construction EAV estimate of \$26,204,611 as of August 11, 2023) **

(Limiting Rate Applied to City & Library)

	2021 Rate Setting EAV	% Change over Prior Yr EAV		2022 Rate Setting EAV	% Change over Prior Yr EAV		2023 Estimated EAV	% Change over Prior Yr EAV	\$ Change
Farm	\$ 3,524,082	4.88%	Farm	\$ 3,936,704	11.71%	Farm	\$ 4,163,860	5.77%	\$ 227,156
Residential	524,668,429	8.40%	Residential	594,475,190	13.30%	Residential	687,742,410	15.69%	93,267,220
Commercial	79,815,145	0.21%	Commercial	80,620,321	1.01%	Commercial	86,335,951	7.09%	5,715,630
Industrial	15,512,284	-0.48%	Industrial	15,925,318	2.66%	Industrial	16,557,914	3.97%	632,596
State Railroad	77,628	2.33%	State Railroad	90,328	16.36%	State Railroad	90,328	0.00%	-
Total	\$ 623,597,568	7.02%	Total	\$ 695,047,861	11.46%	Total	\$ 794,890,463	14.36%	\$ 99,842,602

	2021 Rate	2021 Levy Request	2021 Levy Extension		2022 Rate	2022 Levy Request	2022 Levy Extension		2023 Rate	2023 Levy Request	% Change over Prior Yr Ext.	\$ Change over Prior Yr Ext.
Corporate	0.15791	\$ 984,681	\$ 984,723		0.14168	\$ 984,723	\$ 984,744		0.12388	\$ 984,744	0.00%	\$ 0
Bonds & Interest	0.00000	-	-		0.00000	-	-		0.00000	-	-	-
IMRF Pension	0.00000	-	-		0.00000	-	-		0.00000	-	-	-
Police Protection	0.15963	995,406	995,449		0.16249	1,129,316	1,129,383		0.15798	1,255,779	11.19%	126,396
Police Pension	0.21405	1,334,771	1,334,811		0.19839	1,378,837	1,378,905		0.17440	1,386,265	0.53%	7,360
Audit	0.00482	30,000	30,057		0.00432	30,000	30,026		0.00377	30,000	-0.09%	(26)
Liability Insurance	0.00642	40,000	40,035		0.00576	40,000	40,035		0.00503	40,000	-0.09%	(35)
Social Security	0.02406	150,000	150,038		0.02159	150,000	150,061		0.01887	150,000	-0.04%	(61)
School Crossing Guard	0.00321	20,000	20,017		0.00288	20,000	20,017		0.00252	20,000	-0.09%	(17)
Unemployment Insurance	0.00000	-	-		0.00000	-	-		0.00000	-	0.00%	-
Revenue Recapture	0.00090	-	5,612		0.00060	-	4,170		0.00000	-	-	(4,170)
Subtotal City	0.57100	\$ 3,554,858	\$ 3,560,742		0.53771	\$ 3,732,876	\$ 3,737,342		0.48646	\$ 3,866,788	3.46%	129,446
Library Operations	0.13146	\$ 934,994	\$ 819,781		0.13032	\$ 1,041,921	\$ 905,786		0.11803	\$ 938,228	3.58%	\$ 32,442
Library Bonds & Interest	0.13588	847,313	847,344		0.12471	866,750	866,794		0.10869	864,000	-0.32%	(2,794)
Revenue Recapture	0.00043	-	2,681		0.00029	-	2,016		0.00000	-	-	(2,016)
Subtotal Library	0.26777	\$ 1,782,307	\$ 1,669,807		0.25532	\$ 1,908,671	\$ 1,774,596		0.22673	\$ 1,802,228	1.56%	27,632
Total City (PTELL & Non-PTELL)	0.83877	\$ 5,337,165	\$ 5,230,549		0.79303	\$ 5,641,547	\$ 5,511,938		0.71318	\$ 5,669,016	2.85%	\$ 157,078
less Bonds & Interest / Rev Recapture	0.13721	847,313	855,638		0.12560	866,750	872,980		0.10869	864,000	-1.03%	(8,980)
P-TELL Totals	0.70156	\$ 4,489,852	\$ 4,374,911		0.66743	\$ 4,774,797	\$ 4,638,958		0.60449	\$ 4,805,016	3.58%	\$ 166,058

2023 Tax Levy - Estimated New Construction Increment Only

(Limiting Rate Applied to City & Library)

						2023		% Change over	\$ Change over
	<u>2021 Requested</u>	<u>2021 Extended</u>		<u>2022 Requested</u>	<u>2022 Extended</u>	<u>Levy Request</u>		<u>Prior Yr Ext.</u>	<u>Prior Yr Ext.</u>
City	\$ 2,220,087	\$ 2,225,932	City	\$ 2,354,039	\$ 2,358,436	City	\$ 2,480,523	5.18%	\$ 122,087
Library	934,994	822,463	Library	1,041,921	907,802	Library	938,228	3.35%	30,426
Police Pension	1,334,771	1,334,811	Police Pension	1,378,837	1,378,905	Police Pension	1,386,265	0.53%	7,360
City Debt Service	-	-	City Debt Service	-	-	City Debt Service	-	-	-
Library Debt Service	<u>847,313</u>	<u>847,344</u>	Library Debt Service	<u>866,750</u>	<u>866,794</u>	Library Debt Service	<u>864,000</u>	-0.32%	(2,794)
Total	\$ 5,337,165	\$ 5,230,549	Total	\$ 5,641,547	\$ 5,511,938	Total	\$ 5,669,016	2.85%	\$ 157,078
less B&I / Rev Recapture	<u>847,313</u>	<u>855,638</u>	less B&I / Rev Recapture	<u>866,750</u>	<u>872,980</u>	less B&I / Rev Recapture	<u>864,000</u>	-1.03%	(8,980)
PTELL Subtotal	\$ 4,489,852	\$ 4,374,911	PTELL Subtotal	\$ 4,774,797	\$ 4,638,958	PTELL Subtotal	\$ 4,805,016	3.58%	\$ 166,058
<i>City (excluding D/S & Rev Rec)</i>	<i>\$ 3,554,858</i>	<i>\$ 3,555,130</i>	<i>City (excluding D/S & Rev Rec)</i>	<i>\$ 3,732,876</i>	<i>\$ 3,733,172</i>	<i>City (excluding D/S & Rev Rec)</i>	<i>\$ 3,866,788</i>	<i>3.58%</i>	<i>\$ 133,616</i>
<i>Lib (excluding D/S & Rev Rec)</i>	<i>934,994</i>	<i>819,781</i>	<i>Lib (excluding D/S & Rev Rec)</i>	<i>1,041,921</i>	<i>905,786</i>	<i>Lib (excluding D/S & Rev Rec)</i>	<i>938,228</i>	<i>3.58%</i>	<i>32,442</i>

Illinois Dept. of Revenue
History of CPI's Used for the PTELL
01/12/2023

Exhibit D

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	--				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017
2016	241.432	2.1%	2.1%		2017	2018
2017	246.524	2.1%	2.1%		2018	2019
2018	251.233	1.9%	1.9%		2019	2020
2019	256.974	2.3%	2.3%		2020	2021
2020	260.474	1.4%	1.4%		2021	2022
2021	278.802	7.0%	5.0%		2022	2023
2022	296.797	6.5%	5.0%		2023	2024

Tax Computation Report Kendall County

Taxing District VCVV - CITY OF YORKVILLE

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	3,936,704	3,936,704
Residential	595,832,271	594,475,190
Commercial	84,412,769	80,620,321
Industrial	15,926,373	15,925,318
Mineral	0	0
State Railroad	90,328	90,328
Local Railroad	0	0
County Total	700,198,445	695,047,861
Total + Overlap	700,198,445	695,047,861

PTELL Values	
Annexation EAV	0
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2021)	3,555,130
Limiting Rate	0.56514
% of Burden	0.00%
TIF Increment	5,150,584
New Property	34,518,313
New Property (Overlap)	0
Total New Property	34,518,313

Road and Bridge Transfer

Road District	Fund	Amount Extended
TTBRRD - BRISTOL ROAD DISTRI	999	\$59,019.29
TTKERD - KENDALL ROAD DISTR	999	\$62,019.38
Total		\$121,038.67

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
** 001 CORPORATE	984,723	0.43750	0.141677	0.14168	\$984,743.81	1.00000	0.14168	0.00000	\$984,743.81	26.3487
003 BONDS & INTEREST	0	0.00000	0.000000	0.00000	\$0.00	1.00000	0.00000	0.00000	\$0.00	0.0000
** 014 POLICE PROTECTION	1,129,316	0.60000	0.162480	0.16249	\$1,129,383.27	1.00000	0.16249	0.00000	\$1,129,383.27	30.2189
** 015 POLICE PENSION	1,378,837	0.00000	0.198380	0.19839	\$1,378,905.45	1.00000	0.19839	0.00000	\$1,378,905.45	36.8954
** 027 AUDIT	30,000	0.00000	0.004316	0.00432	\$30,026.07	1.00000	0.00432	0.00000	\$30,026.07	0.8034
** 035 LIABILITY INSURANCE	40,000	0.00000	0.005755	0.00576	\$40,034.76	1.00000	0.00576	0.00000	\$40,034.76	1.0712
** 047 SOC SEC	150,000	0.00000	0.021581	0.02159	\$150,060.83	1.00000	0.02159	0.00000	\$150,060.83	4.0152
** 048 SCHOOL CROSS GUARD	20,000	0.02000	0.002878	0.00288	\$20,017.38	1.00000	0.00288	0.00000	\$20,017.38	0.5356
200 REVENUE RECAPTURE	4,169	0.00000	0.000600	0.00060	\$4,170.29	1.00000	0.00060	0.00000	\$4,170.29	0.1116
** 999 ROAD & BRIDGE TRANSFE	0	0.00000	0.000000	0.00000	\$0.00	1.00000	0.00000	0.00000	\$0.00	0.0000
Totals (Capped)	3,732,876		0.537067	0.53711	\$3,733,171.57		0.53711	0.00000	\$3,733,171.57	99.8884
Totals (Not Capped)	4,169		0.000600	0.00060	\$4,170.29		0.00060	0.00000	\$4,170.29	0.1116
Totals (All)	3,737,045		0.537667	0.53771	\$3,737,341.86		0.53771	0.00000	\$3,737,341.86	100.0000

** Subject to PTELL

I agree with the above figures

Signature

Taxing District VCVV - CITY OF YORKVILLE

Taxing Body

Title:

E-Mail Address:

Phone Number:

Fax Number:

Finance Director
 rthredrickson@yorkville.il.us
 630-553-8534
 630-553-7575

Tax Computation Report Kendall County

Taxing District LYYV - YORKVILLE LIBRARY

Equalization Factor 1.000000

Property Type	Total EAV	Rate Setting EAV
Farm	3,936,704	3,936,704
Residential	595,832,271	594,475,190
Commercial	84,412,769	80,620,321
Industrial	15,926,373	15,925,318
Mineral	0	0
State Railroad	90,328	90,328
Local Railroad	0	0
County Total	700,198,445	695,047,861
Total + Overlap	700,198,445	695,047,861

PTELL Values	
Annexation EAV	0
Disconnection EAV	0
Recovered TIF EAV	0
Agg. Ext. Base (2021)	819,781
Limiting Rate	0.13032
% of Burden	0.00%
TIF Increment	5,150,584
New Property	34,518,313
New Property (Overlap)	0
Total New Property	34,518,313

Fund/Name	Levy Request	Max. Rate	Calc. Rate	Actual Rate	Non-PTELL Extension	PTELL Factor	Limited Rate	% Burden Rate	Kendall County Total Extension	Percent
003 BONDS & INTEREST	866,750	0.00000	0.124704	0.12471	\$866,794.19	1.00000	0.12471	0.00000	\$866,794.19	48.8446
** 016 LIBRARY	1,041,921	0.15000	0.149906	0.14991	\$1,041,946.25	0.86933	0.13032	0.00000	\$905,786.37	51.0418
200 REVENUE RECAPTURE	1,957	0.00000	0.000282	0.00029	\$2,015.64	1.00000	0.00029	0.00000	\$2,015.64	0.1136
Totals (Capped)	1,041,921		0.149906	0.14991	\$1,041,946.25		0.13032	0.00000	\$905,786.37	51.0418
Totals (Not Capped)	868,707		0.124986	0.12500	\$868,809.83		0.12500	0.00000	\$868,809.83	48.9582
Totals (All)	1,910,628		0.274892	0.27491	\$1,910,756.08		0.25532	0.00000	\$1,774,596.20	100.0000

** Subject to PTELL

I agree with the above figures

Signature

Taxing District LYYV - YORKVILLE LIBRARY

Taxing Body

Title:

E-Mail Address:

Phone Number:

Fax Number:

Finance Director
r.fredrickson@yorkville.il.us
630-553-8534
630-553-7575

Actuarial Valuation

City of Yorkville

Yorkville Police Pension Fund

As of May 1, 2023

For the Year Ending April 30, 2024

Table of Contents

SUMMARY OF PRINCIPAL VALUATION RESULTS		SECTION 1
Contributions.....	1	
Statutory Minimum Funding Cost Elements.....	1	
Funding Policy Actuarially Determined Contribution Cost Elements.....	2	
Contribution to Avoid Negative Funding.....	2	
Financial Thumbnail Ratios.....	2	
Plan Maturity Measures.....	3	
Participant Data Summary.....	3	
VALUATION RESULTS		SECTION 2
Significant Events, Risk Disclosures and Issues Influencing Valuation Results.....	4	
Actuarial Certification.....	8	
FINANCIAL AND ACTUARIAL EXHIBITS		SECTION 3
Exhibit 1 - Statement of Market Assets Available for Benefits.....	9	
Exhibit 2 - Statement of Changes in Net Assets Available for Benefits.....	10	
Exhibit 3 - Determination of the Actuarial Value of Assets.....	11	
Exhibit 4 - Determination of Statutory Minimum Required Annual Contribution.....	12	
Exhibit 5 - Determination of Funding Policy Annual Contribution.....	13	
Exhibit 6 - Determination of Contribution Required to Prevent Negative Funding.....	13	
Exhibit 7 - Summary of Participant Data as of May 1, 2023.....	14	
SUMMARY OF PRINCIPAL PLAN PROVISIONS		SECTION 4
Definitions.....	15	
Pension (3-111).....	15	
Pension to Survivors (3-112).....	16	
Disability Pension Line of Duty (3-114.1).....	17	
Disability Pension Not on Duty (3-114.2).....	17	
Other Provisions.....	17	
Glossary of Terms.....	18	
SUMMARY OF ACTUARIAL ASSUMPTIONS AND COST METHODS		SECTION 5
Nature of Actuarial Calculations.....	20	
Assumptions.....	20	
Asset Valuation Methods.....	21	
Actuarial Cost Methods.....	21	
Low-Default-Risk Obligation Measure.....	22	

Section 1 - Summary of Principal Valuation Results

MWM Consulting Group was retained to prepare an actuarial valuation as of May 1, 2023 for the Yorkville Police Pension Fund. The purpose of the actuarial valuation was to determine the financial position and the annual actuarial requirements of the pension fund under Illinois statute 40 ILCS 5/3, Section 125, and to develop a recommended minimum contribution amount.

For quick reference, some of the key results of the valuation, along with selected financial and demographic information for the year ending April 30, 2024 are summarized in this overview section along with (for comparison) the results from the prior year.

CONTRIBUTIONS <i>The plan sponsor must contribute at least the statutorily required minimum contribution under Illinois statutes equal to the normal cost plus the amount necessary to amortize the unfunded accrued liability such that by 2040, the liabilities will be 90% funded.</i> <i>Other contribution amounts are shown including Funding Policy Contribution and the contribution required to prevent negative funding.</i>	Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
	Contribution Required To Prevent Negative Funding	\$1,255,842 (41.6%)	\$1,284,735 (47.7%)
	Actuarially Determined Funding Policy Contribution	\$1,386,265 (46.0%)	\$1,378,837 (51.2%)
	Statutory Minimum Contribution per 40 ILCS 5/3 Section 125	\$1,133,770 (37.6%)	\$1,149,676 (42.7%)
	() amounts expressed as a percentage of payroll		

STATUTORY MINIMUM FUNDING COST ELEMENTS <i>Illinois statutes require employers to contribute at least the amount necessary such that assets will equal at least 90% of the accrued liability by 2040. The minimum amount is determined under the Projected Unit Credit funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount. The absolute minimum statutory contribution is determined and separately provided by the Pension Board.</i>	Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
	Accrued Liability	\$ 26,818,436	\$ 25,956,590
	Market Value of Assets	\$ 15,011,047	\$ 14,483,325
	Actuarial (Smoothed) Value of Assets	\$ 16,068,738	\$ 14,824,872
	Normal Cost (employer)	\$ 428,947	\$ 437,114
	Amortization Amount	\$ 611,094	\$ 619,881
	Statutory Minimum Contribution	\$ 1,133,770	\$ 1,149,676

FUNDING POLICY CONTRIBUTION COST ELEMENTS <i>The funding policy contribution amount is determined under the Entry Age Normal funding method, with smoothed assets, and is equal to the normal cost plus the amortization amount. 100% of the unfunded liability is amortized as a level percentage of pay on a closed basis over 17 years.</i>	Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
	Accrued Liability	\$ 27,875,658	\$ 27,041,961
	Market Value of Assets	\$ 15,011,047	\$ 14,483,325
	Actuarial (Smoothed) Value of Assets	\$ 16,068,738	\$ 14,824,872
	Normal Cost (employer)	\$ 381,712	\$ 383,969
	Amortization Amount	\$ 894,306	\$ 887,195
	Actuarially Determined Funding Policy Contribution	\$ 1,386,265	\$ 1,378,837

AMOUNT REQUIRED TO AVOID NEGATIVE FUNDING <i>The statutory minimum contribution amortization amount is based upon a percentage of increasing payroll and, in the early years of funding, may not be sufficient to cover the interest cost on the unfunded liability. In order to avoid an increase in the unfunded liability (known as negative funding), the minimum amortization amount must be adjusted to be at least equal to the interest on the unfunded liability. The amount shown in the table as "Contribution to Avoid Negative Funding" provides for interest on 100% of the unfunded liability.</i>	Item	Current Valuation as of 5/1/2023	Prior Year Valuation as of 5/1/2022
	Accrued Liability	\$ 27,875,658	\$ 27,041,961
	Market Value of Assets	\$ 15,011,047	\$ 14,483,325
	Actuarial (Smoothed) Value of Assets	\$ 16,068,738	\$ 14,824,872
	Normal Cost (employer)	\$ 381,712	\$ 383,969
	Amortization Amount	\$ 826,484	\$ 855,196
	Amount of Contribution Needed to Avoid Negative Funding	\$ 1,255,842	\$ 1,284,735

FINANCIAL THUMBNAIL RATIOS <i>This chart summarizes traditional financial ratios as applied to the pension plan. This liquidity ratio relates the cash flow position of the Fund by comparing the investment income plus employer and employee contributions to the annual benefit payments. Maintaining a ratio well above 100% prevents the liquidation of assets to cover benefit payments. The increase in benefits paid over the years is generally a result of the maturing of the pension plan.</i> <i>Coverage of the Accrued Liabilities by the Assets is the Coverage Ratio and is one indication of the long term funding progress of the plan.</i>	Tests	5/1/2023 Valuation	5/1/2022 Valuation
	Liquidity Ratio (based upon year ended)	141%	90%
	Coverage Ratio (Market Value Assets)	53.85%	53.56%
	Annual Benefit Payments (expected)	\$ 1,123,199	\$ 1,120,356
	Annual Contributions (expected)		
	Members	\$ 298,939	\$ 267,024
	City	\$ 1,386,265	\$ 1,378,837

PLAN MATURITY MEASURES	Tests	5/1/2023 Valuation	5/1/2022 Valuation
<p><i>This chart includes financial relationship measures which are meant to help understand the risks associated with the plan.</i></p> <p><i>The ratio of Market Value of Assets to Active Payroll is measure of volatility risk associated with asset losses. The higher the ratio, the greater the volatility in contribution risks.</i></p> <p><i>The Ratio of Accrued Liability to Payroll is a measure of the volatility risk associated with assumption or other changes in liabilities. The higher the ratio, the greater the volatility in contribution risks.</i></p> <p><i>The Ratio of retired life actuarial accrued liability to total actuarial accrued liability is a measure of the maturity of the Plan. A mature plan will have a ratio above 60%.</i></p> <p><i>The Support Ratio (Actives: Retirees). A number less than 1 indicates a more mature plan.</i></p>	Ratio of Market Value of Assets to Active Participant Payroll is a measure of volatility risk associated with asset losses	4.98	5.38
	Ratio of Accrued Liability to Payroll is a measure of volatility risk associated with changes in assumptions	9.24	10.04
	Ratio of retired life Actuarial Accrued Liability to total Actuarial Accrued Liability	0.64	0.65
	Percentage of Contributions less Benefit Payments to Market Value of Assets	5.08%	4.54%
	Ratio of Benefit Payments to Contributions	0.57	0.59
	Support Ratio: Ratio of Active Participants to Retired Participants	1.57	1.36

PARTICIPANT DATA SUMMARY	Item	Current Year Valuation as of 5/1/2023			Prior Year Valuation as of 5/1/2022		
<p><i>The Actuarial Valuation takes into account demographic and benefit information for active employees, vested former employees, and retired pensioners and beneficiaries. The statistics for the past two years are compared in the chart.</i></p>		<u>Tier 1</u>	<u>Tier 2</u>	<u>Total</u>	<u>Tier 1</u>	<u>Tier 2</u>	<u>Total</u>
	Active Members						
	Vested	12	3	15	12	2	14
	Non-Vested	<u>0</u>	<u>18</u>	<u>18</u>	<u>0</u>	<u>16</u>	<u>16</u>
	Total Active	12	21	33	12	18	30
	Terminated entitled to future benefits	4	4	8	4	5	9
	Retired	13	0	13	13	0	13
	Surviving Spouse	0	0	0	0	0	0
	Minor Dependent	0	0	0	0	0	0
	Disabled	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Total	29	25	54	29	23	52

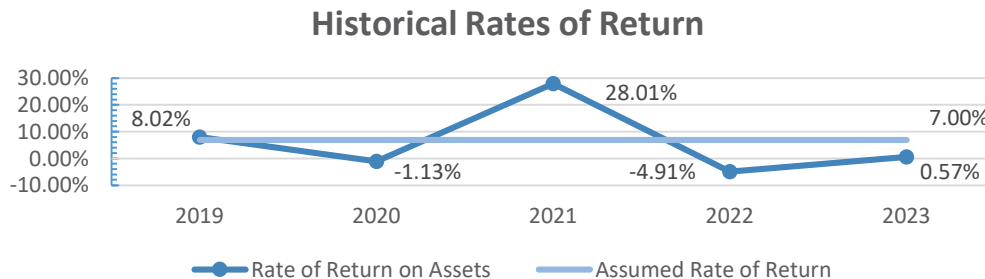
SECTION 2 - VALUATION RESULTS

Significant Events, Disclosure Risks and Issues Influencing Valuation Results

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

Asset Performance for yearend 4/30/2023

The approximate 0.57% return (not time weighted) on net assets was below the actuarial assumption of 7.00% in effect for the 2022/2023 year.



Gain and Loss Analysis

For the year ending 4/30/2023, the fund experienced an investment loss of \$946,229 on a Market Value basis as the actual investment return was below the 7.00% assumption. In addition, there was an experience loss on the Actuarial Accrued Liability of \$148,948 as the actual liability at 5/1/2023 increased by more than was expected based on the prior year participant census and actuarial valuation results.

Change in Assumptions

The mortality table was updated from the PubS-2010 base rates projected to the valuation date with scale MP2021 to the PubS-2010 base rates projected generationally with scale MP2021. Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses, and adjusted by a factor of 1.08 for disabled male retirees.

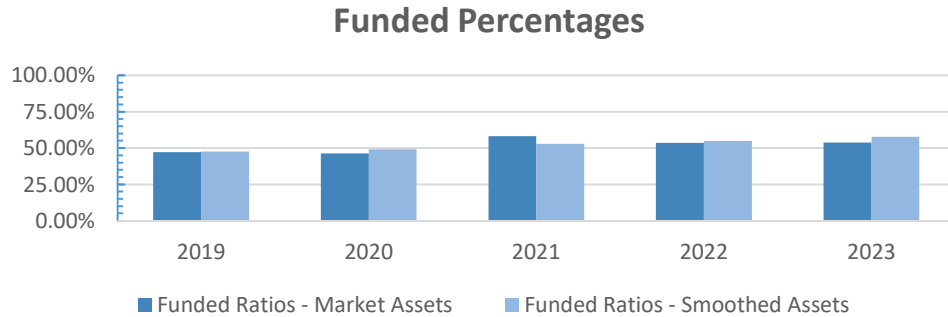
Projected salary increases, retirement, withdrawal, and disability rates have been updated to reflect the rates recommended from the recent actuarial experience study completed for the Illinois Police Officers' Pension Investment Fund.

Funded Status

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

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

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



Employer Contributions

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

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

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

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

Negative Funding

Since the Funding Policy percentage of payroll amortization (end of year) is greater than the negative funding amount, at this point, the dollar value of the interest on the unfunded liability is covered.

Pension Valuations and Risks

Actuarial Standards of Practice (ASOP No. 51), states that the actuary should identify risks that, in the actuary's professional judgment, may reasonably be anticipated to significantly affect future financial condition. Actuarial valuation results are developed based upon a single set of assumptions and a "snapshot" of the participant census and financial data as of the valuation date. The actuarial valuation represents an estimated forecast. The actual cost will be determined by the benefits and expenses paid, as they develop through the future experience of the participants and invested assets. There is a risk that emerging results may differ significantly as actual experience proves to be different from what is projected based on the current assumptions.

MWM has not been engaged to perform a detailed analysis of the potential range of the impact of risks relative to the Fund's future financial condition but included below is a description of some of the funding related risks that could significantly affect the Fund.

- **Investment Risk** – Investment performance may create volatility in the funded status as well as future contributions. A gain or loss in asset value would directly affect the unfunded liability shortfall and funded status, either positively or negatively, depending upon whether the change is a gain or loss.
- **Longevity and Demographic Risk** – Longevity and other demographic risks are the possibility that actual demographic experience differs from the actuarial assumptions. For example, if participants live longer than projected by the mortality assumption, it will create an actuarial experience loss and increase liability.

Low-Default-Risk Obligation Measure

The pension plan invests in a diversified portfolio with the objective of maximizing investment returns at a reasonable level of risk. The potential for investment returns to be different than expected is a key risk for the plan. Reducing the plan's investment risk by investing solely in bonds, however, would also likely reduce the plan's investment returns thereby increasing the amount of contributions needed over the long term.

The Low-Default-Risk Obligation Measure (LDROM) represents what the funding liability would be if the plan invested its assets solely in a portfolio of high-quality bonds whose cash flows approximately match future benefit payments. Consequently, the difference between the plan's Actuarial Accrued Liability and the LDROM can be thought of as representing the expected taxpayer savings from investing in the plan's diversified portfolio compared to investing only in high-quality bonds.

Item	5/1/2023 Valuation
Low-Default-Risk Obligation	\$ 39,713,807
Actuarial Accrued Liability	\$ 27,875,658

The LDROM helps understand the cost of investing in an all-bond portfolio and significantly lowering expected long-term investment returns. The funded status and Actuarially Determined Contributions are determined using the expected return on assets which reflects the actual investment portfolio. Benefit security for members of the plan relies on a combination of the assets in the plan, the investment returns generated on those assets, and the promise of future contributions from the plan sponsors.

Since the assets are not invested in an all-bond portfolio, the LDROM does not indicate the funding status or progress, nor provide information on necessary plan contributions or the security of participant benefits. The difference between the plan's Actuarial Accrued Liability and the LDROM can be thought of as representing the expected taxpayer savings from investing in the plan's diversified portfolio compared to investing only in high-quality bonds.

Valuation Model

MWM valuation results are developed using actuarial modeling software named "ProVal" which is licensed from Winklevoss technologies. This software is widely considered to be the premier actuarial valuation software and is licensed by many of the largest actuarial firms. The actuarial valuation model generates a comprehensive set of liability and cost calculations that are presented to meet regulatory, legislative and client requirements. The actuarial team programs the assumptions and the plan provisions, validates the models, and reviews test lives and results.

ACTUARIAL CERTIFICATION

This is to certify that MWM Consulting Group has prepared an Actuarial Valuation of the Plan as of May 1, 2023 for the purposes of determining statutory contribution requirements for the Fund in accordance with the requirements of 40 ILCS 5/3, Section 125, of determining the funding policy contribution amount (the Actuarially Determined Contribution), under the assumptions detailed in this report. The absolute minimum statutory contribution is determined and separately provided by the Pension Board. The funding policy is selected by the City. The contributions determined are net of contributions made by active member police officers during the year.

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

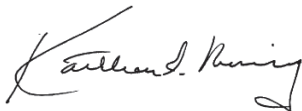
This valuation report has been prepared at the request of City of Yorkville to assist in administering the Plan and meeting specified financial and accounting requirements. This valuation report may not otherwise be copied or reproduced in any form without the consent of the Fund sponsor and may only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

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

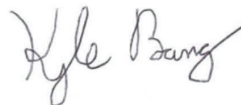
The measurements shown in this actuarial valuation may not be applicable for other purposes. Actuarial valuations involve calculations that require assumptions about future events. Certain of the assumptions or methods are mandated for specific purposes. Future actuarial measurements may differ significantly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

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

MWM CONSULTING GROUP



Kathleen E Manning, FSA, EA, FCA, MAAA
Managing Principal & Consulting Actuary



Kyle Bang, FSA, EA, FCA, MAAA
Consulting Actuary

10/2/2023

Date

SECTION 3 - FINANCIAL AND ACTUARIAL EXHIBITS

Exhibit 1 - Statement of Market Value of Assets

Item	Plan Year Ending	
	4/30/2023	4/30/2022
1. Investments at Fair Value:		
a. Cash and Cash Equivalents	\$ 0	\$ 0
b. Money Market Mutual Funds	1,998,122	831,633
c. Municipal and Corporate Bonds	0	946,136
d. Certificates of Deposit	0	0
e. US Government and Agency Bonds	0	3,672,333
f. Common and Preferred Stocks	0	1,979,234
g. Mutual Funds	0	7,030,058
h. Pooled Investment Accounts	13,010,562	0
i. Accrued Interest and Receivables	0	21,375
j. Other	2,363	2,556
k. Subtotal Assets (a + b + c + d + e + f + g + h + i + j)	<u>\$ 15,011,047</u>	<u>\$ 14,483,325</u>
2. Liabilities:		
a. Expenses Payable	\$ 0	\$ 0
b. Liability for benefits due and unpaid	0	0
c. Other Liabilities	0	0
d. Total Liabilities	<u>\$ 0</u>	<u>\$ 0</u>
3. Net Market Value of Assets Available for Benefits: (1k – 2d)	\$ 15,011,047	\$ 14,483,325

Exhibit 2 - Statement of Change in Net Assets

Item	Plan Year Ending	
	4/30/2023	4/30/2022
Additions		
Contributions		
Employer	\$ 1,334,771	\$ 1,334,771
Plan Member	381,767	278,502
Other	0	0
Total Contributions	\$ 1,716,538	\$ 1,613,273
Investment Income		
Realized and Unrealized Gains/(Losses)	\$ (300,567)	\$ (835,454)
Interest	76,847	83,087
Dividends	81,607	71,875
Income from Investment Pools	259,113	0
Other Income	0	4,687
Investment Expenses	(33,837)	(55,339)
Net Investment Income	83,163	(731,144)
Total additions	\$ 1,799,701	\$ 882,129
Deductions		
Benefits	\$ 981,342	\$ 952,091
Refunds and Transfers	263,705	3,709
Administrative Expenses	26,932	19,334
Total deductions	\$ 1,271,979	\$ 975,134
Total increase (decrease)	\$ 527,722	\$ (93,005)
Net Market Value of Assets Available for Benefits:		
Beginning of year	\$ 14,483,325	\$ 14,576,330
End of year	\$ 15,011,047	\$ 14,483,325

Exhibit 3 - Actuarial Value of Assets

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon **Actuarial Value of Assets**, which are asset values which have been smoothed over a five-year period, beginning with the year 2011. The **Actuarial Value of Assets** has been calculated below based upon the market value of assets at May 1, 2023 with adjustments for the preceding year's gains/losses, which are reflected at the rate of 20% per year.

1. Expected Return on Assets	
a. Market Value of Assets as of Beginning of Year	\$ 14,483,325
b. Income and Disbursements During the year	
i. Contributions Received (weighted 50%)	\$ 858,269
ii. Benefit Payments and Expenses (weighted 50%)	635,990
iii. Weighted net income (other than investment income) (i) – (ii)	222,279
c. Market Value adjusted for income and disbursements	\$ 14,705,604
d. Expected Return on Assets at assumed rate of 7.00%	\$ 1,029,392
2. Actual Return on Assets for year	
a. Market Value of Assets (Beginning of Year)	\$ 14,483,325
b. Income (less investment income)	1,716,538
c. Disbursements	1,271,979
d. Market Value of Assets (End of Year)	15,011,047
e. Actual Return on Assets (d) – (a) – (b) + (c)	83,163
f. Investment Gain/(Loss) for year: 2(e) - 1(d)	\$ (946,229)
3. Actuarial Value of Assets	
a. Market Value of Assets as of End of Year	\$ 15,011,047
b. Deferred Investment gains/(losses)	
i. 80% of 2023 loss of \$(946,229)	756,983
ii. 60% of 2022 loss of \$(1,773,822)	1,064,293
iii. 40% of 2021 gain of \$2,343,866	(937,546)
iv. 20% of 2020 loss of \$(869,806)	173,961
v. Total	1,057,691
c. Actuarial Value of Assets for statutory funding 3(a) + 3(b)(v)	\$ 16,068,738

The chart below shows the comparison of smoothed to market assets over the past five years

Smoothed vs Market Assets

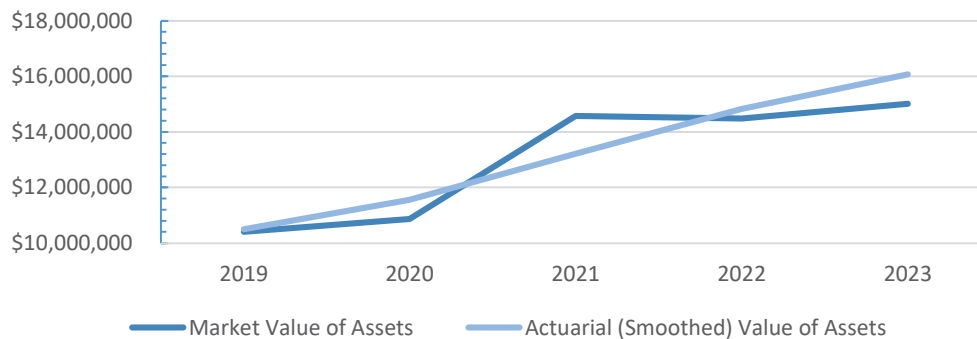


Exhibit 4 - Determination of the Statutory Minimum Required Contribution

Under 40 ILCS 5/3, the statutory minimum required contribution is to be determined based upon the Projected Unit Credit actuarial funding method, where the unfunded liability is amortized such that 90% of the liability will be funded as of 2040. Under the statute, 90% of the unfunded liability is to be amortized as a level percentage of payroll over the period through 2040. The mandated funding method, the Projected Unit Credit funding method, requires the annual cost of the plan to be developed in two parts: that attributable to benefits allocated to the current year (the normal cost); and that allocated to benefits attributable to prior service (the accrued liability). In accordance with legislation enacted in 2020, the statutory minimum contribution for tax levy purposes as calculated and provided by the Pension Board will be the absolute minimum contribution amount. The calculation below is provided based upon the statutory requirements for the minimum and the assumptions summarized in Section 5 of this report.

Funding Elements for 40 ILCS 5/3

	Present Value of Benefits as of 5/1/2023	Projected Unit Credit (PUC) Normal Cost as of 5/1/2023	PUC Actuarial Accrued Liability as of 5/1/2023
1. Active Officers:			
a) Normal & Early Retirement	\$ 14,405,970	\$ 548,117	\$ 7,274,152
b) Vested Withdrawal	1,068,526	68,451	654,346
c) Pre-Retirement Death	166,018	9,870	92,516
d) Disability	<u>1,690,833</u>	<u>101,448</u>	<u>886,351</u>
e) Total Active Police Officers	\$ 17,331,347	\$ 727,886	\$ 8,907,365
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	\$ 16,591,034		\$ 16,591,034
b) Widows (survivors)	0		0
c) Deferred Vested	1,320,037		1,320,037
d) Disabled	<u>0</u>		<u>0</u>
e) Total - Nonactive	\$ 17,911,071		\$ 17,911,071
3. Total – All	\$ 35,242,418		\$ 26,818,436

Minimum Statutory Contribution under 40 ILCS 5/3

Item	Amount
1. Annual Payroll	\$ 3,016,544
2. Normal Cost (net of employee/member contributions)	428,947
3. Employee Contributions (expected)	298,939
4. Funding Actuarial Liability	26,818,436
5. 90% of Funding Actuarial Liability	24,136,592
6. Actuarial Value of Assets (Exhibit 3)	16,068,738
7. Unfunded Actuarial Balance	8,067,854
8. Amortization of Unfunded Balance over 17 years as a level percentage of payroll	611,094
9. Interest on (2), (3) and (8)	93,729
10. Minimum statutory tax levy contribution per 40 ILCS 5/3 – (2) + (8) + (9)	\$1,133,770 (37.6%)

*() amount as a percent of payroll

Exhibit 5 - Determination of the Funding Policy Contribution

The Tax Levy amount based upon the articulated funding policy is the actuarially determined contribution, rather than the amount determined as the minimum under 40 ILCS 5/3. The funding policy contribution is developed below, based upon the Entry Age Normal Funding Method, with 100% of the unfunded accrued liability amortized as a level percentage of payroll over the 17 years through FYE 2040. The contribution is then the sum of the Normal Cost (developed under the entry age method,) plus the amortization payment. Also shown is the contribution amount necessary to prevent negative funding.

Funding Elements for Funding Policy Contribution

	Present Value of Benefits as of 5/1/2023	Entry Age Normal Cost as of 5/1/2023	Entry Age Accrued Liability as of 5/1/2023
1. Active Officers:			
a) Normal & Early Retirement	\$ 14,405,970	\$ 502,898	\$ 9,010,263
b) Vested Withdrawal	1,068,526	66,153	329,201
c) Pre-Retirement Death	166,018	9,633	60,017
d) Disability	<u>1,690,833</u>	<u>101,967</u>	<u>565,106</u>
e) Total Active Police Officers	\$ 17,331,347	\$ 680,651	\$ 9,964,587
2. Inactive Police Officers and Survivors:			
a) Normal Retirees	\$ 16,591,034		\$ 16,591,034
b) Widows (survivors)	0		0
c) Deferred Vested	1,320,037		1,320,037
d) Disabled	<u>0</u>		<u>0</u>
e) Total - Nonactive	\$ 17,911,071		\$ 17,911,071
3. Total – All	\$ 35,242,418		\$ 27,875,658

Actuarially Determined Funding Policy Contribution for Tax Levy

Item	Amount
1. Normal Cost (net of employee/member contributions)	\$ 381,712
2. Employee Contributions (expected)	298,939
3. Funding Actuarial Liability	27,875,658
4. 100% of Funding Actuarial Liability	27,875,658
5. Actuarial Value of Assets (Exhibit 3)	16,068,738
6. Unfunded Actuarial Balance	11,806,920
7. Amortization of Unfunded Balance over 17 years as a level percentage of payroll	894,306
8. Interest on (1), (2) and (7)	110,247
9. Actuarially Determined Funding Policy Contribution for Tax Levy (1) + (7) + (8)	\$1,386,265 (46.0%)

Exhibit 6 - Contribution Necessary to Prevent Negative Funding

Item	Amount
1. Normal Cost (net of employee/member contributions)	\$ 381,712
2. Employee Contributions (expected)	298,939
3. 100% of Funding Actuarial Liability	27,875,658
4. Actuarial Value of Assets (Exhibit 3)	16,068,738
5. Unfunded Actuarial Balance	11,806,920
6. Interest on Unfunded Liability	826,484
7. Interest on (1), (2)	47,646
8. Contribution Necessary to Prevent Negative Funding (1) + (6) + (7)	\$1,255,842 (41.6%)

Exhibit 7 - Summary of Participant Data as of May 1, 2023

Participant Data

Item	As of 5/1/2023		
	<u>Tier 1</u>	<u>Tier 2</u>	<u>Total</u>
Active Members			
Vested	12	3	15
Non-Vested	<u>0</u>	<u>18</u>	<u>18</u>
Total Actives	12	21	33
Terminated Members entitled to future benefits	4	4	8
Retired Members	13	0	13
Surviving Spouses	0	0	0
Minor Dependents	0	0	0
Disabled Participants	<u>0</u>	<u>0</u>	<u>0</u>
Total	29	25	54

AGE AND SERVICE DISTRIBUTION AS OF MAY 1, 2023

Active Employee Participants

Age Group	Service									Total
	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40+	
Under 20										0
20 - 24	2									2
25 - 29	5									5
30 - 34	6	2	1							9
35 - 39	1		1	4						6
40 - 44		1	1	3						5
45 - 49			1	2	2					5
50 - 54	1									1
55 - 59										0
60 - 64										0
65 & Over										0
Total	15	3	4	9	2	0	0	0	0	33

Average Age: 36.7 years

Average Length of Service: 9.5 years

SECTION 4 - SUMMARY OF PRINCIPAL PLAN PROVISIONS

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

Definitions

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

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

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

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

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

Pension (3-111)

Normal Pension Age

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

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

Normal Pension Amount

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

Tier 2 - 2½% of Final Average salary for each year of service. Final Average Salary is based on the highest consecutive 48 months of the final 60 months of service.

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

Annual Salary capped at \$106,800 increased yearly by the lesser of the Consumer Price Index- Urban (CPI-U) or 3%. The Salary cap for valuations beginning in 2023 is \$134,071.

Minimum Monthly Benefit: \$1,000

Maximum Benefit Percentage: 75% of salary

Termination Retirement Pension

Tier 1 - Separation of service prior to meeting retirement eligibility after completion of at least 8 years of creditable service.

Tier 2 - Separation of service prior to meeting retirement eligibility after completion of at least 10 years of creditable service.

Termination Pension Amount

Tier 1 - Commencing at age 60 (or age 50 if at least 20 years of creditable service at termination), 2½% of annual salary held on the last day of service times years of creditable service.

Tier 2 - Commencing at age 55 (or age 50 but with a penalty of ½% for each month prior to age 55), 2½% of Final Average Salary for each year of service. Final Average Salary is based on the highest consecutive 48 months of the final 60 months of service.

Pension Increase Non-Disabled

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

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

Disabled

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

Pension to Survivors (3-112)

Death of Retired Member

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

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

Death While in Service (Not in line of duty)

With 20 years of creditable service, the pension amount earned as of the date of death.

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

Death in Line of Duty

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

Minimum Survivor Pension

\$1,000 per month to all surviving spouses.

Disability Pension - Line of Duty (3-114.1)

Eligibility

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

Pension

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

Disability Pension - Not on Duty (3-114.2)

Eligibility

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

Pension

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

Other Provisions

Marriage after Retirement (3-120)

No surviving spouse benefit available.

Refund (3-124)

At termination with less than 20 years of service, contributions are refunded upon request.

Contributions by Police Officers (3-125.1)

Beginning May 1, 2001, 9.91% of salary including longevity, but excluding overtime pay, holiday pay, bonus pay, merit pay or other cash benefit.

Actuarial Accrued Liability

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

Actuarial Assumptions

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

Actuarial Cost Method

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

Actuarial Funding Method

See *Actuarial Cost Method*

Actuarial Gain (Loss)

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

Actuarial Present Value

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

Actuarial Value of Assets

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

Asset Valuation Method

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

Employee Retirement Income Security Act of 1974 (ERISA)

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

Entry Age Normal Cost Method

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

GLOSSARY (Continued)

Normal Cost

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

Present Value of Future Normal Costs

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

Present Value of Projected Plan Benefits

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

Projected Unit Credit Cost Method

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

Unfunded Actuarial Accrued Liability

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

SECTION 5 - SUMMARY OF ACTUARIAL ASSUMPTIONS AND COST METHODS

Nature of Actuarial Calculations

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

Actuarial Assumption	Annual Actuarial Valuation Statutory Minimum	Annual Actuarial Valuation Funding Policy Amount for Tax Levy																																																																																																																																																																																																
Interest	7.00% per annum	7.00% per annum																																																																																																																																																																																																
Mortality	<p>PubS-2010 base rates projected generationally with Scale MP2021.</p> <p>Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses. Rates have been adjusted by a factor of 1.08 for disabled male retirees.</p>	<p>PubS-2010 base rates projected generationally with Scale MP2021.</p> <p>Rates (probability of death at each age) have been adjusted by a factor of 1.15 for healthy male retirees and female surviving spouses. Rates have been adjusted by a factor of 1.08 for disabled male retirees.</p>																																																																																																																																																																																																
Retirement	<p>Rates of retirement for all ages are:</p> <p>Tier 1</p> <table><thead><tr><th>Age</th><th></th><th>Age</th><th></th></tr></thead><tbody><tr><td>50</td><td>20.00%</td><td>61</td><td>25.00%</td></tr><tr><td>51</td><td>20.00%</td><td>62</td><td>25.00%</td></tr><tr><td>52</td><td>20.00%</td><td>63</td><td>33.00%</td></tr><tr><td>53</td><td>20.00%</td><td>64</td><td>40.00%</td></tr><tr><td>54</td><td>20.00%</td><td>65</td><td>100%</td></tr><tr><td>55</td><td>25.00%</td><td>66</td><td>100%</td></tr><tr><td>56</td><td>25.00%</td><td>67</td><td>100%</td></tr><tr><td>57</td><td>25.00%</td><td>68</td><td>100%</td></tr><tr><td>58</td><td>25.00%</td><td>69</td><td>100%</td></tr><tr><td>59</td><td>25.00%</td><td>70</td><td>100%</td></tr><tr><td>60</td><td>25.00%</td><td></td><td></td></tr></tbody></table> <p>Tier 2</p> <table><thead><tr><th>Age</th><th></th><th>Age</th><th></th></tr></thead><tbody><tr><td>50</td><td>5.00%</td><td>61</td><td>25.00%</td></tr><tr><td>51</td><td>5.00%</td><td>62</td><td>25.00%</td></tr><tr><td>52</td><td>5.00%</td><td>63</td><td>33.00%</td></tr><tr><td>53</td><td>5.00%</td><td>64</td><td>40.00%</td></tr><tr><td>54</td><td>5.00%</td><td>65</td><td>100%</td></tr><tr><td>55</td><td>40.00%</td><td>66</td><td>100%</td></tr><tr><td>56</td><td>25.00%</td><td>67</td><td>100%</td></tr><tr><td>57</td><td>25.00%</td><td>68</td><td>100%</td></tr><tr><td>58</td><td>25.00%</td><td>69</td><td>100%</td></tr><tr><td>59</td><td>25.00%</td><td>70</td><td>100%</td></tr><tr><td>60</td><td>25.00%</td><td></td><td></td></tr></tbody></table>	Age		Age		50	20.00%	61	25.00%	51	20.00%	62	25.00%	52	20.00%	63	33.00%	53	20.00%	64	40.00%	54	20.00%	65	100%	55	25.00%	66	100%	56	25.00%	67	100%	57	25.00%	68	100%	58	25.00%	69	100%	59	25.00%	70	100%	60	25.00%			Age		Age		50	5.00%	61	25.00%	51	5.00%	62	25.00%	52	5.00%	63	33.00%	53	5.00%	64	40.00%	54	5.00%	65	100%	55	40.00%	66	100%	56	25.00%	67	100%	57	25.00%	68	100%	58	25.00%	69	100%	59	25.00%	70	100%	60	25.00%			<p>Rates of retirement for all ages are:</p> <p>Tier 1</p> <table><thead><tr><th>Age</th><th></th><th>Age</th><th></th></tr></thead><tbody><tr><td>50</td><td>20.00%</td><td>61</td><td>25.00%</td></tr><tr><td>51</td><td>20.00%</td><td>62</td><td>25.00%</td></tr><tr><td>52</td><td>20.00%</td><td>63</td><td>33.00%</td></tr><tr><td>53</td><td>20.00%</td><td>64</td><td>40.00%</td></tr><tr><td>54</td><td>20.00%</td><td>65</td><td>100%</td></tr><tr><td>55</td><td>25.00%</td><td>66</td><td>100%</td></tr><tr><td>56</td><td>25.00%</td><td>67</td><td>100%</td></tr><tr><td>57</td><td>25.00%</td><td>68</td><td>100%</td></tr><tr><td>58</td><td>25.00%</td><td>69</td><td>100%</td></tr><tr><td>59</td><td>25.00%</td><td>70</td><td>100%</td></tr><tr><td>60</td><td>25.00%</td><td></td><td></td></tr></tbody></table> <p>Tier 2</p> <table><thead><tr><th>Age</th><th></th><th>Age</th><th></th></tr></thead><tbody><tr><td>50</td><td>5.00%</td><td>61</td><td>25.00%</td></tr><tr><td>51</td><td>5.00%</td><td>62</td><td>25.00%</td></tr><tr><td>52</td><td>5.00%</td><td>63</td><td>33.00%</td></tr><tr><td>53</td><td>5.00%</td><td>64</td><td>40.00%</td></tr><tr><td>54</td><td>5.00%</td><td>65</td><td>100%</td></tr><tr><td>55</td><td>40.00%</td><td>66</td><td>100%</td></tr><tr><td>56</td><td>25.00%</td><td>67</td><td>100%</td></tr><tr><td>57</td><td>25.00%</td><td>68</td><td>100%</td></tr><tr><td>58</td><td>25.00%</td><td>69</td><td>100%</td></tr><tr><td>59</td><td>25.00%</td><td>70</td><td>100%</td></tr><tr><td>60</td><td>25.00%</td><td></td><td></td></tr></tbody></table>	Age		Age		50	20.00%	61	25.00%	51	20.00%	62	25.00%	52	20.00%	63	33.00%	53	20.00%	64	40.00%	54	20.00%	65	100%	55	25.00%	66	100%	56	25.00%	67	100%	57	25.00%	68	100%	58	25.00%	69	100%	59	25.00%	70	100%	60	25.00%			Age		Age		50	5.00%	61	25.00%	51	5.00%	62	25.00%	52	5.00%	63	33.00%	53	5.00%	64	40.00%	54	5.00%	65	100%	55	40.00%	66	100%	56	25.00%	67	100%	57	25.00%	68	100%	58	25.00%	69	100%	59	25.00%	70	100%	60	25.00%		
Age		Age																																																																																																																																																																																																
50	20.00%	61	25.00%																																																																																																																																																																																															
51	20.00%	62	25.00%																																																																																																																																																																																															
52	20.00%	63	33.00%																																																																																																																																																																																															
53	20.00%	64	40.00%																																																																																																																																																																																															
54	20.00%	65	100%																																																																																																																																																																																															
55	25.00%	66	100%																																																																																																																																																																																															
56	25.00%	67	100%																																																																																																																																																																																															
57	25.00%	68	100%																																																																																																																																																																																															
58	25.00%	69	100%																																																																																																																																																																																															
59	25.00%	70	100%																																																																																																																																																																																															
60	25.00%																																																																																																																																																																																																	
Age		Age																																																																																																																																																																																																
50	5.00%	61	25.00%																																																																																																																																																																																															
51	5.00%	62	25.00%																																																																																																																																																																																															
52	5.00%	63	33.00%																																																																																																																																																																																															
53	5.00%	64	40.00%																																																																																																																																																																																															
54	5.00%	65	100%																																																																																																																																																																																															
55	40.00%	66	100%																																																																																																																																																																																															
56	25.00%	67	100%																																																																																																																																																																																															
57	25.00%	68	100%																																																																																																																																																																																															
58	25.00%	69	100%																																																																																																																																																																																															
59	25.00%	70	100%																																																																																																																																																																																															
60	25.00%																																																																																																																																																																																																	
Age		Age																																																																																																																																																																																																
50	20.00%	61	25.00%																																																																																																																																																																																															
51	20.00%	62	25.00%																																																																																																																																																																																															
52	20.00%	63	33.00%																																																																																																																																																																																															
53	20.00%	64	40.00%																																																																																																																																																																																															
54	20.00%	65	100%																																																																																																																																																																																															
55	25.00%	66	100%																																																																																																																																																																																															
56	25.00%	67	100%																																																																																																																																																																																															
57	25.00%	68	100%																																																																																																																																																																																															
58	25.00%	69	100%																																																																																																																																																																																															
59	25.00%	70	100%																																																																																																																																																																																															
60	25.00%																																																																																																																																																																																																	
Age		Age																																																																																																																																																																																																
50	5.00%	61	25.00%																																																																																																																																																																																															
51	5.00%	62	25.00%																																																																																																																																																																																															
52	5.00%	63	33.00%																																																																																																																																																																																															
53	5.00%	64	40.00%																																																																																																																																																																																															
54	5.00%	65	100%																																																																																																																																																																																															
55	40.00%	66	100%																																																																																																																																																																																															
56	25.00%	67	100%																																																																																																																																																																																															
57	25.00%	68	100%																																																																																																																																																																																															
58	25.00%	69	100%																																																																																																																																																																																															
59	25.00%	70	100%																																																																																																																																																																																															
60	25.00%																																																																																																																																																																																																	

Actuarial Assumption Item	Annual Actuarial Valuation Statutory Minimum	Annual Actuarial Valuation Funding Policy Amount for Tax Levy																								
Withdrawal	<p>Rates of termination are based upon service. Sample rates for selected years of service are:</p> <table><thead><tr><th colspan="2">Years of Service</th></tr></thead><tbody><tr><td>0</td><td>13.00%</td></tr><tr><td>5</td><td>4.50%</td></tr><tr><td>10</td><td>2.25%</td></tr><tr><td>15</td><td>1.25%</td></tr><tr><td>20</td><td>1.25%</td></tr></tbody></table>	Years of Service		0	13.00%	5	4.50%	10	2.25%	15	1.25%	20	1.25%	<p>Rates of termination are based upon service. Sample rates for selected years of service are:</p> <table><thead><tr><th colspan="2">Years of Service</th></tr></thead><tbody><tr><td>0</td><td>13.00%</td></tr><tr><td>5</td><td>4.50%</td></tr><tr><td>10</td><td>2.25%</td></tr><tr><td>15</td><td>1.25%</td></tr><tr><td>20</td><td>1.25%</td></tr></tbody></table>	Years of Service		0	13.00%	5	4.50%	10	2.25%	15	1.25%	20	1.25%
Years of Service																										
0	13.00%																									
5	4.50%																									
10	2.25%																									
15	1.25%																									
20	1.25%																									
Years of Service																										
0	13.00%																									
5	4.50%																									
10	2.25%																									
15	1.25%																									
20	1.25%																									
Disability	<p>Rates of disability are based upon age only. Sample rates for selected ages are:</p> <table><thead><tr><th colspan="2">Age</th></tr></thead><tbody><tr><td>25</td><td>0.03%</td></tr><tr><td>40</td><td>0.40%</td></tr><tr><td>50</td><td>0.68%</td></tr><tr><td>55</td><td>0.86%</td></tr></tbody></table> <p>60% of disabilities are assumed to occur in the line of duty</p>	Age		25	0.03%	40	0.40%	50	0.68%	55	0.86%	<p>Rates of disability are based upon age only. Sample rates for selected ages are:</p> <table><thead><tr><th colspan="2">Age</th></tr></thead><tbody><tr><td>25</td><td>0.03%</td></tr><tr><td>40</td><td>0.40%</td></tr><tr><td>50</td><td>0.68%</td></tr><tr><td>55</td><td>0.86%</td></tr></tbody></table> <p>60% of disabilities are assumed to occur in the line of duty</p>	Age		25	0.03%	40	0.40%	50	0.68%	55	0.86%				
Age																										
25	0.03%																									
40	0.40%																									
50	0.68%																									
55	0.86%																									
Age																										
25	0.03%																									
40	0.40%																									
50	0.68%																									
55	0.86%																									
Salary Increase	Graded by service (11.00% initially to ultimate rate of 3.50%)	Graded by service (11.00% initially to ultimate rate of 3.50%)																								
Payroll Growth	3.50% per annum	3.50% per annum																								
Percentage Married	80% are married, females are assumed to be 3 years younger	80% are married, females are assumed to be 3 years younger																								
Asset Valuation Method	Assets are valued at fair market value and smoothed over five years, reflecting gains and losses at 20% per year.	Assets are valued at fair market value and smoothed over five years, reflecting gains and losses at 20% per year.																								
Actuarial Cost Methods	<p>Projected Unit Credit Cost Method</p> <p>This is the mandated actuarial method to be used in determining the statutory contribution requirements and under PA 096-1495. This method determines the present value of projected benefits and prorates the projected benefit by service to date to determine the accrued liability. Amounts attributable to past service are amortized as a level percentage of pay with the goal of reaching 90% of the accrued liability by 2040.</p>	<p>Entry Age Normal Cost Method</p> <p>This method projects benefits from entry age to retirement age and attributes costs over total service, as a level percentage of pay. Amounts attributable to past service have been amortized over 17 years on a closed basis as a level percentage of pay.</p>																								

Actuarial Assumption	Low-Default-Risk Obligation Measure
Interest	The discount rate used for the Low-Default-Risk Obligation Measure (LDROM) is 4.77% . This is the single equivalent rate produced when discounting the expected future benefit payments to plan participants using yields derived from investment grade bonds as published in the FTSE Pension Discount Curve as of April 30, 2023.
Actuarial Cost Method	Entry Age Normal Cost Method
Other Assumptions	All other actuarial assumptions are identical to those used in calculating the Actuarial Accrued Liability for the Funding Policy contribution amount.



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

Mayor's Report #2

Tracking Number

PZC 2023-02 & EDC 2023-22

Agenda Item Summary Memo

Title: Bristol Ridge Solar Farm 105

Meeting and Date: City Council – October 10, 2023

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: CC – 7/25/23 Action Taken: There was a lack of motion therefore no vote took place.

Item Number: PZC 2023-02 & EDC 2023-22

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP

Community Development

Name

Department

Agenda Item Notes:

Additional packet material can be found at:

<https://www.yorkville.il.us/Archive.aspx?ADID=5353>

Have a question or comment about this agenda item?

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



Memorandum

To: City Council
From: Krysti 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.

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 within the Bristol Ridge Subdivision that is legally described on Exhibit A attached hereto and made a part hereof (the “Subject Property”) with PIN Number: 02-15-126-004; 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 October, 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 within the Bristol Ridge Subdivision that is legally described on Exhibit A attached hereto and made a part hereof (the “Subject Property”) with PIN Number: 02-15-126-004; and,

WHEREAS, DEVELOPER has petitioned the City to rezone the Subject Property 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 Property 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 parcel 02-15-126-004, 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 Barrington, 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 by 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 right 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 Route 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.

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 _____

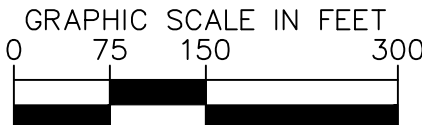
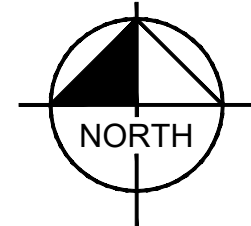
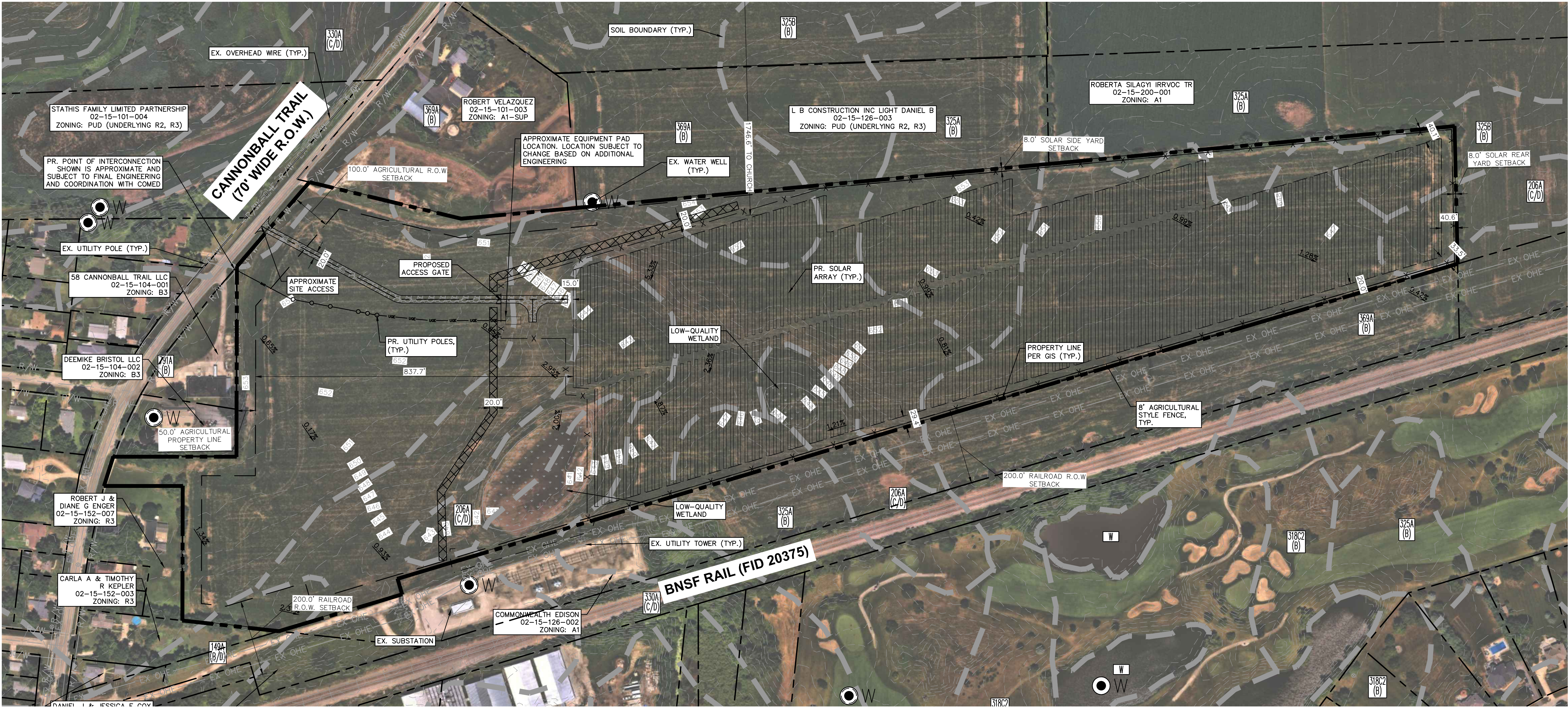
RUSTY CORNEILS _____

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

MAYOR

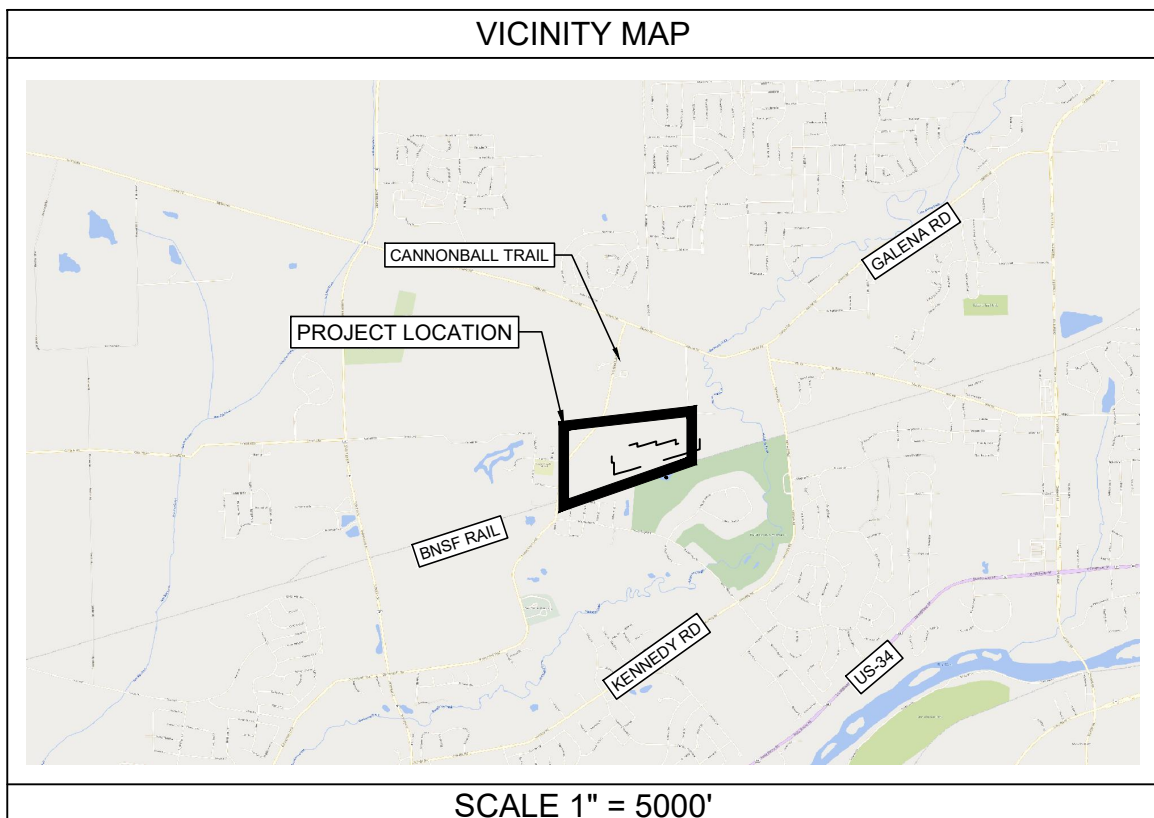
EXHIBIT A

Drawing name: \\Kimley-Horn\work\CA\GIS\DEV\268173008_Turning Point Energy\VE105-2 Design\CAD\Civil\Zoning Site Plan\VE105-Zoning Site Plan.dwg 1 OF 1 Jun 21, 2023 5:35pm by: daniel@kimley-horn.com
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and 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)	XXX%
PR. SECURITY FENCE	---
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	⊙ W
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'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A FREESTANDING SOLAR ENERGY SYSTEM

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 17083000300) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY TRACKING, 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 BUILDING(S) OR ADJACENT BUILDING(S) 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, HOURS PRIOR TO STARTING CONSTRUCTION.
- 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 10-19-5.
- 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.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONCLUSION OF THE SEVENTH DAY THAT AN AREA HAS BEEN IDLE AND COMPLETED WITHIN 14 DAYS.
 - INSTALL UNDERGROUND UTILITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED AT NEW DRAIN INLET LOCATIONS IMMEDIATELY UPON INSTALLATION.
 - FINAL DRAINAGE 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.
- 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. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
- 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 MONITOR WEEDS. ALSO, DURING THIS TIME, MOWING SHOULD OCCUR AT LEAST TWICE PER YEAR TO ELIMINATE SHADING FROM AGROINIC ANNUAL WEEDS. SITE MANAGER SHOULD PERFORM YEARLY INSPECTIONS WITH A LANDSCAPE MAINTENANCE PROFESSIONAL TO IDENTIFY WEED PROBLEMS AND TO DEVELOP 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 KNOCKDOWN STANDING 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 ROADS.
 - 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 SOLIDS 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

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 _____

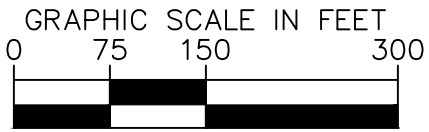
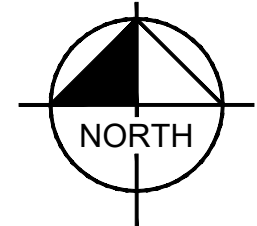
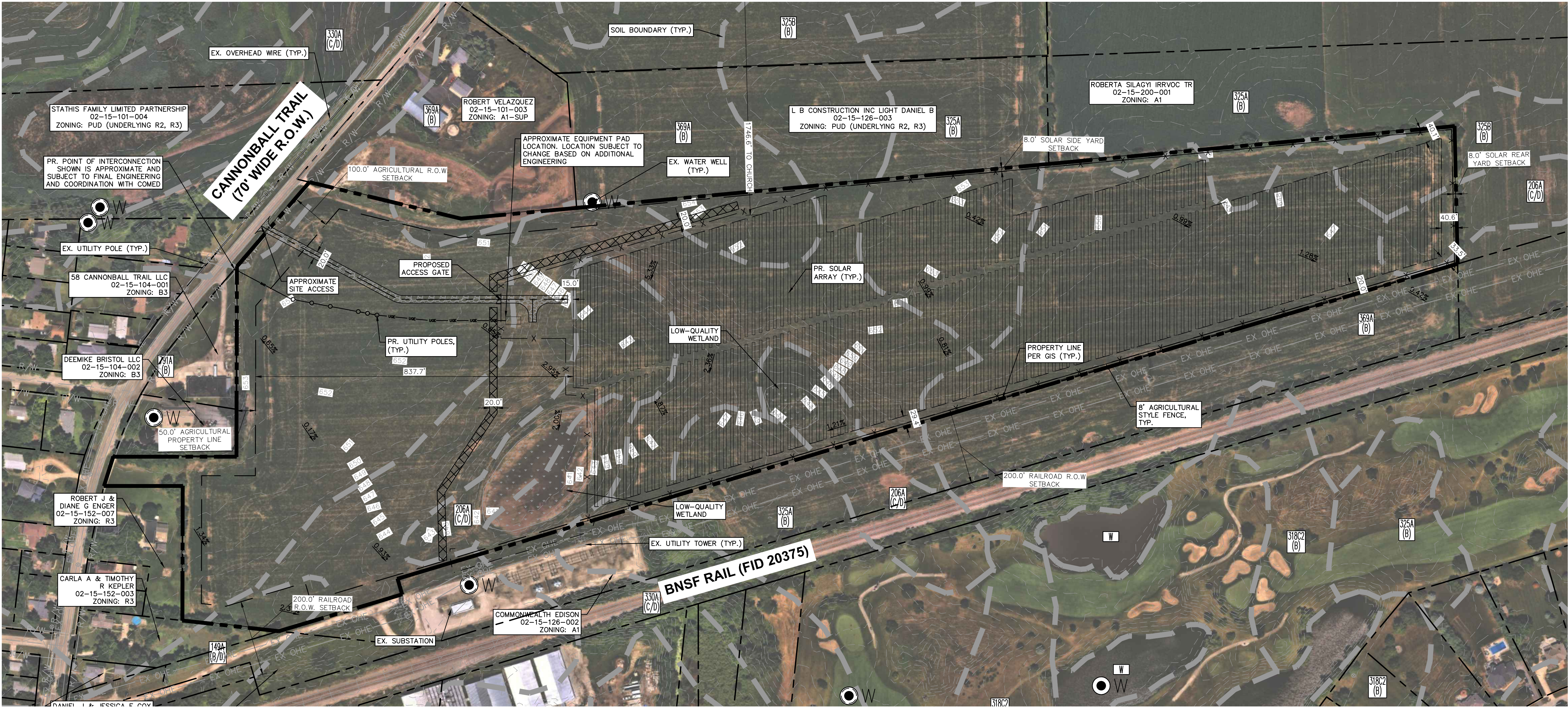
RUSTY CORNEILS _____

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

MAYOR

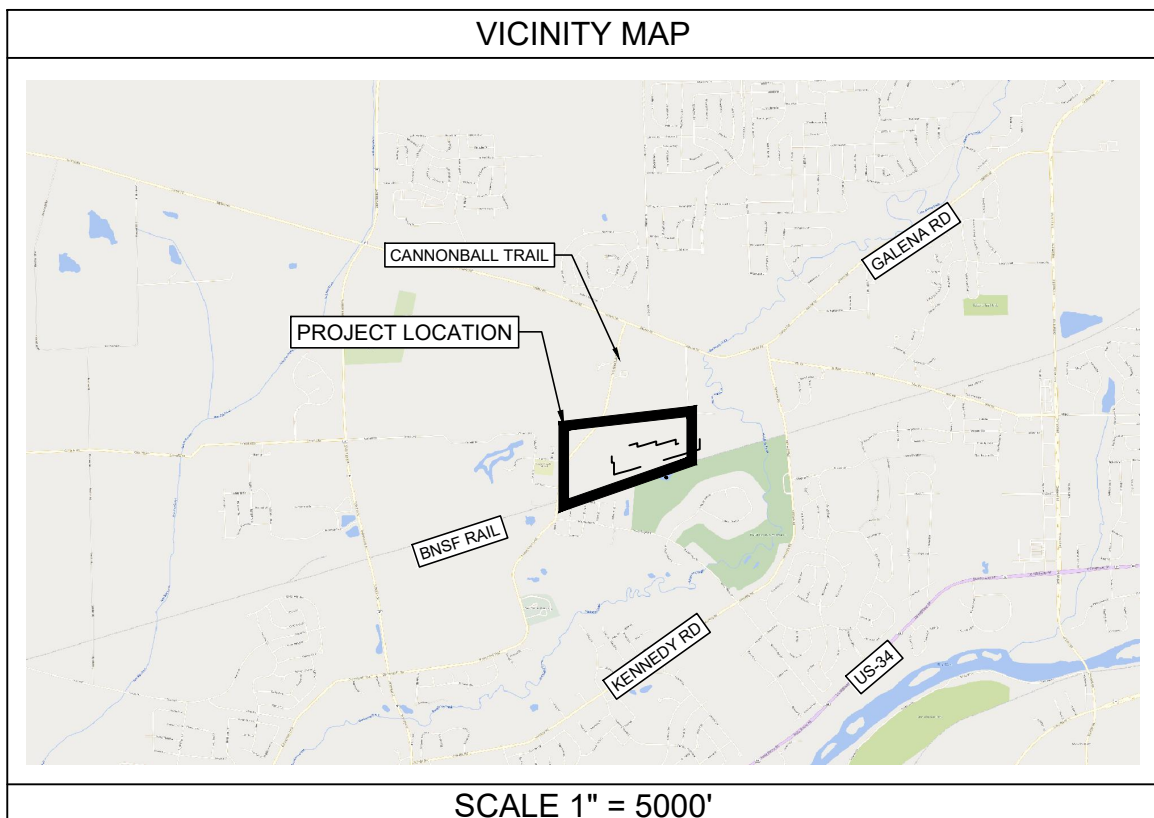
EXHIBIT A

Drawing name: \\Kimley-Horn\work\CA\GIS\DEV\268173008_Turning Point Energy\VE105\2 Design\CAD\Civil\Zoning Site Plan\VE105_Zoning Site Plan.dwg 1 OF 1 Jun 21, 2023 5:35pm by: daniel@kimley-horn.com
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and attestation 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)	XXX%
PR. SECURITY FENCE	---
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	⊙ W
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'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A FREESTANDING SOLAR ENERGY SYSTEM

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 17083000300) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY TRACKING, 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 BUILDING(S) OR ADJACENT BUILDING(S) 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, HOURS PRIOR TO STARTING CONSTRUCTION.
- 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 10-19-5.
- 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.
 - 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.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONCLUSION OF THE SEVENTH DAY THAT AN AREA HAS BEEN IDLE AND COMPLETED WITHIN 14 DAYS.
 - INSTALL UNDERGROUND UTILITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED AT NEW DRAIN INLET LOCATIONS IMMEDIATELY UPON INSTALLATION.
 - FINAL DRAINAGE 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.
- 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 REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
- 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 MONITOR WEEDS. ALSO, DURING THIS TIME, MOWING SHOULD OCCUR AT LEAST TWICE PER YEAR TO ELIMINATE SHADING FROM AGROINIC ANNUAL WEEDS. SITE MANAGER SHOULD PERFORM YEARLY INSPECTIONS WITH A LANDSCAPE MAINTENANCE PROFESSIONAL TO IDENTIFY WEED PROBLEMS AND TO DEVELOP 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 KNOCKDOWN STANDING 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 ROADS.
 - 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 SOLIDS 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

TPE IL KE105, LLC

EX-1

SHEET NUMBER

KENDALL COUNTY, IL

Kimley»Horn

TurningPointEnergy

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK RD SUITE 200
DEERFIELD, IL 60015
WWW.KIMLEY-HORN.COM

KHA PROJECT
268173008
DATE
04/13/2021
SCALE AS SHOWN
DESIGNED BY SAF
DRAWN BY SAF
CHECKED BY APK

REVISIONS
ZONING SITE PLAN
REVISED PER CITY COMMENTS
04/13/2022
06/07/2022
DATE

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 (1.5%/year):				\$148,202
Total:				\$476,850

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.



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

Table of Contents

1	Introduction	3
2	Project Description	3
3	Statement of Qualifications	3
4	Regulatory Requirements	4
4.1	State and Federal Regulations	4
4.2	Local Regulations	4
5	Mapping and Background Information	4
5.1	Topographic Map	5
5.2	National Wetlands Inventory	5
5.3	National Hydrography Dataset	5
5.4	IDNR Public Waters	5
5.5	Soil Survey	5
5.6	Federal Emergency Management Agency Floodplain	5
5.7	Aerial Photography Review	5
5.8	Precipitation	6
6	Field Investigation	6
7	Summary of Results	7
8	Report Preparation	8
9	Conclusion	8
10	Disclaimer	8
	References	9

List of Tables

Table 1: Wetland Delineation Summary	7
--	---

List of Figures

- Figure 1: Project Location Map
- Figure 2: USGS Topographic Map
- Figure 3: NWI, NHD, and LiDAR Map
- Figure 4. Hydric Soils Map
- Figure 5. FEMA Floodplain Map
- Figure 6. Delineation Summary Map

Appendices

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/permited 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 aeriels. 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 aeriels. 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

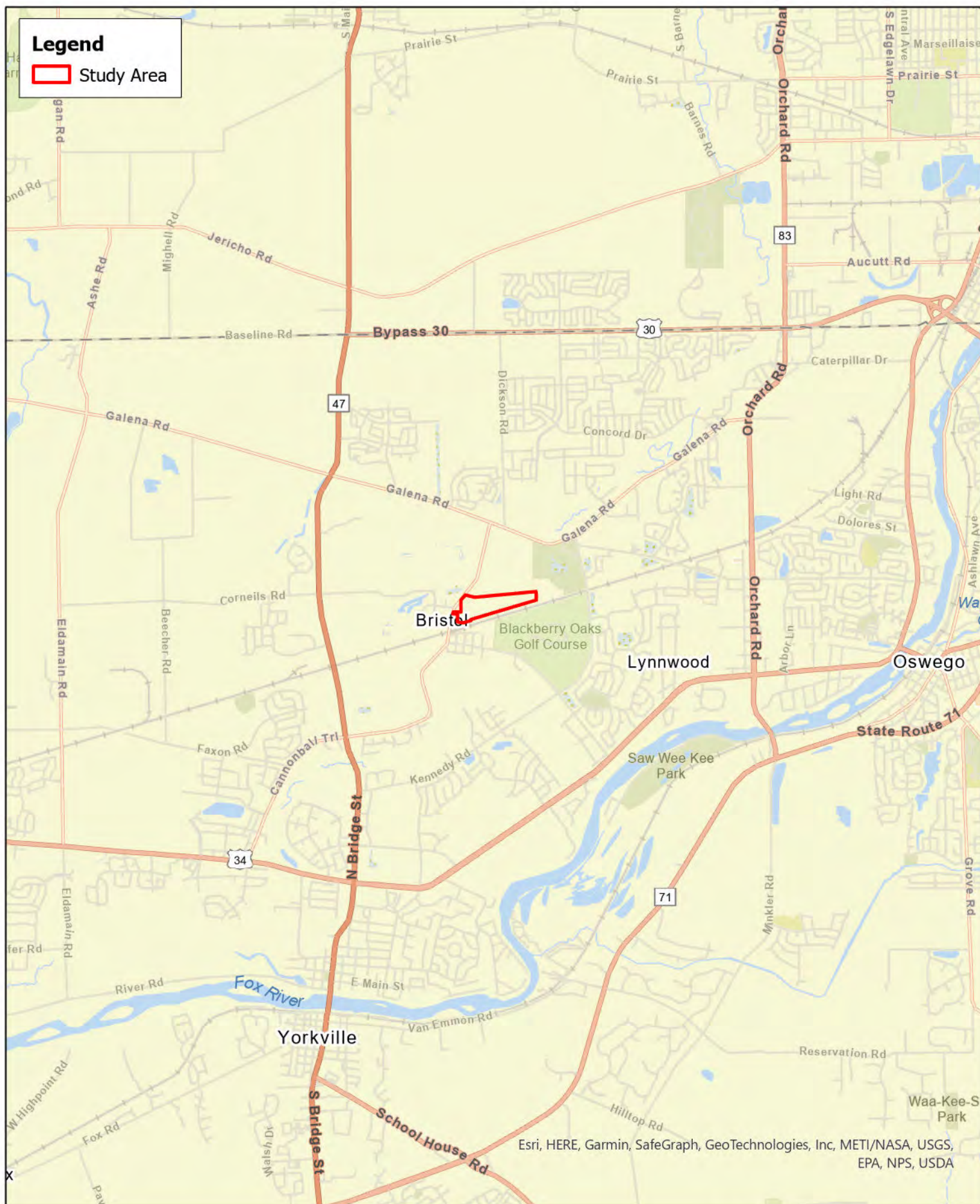
Kimley-Horn has prepared this document based on limited field observations and our interpretation, as scientists, of applicable regulations and agency guidance. While Kimley-Horn believes our interpretation to be accurate, final authority to interpret the regulations lies with the appropriate regulatory 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

- City of Yorkville. *City Code of the United City of Yorkville*. Available at <https://www.yorkville.il.us/DocumentCenter/View/336/Wetland-Protection-Regulations-PDF?bidId=>, accessed June 2023
- Federal Emergency Management Agency. *Flood Insurance Rate Maps*. Available at <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>, accessed June 2023.
- Illinois Department of Natural Resources. *Public Waters*. Available at <https://idnr.maps.arcgis.com/apps/webappviewer/index.html?id=b64decfb69504164a46badb2841ebb11>, accessed June 2023.
- Kendall County. *Zoning Ordinance*. Available at <https://www.kendallcountyil.gov/home/showpublisheddocument/18655/637813130940500000> accessed June 2023
- Natural Resources Conservation Service, U.S. Department of Agriculture. *Web Soil Survey*. Available at <http://websoilsurvey.nrcs.usda.gov>, accessed June 2023.
- NearMap US Inc., MapBrowser. Available at <https://www.nearmap.com/us/en>, accessed June 2023.
- U.S. Army Corps of Engineers. *Antecedent Precipitation Tool*. Available at <https://www.epa.gov/wotus/antecedent-precipitation-tool-apt>, accessed June 2023.
- U.S. Army Corps of Engineers. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1. January 1987. Available at <http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/1987%20Manual.pdf>.
- U.S. Army Corps of Engineers. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (August 2010)*. Available at http://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/reg_supp/.
- U.S. Fish and Wildlife Service. *Wetlands Online Mapper*. National Wetland Inventory mapping. Available at <http://www.fws.gov/wetlands/Data/Mapper.html>, accessed June 2023.
- U.S. Geological Survey. *LiDAR Data*. Acquired via *The National Map*, accessed June 2023.
- U.S. Geological Survey. *National Hydrography Dataset*. Acquired via The National Map at <https://apps.nationalmap.gov/downloader/#/>, accessed June 2023.
- U.S. Geological Survey. *Topographic Map*. Accessed via ESRI at <http://www.arcgis.com/home/item.html?id=30e5fe3149c34df1ba922e6f5bbf808f> and via Topo View at <https://ngmdb.usgs.gov/topoview/viewer/#4/40.01/-100.06>, accessed June 2023.

Figures



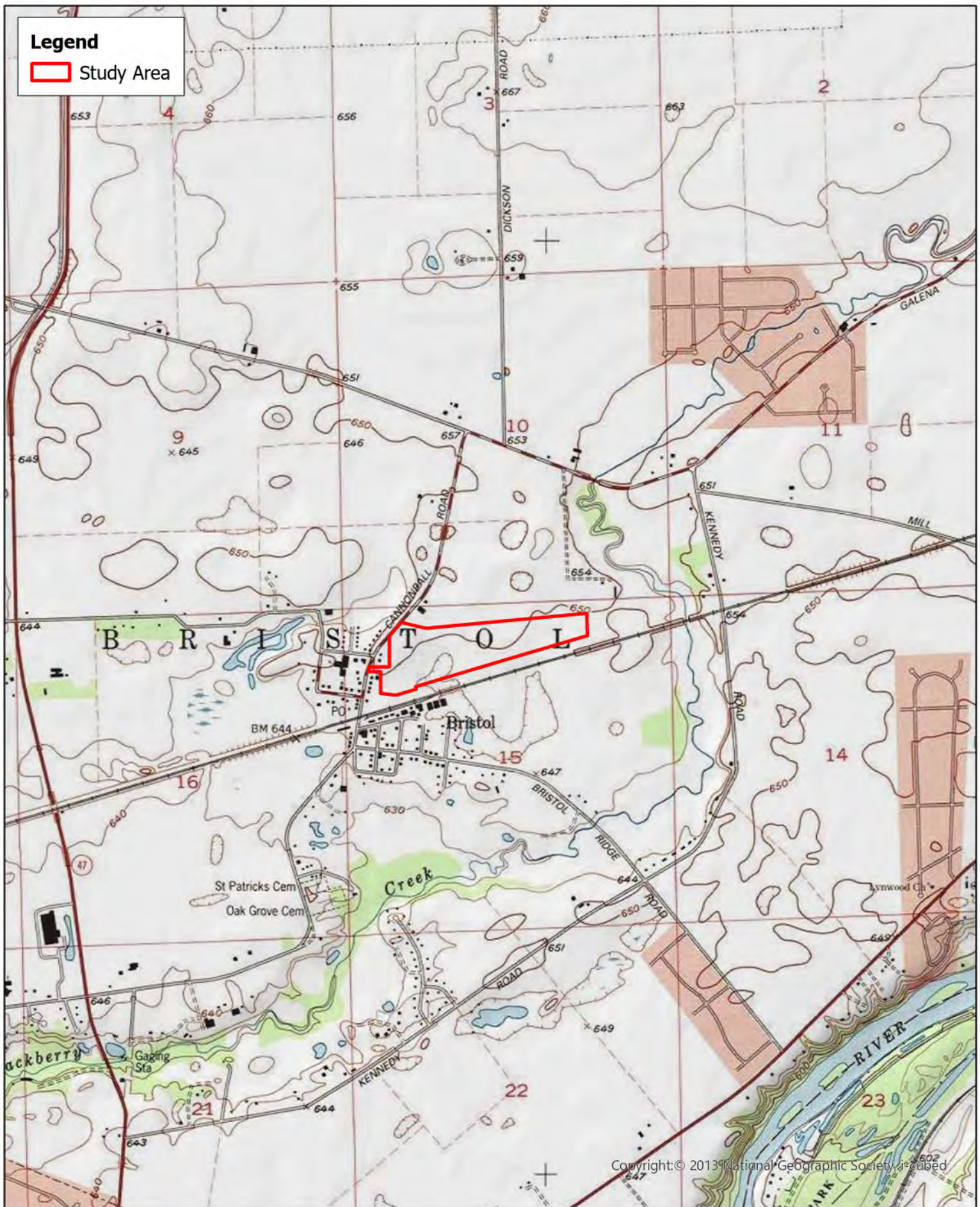
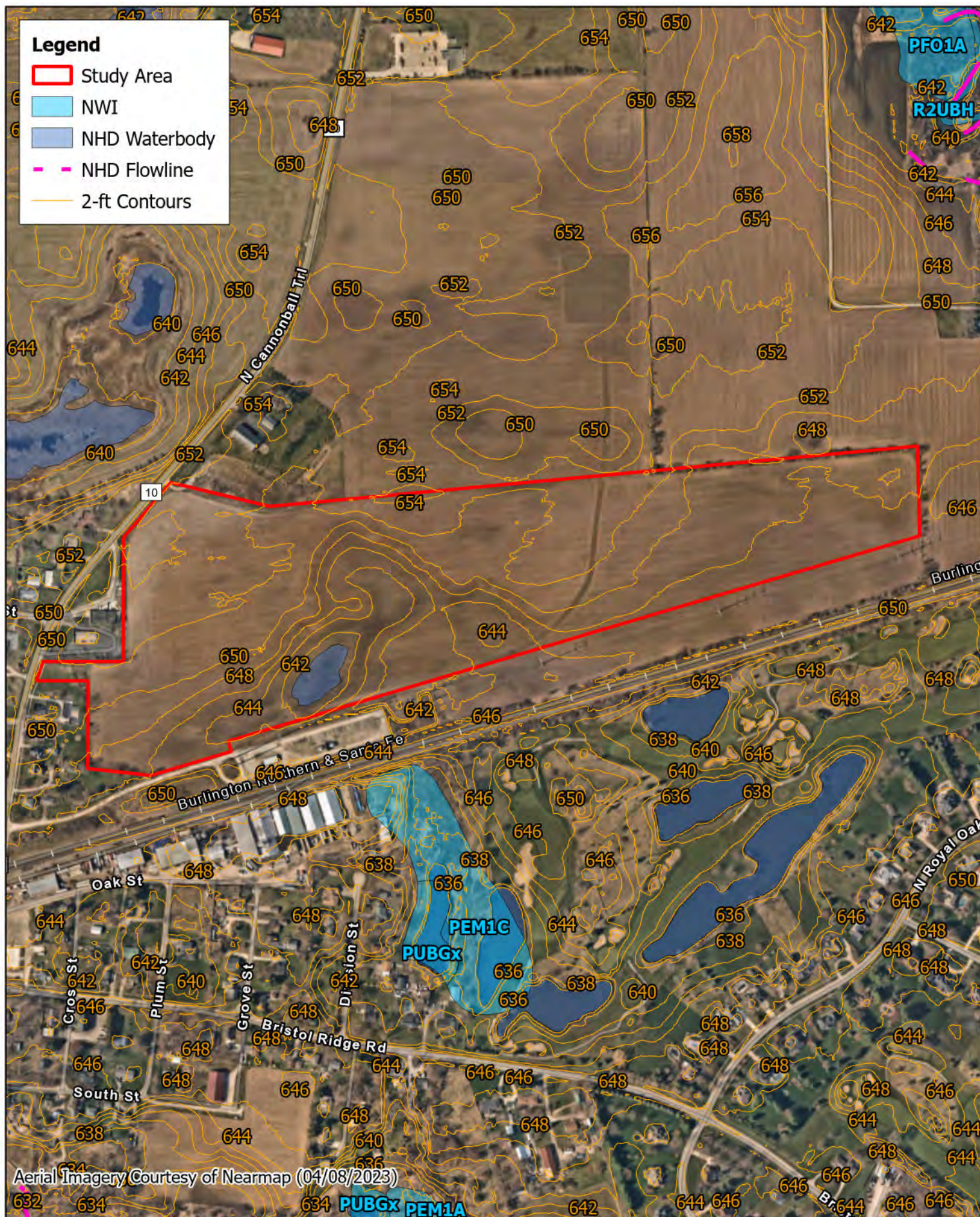


Figure 2. USGS Topographic Map
Bristol Township, Kendall County
Turning Point Energy



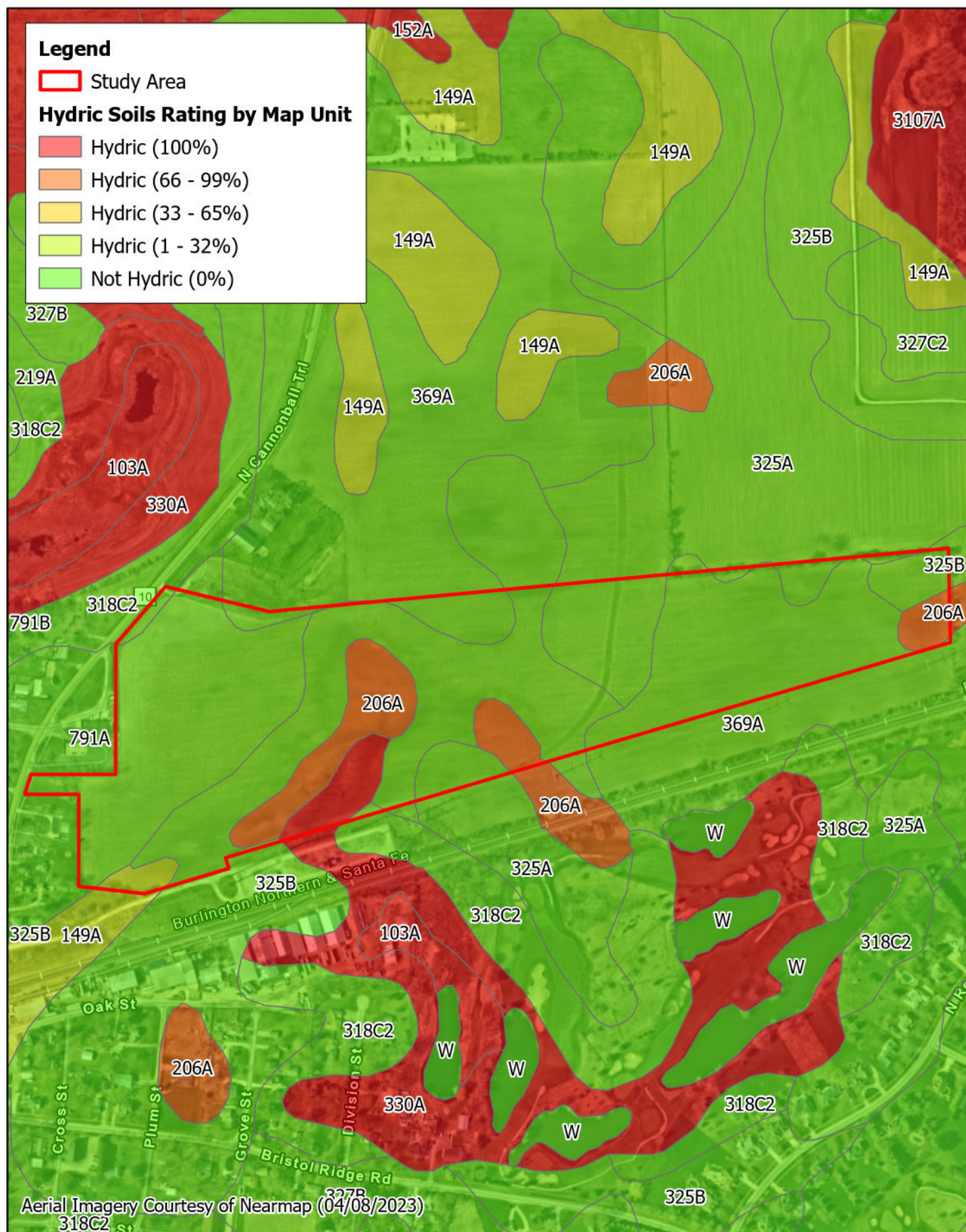


Figure 4. Hydric Soils Map
Bristol Township, Kendall County
Turning Point Energy

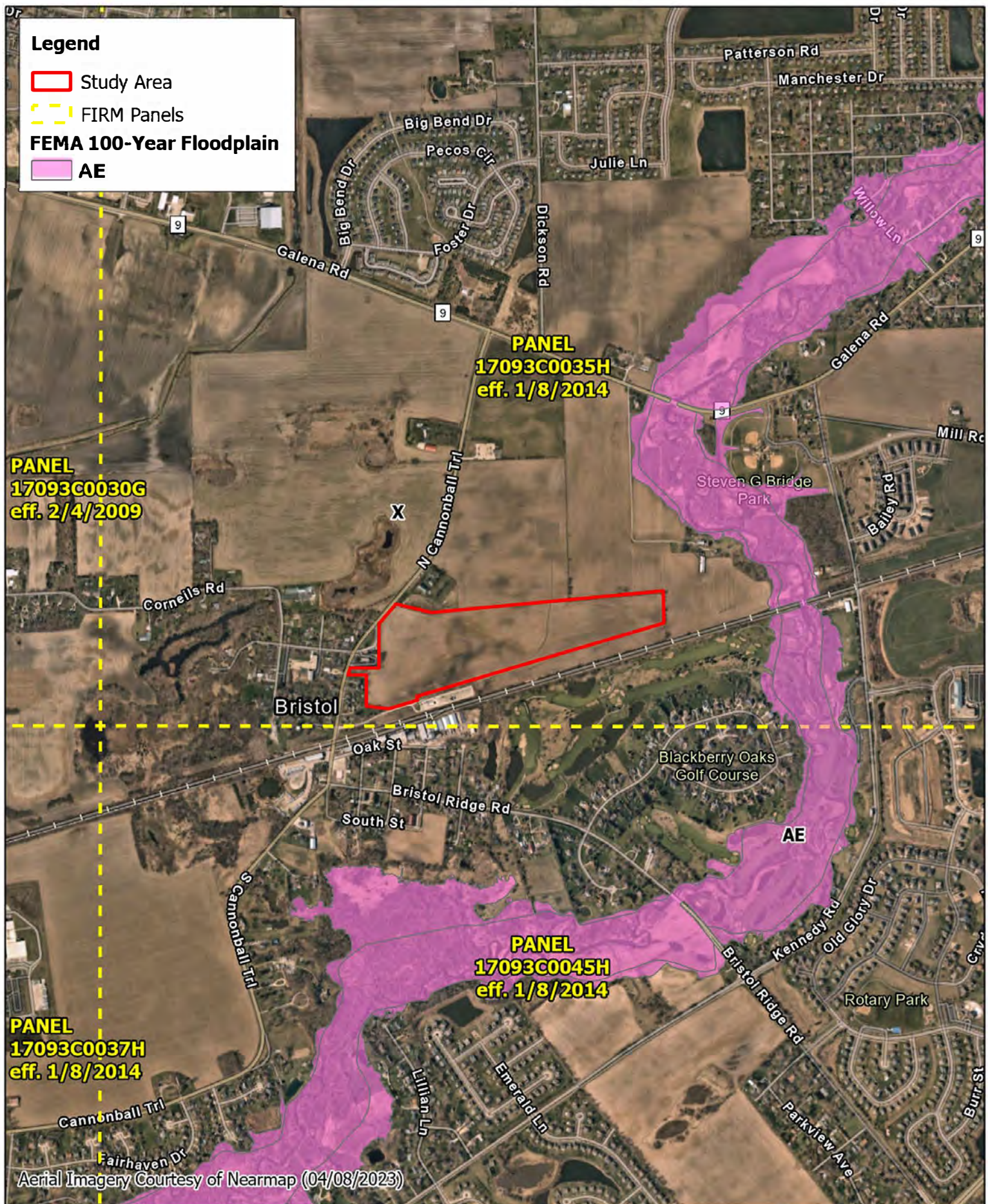
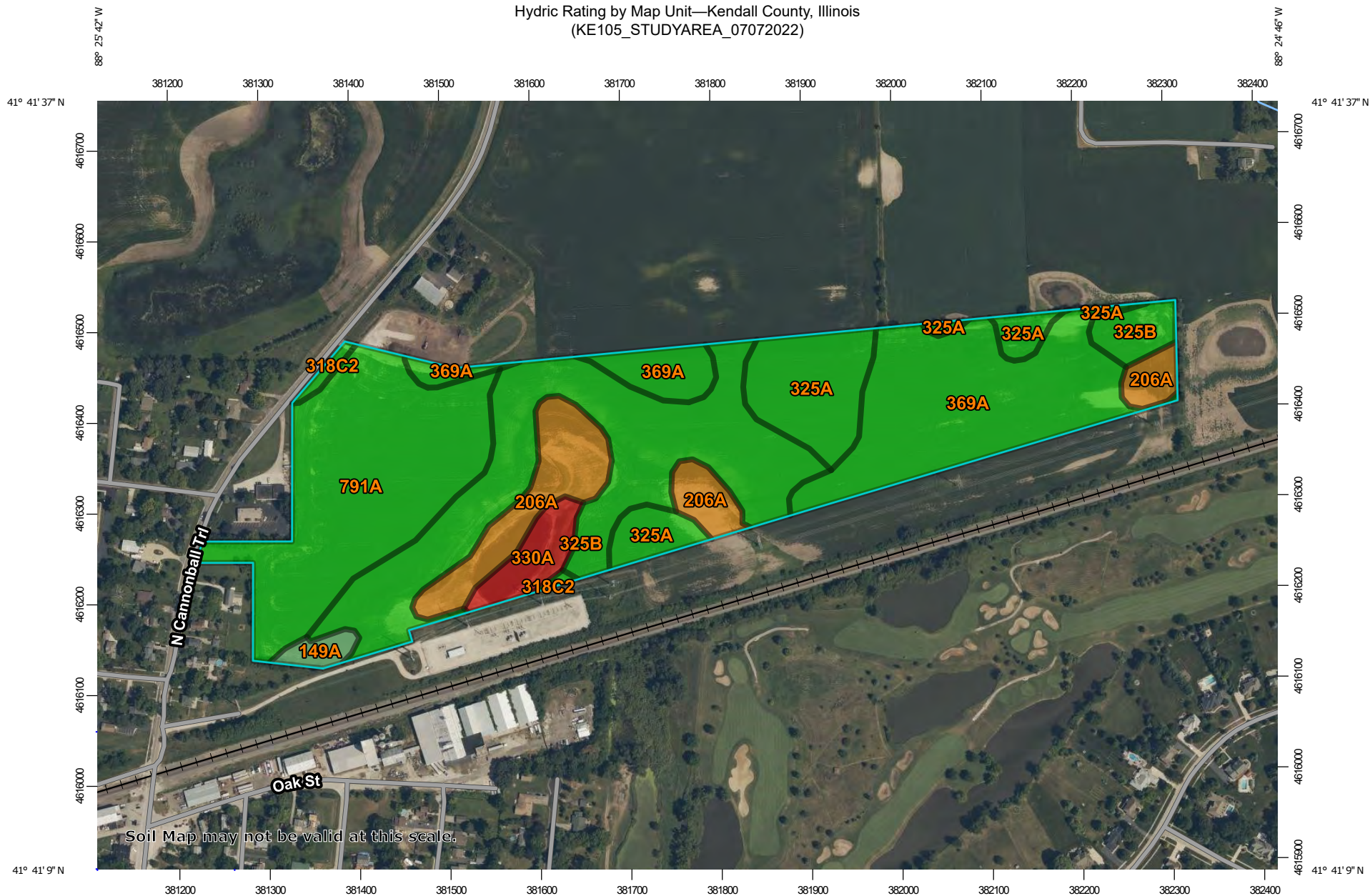




Figure 6. Delineation Summary Map
Bristol Township, Kendall County
Turning Point Energy

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 Scale: 1:5,970 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/21/2023
Page 1 of 5







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.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

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 (BWRSR) 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

Area of Investigation

Aerial Imagery Courtesy of Nearmap (04/08/2023)



Legend

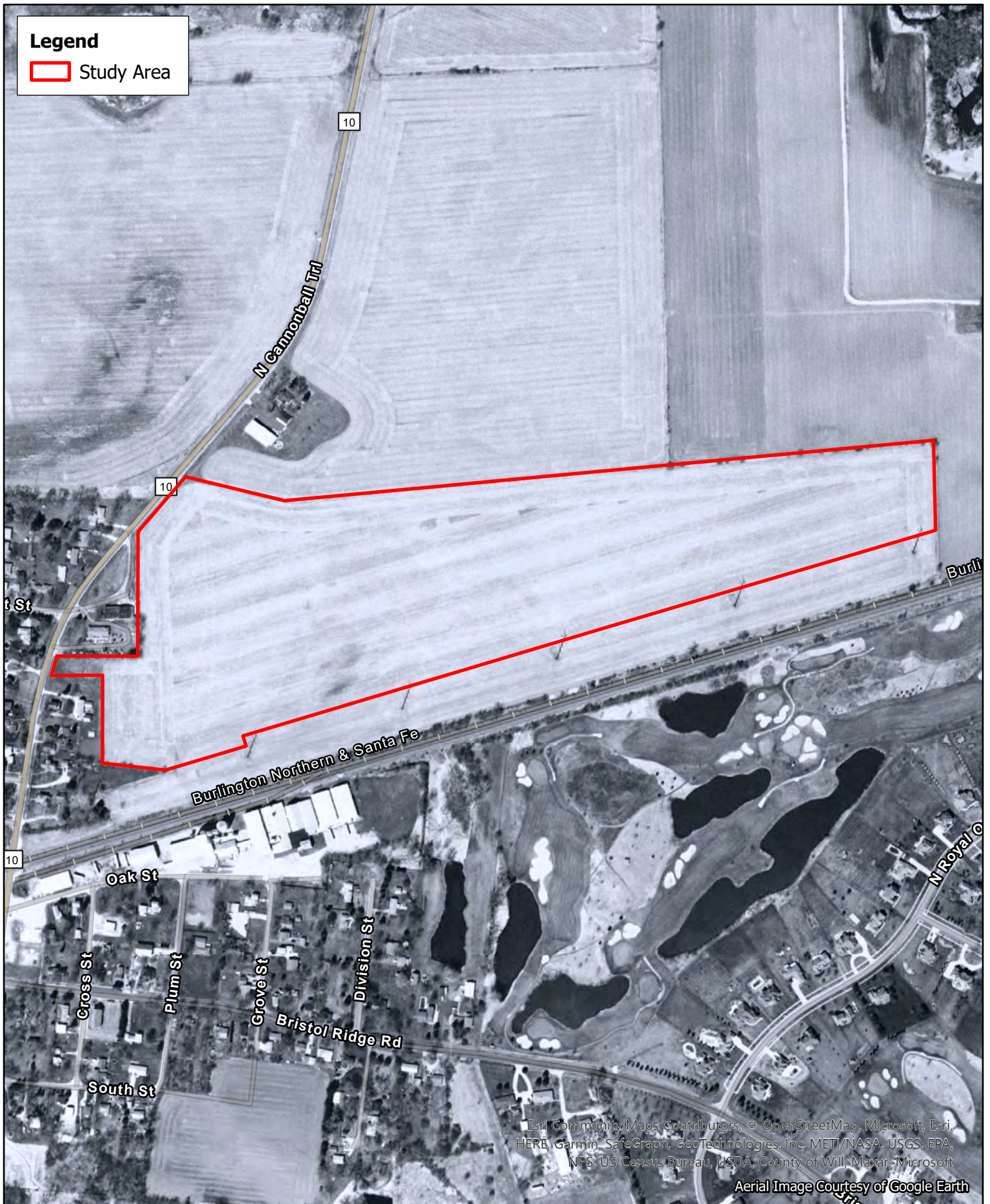
Study Area

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, County of Will, Maxar, Microsoft

Aerial Image Courtesy of Google Earth













Legend

Study Area



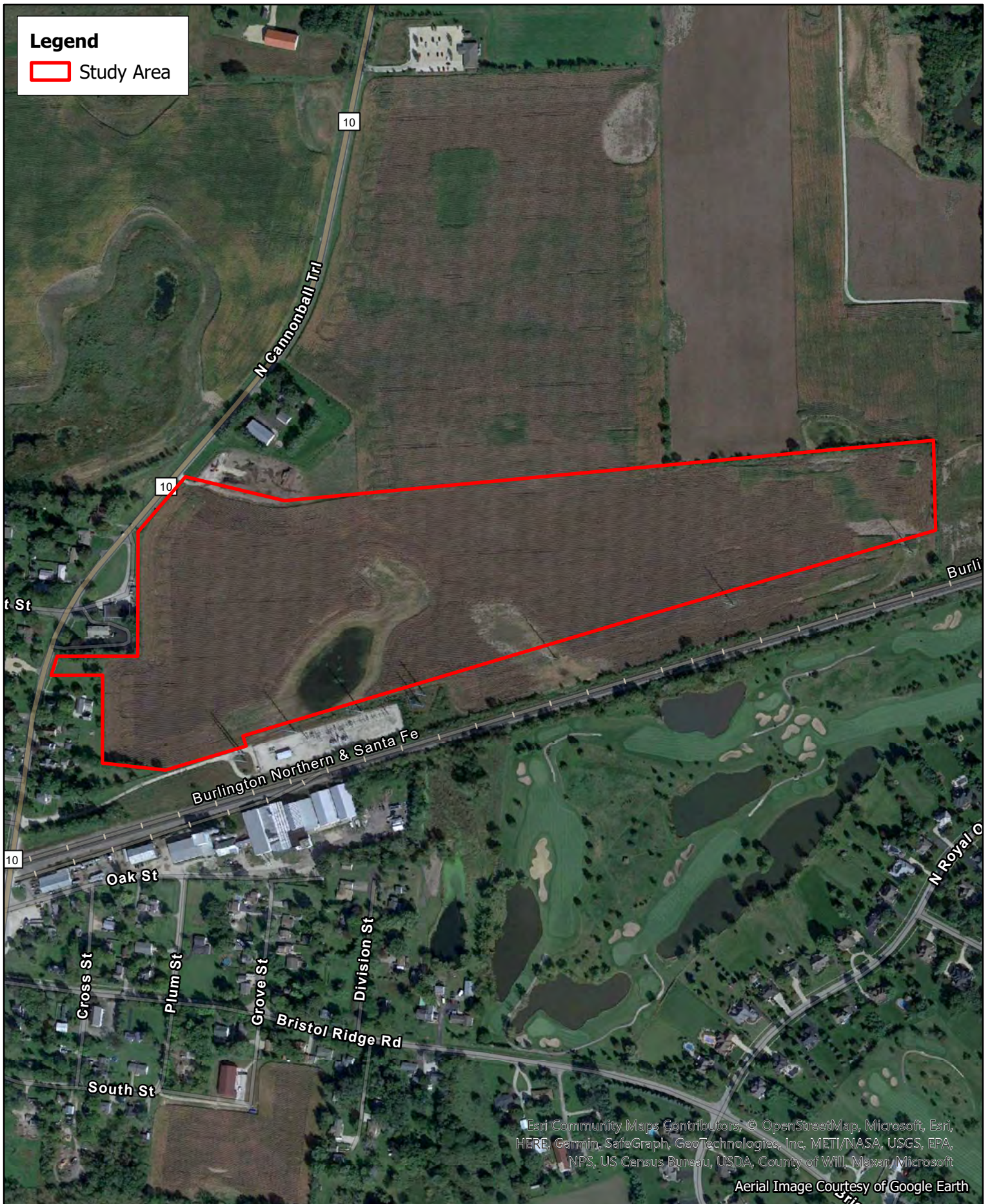
Legend

Study Area

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, County of Will, Maxar, Microsoft

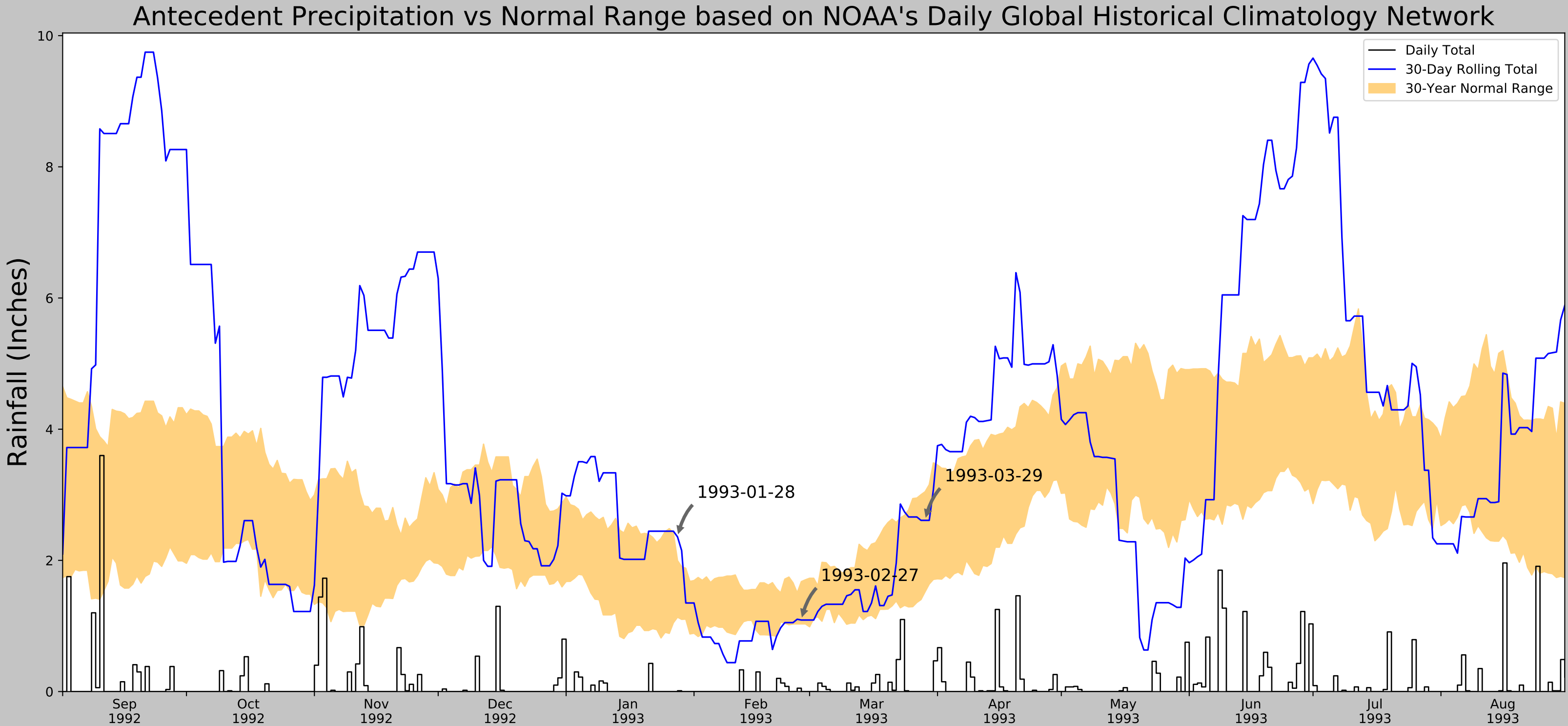
Aerial Image Courtesy of Google Earth







Appendix C: Precipitation Data



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

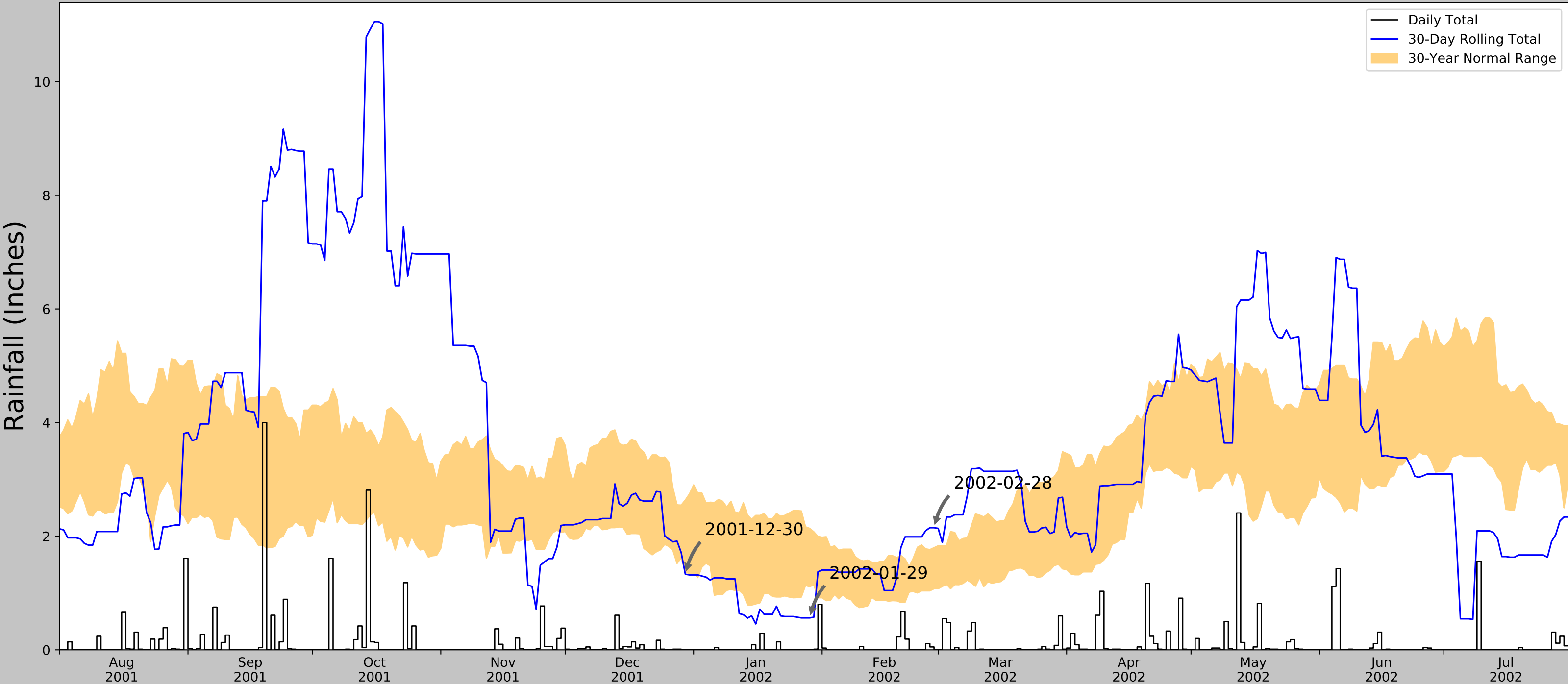


Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

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	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

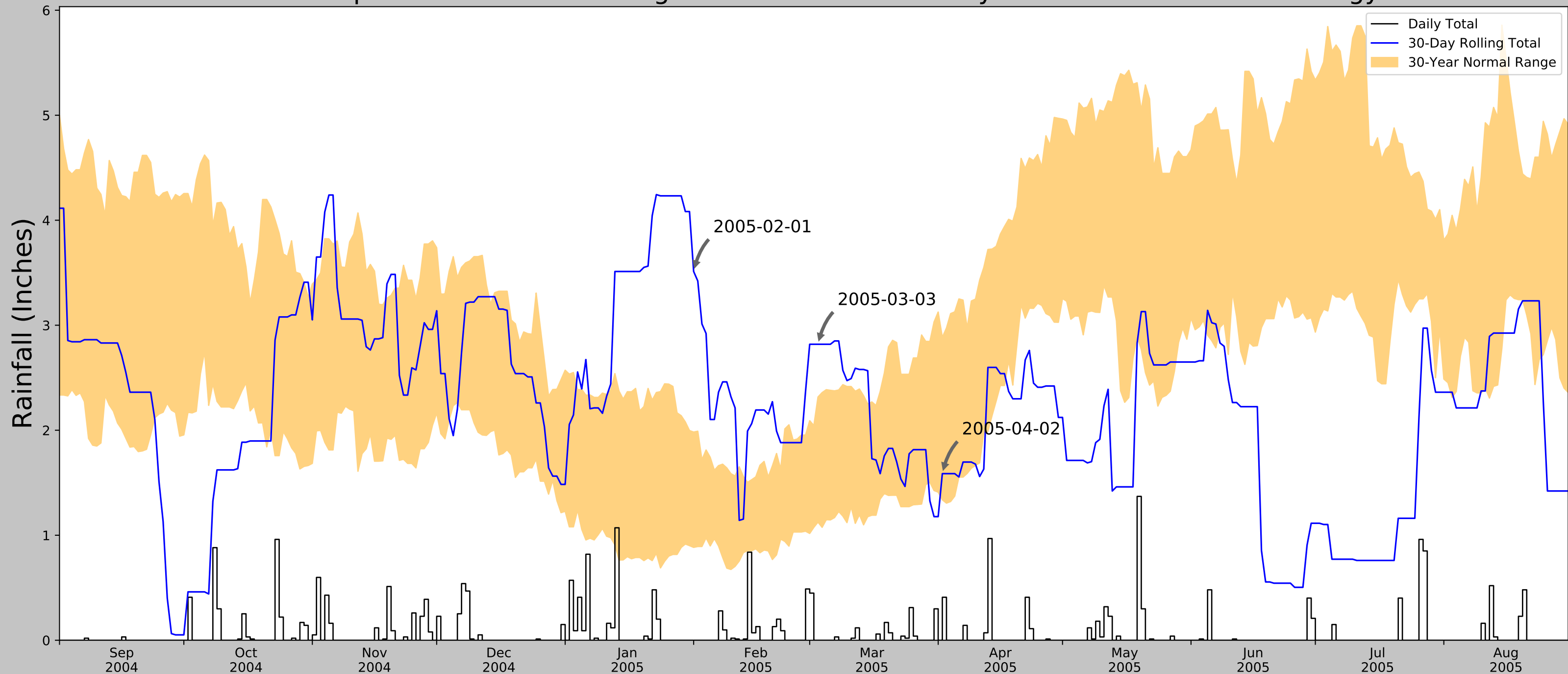


Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

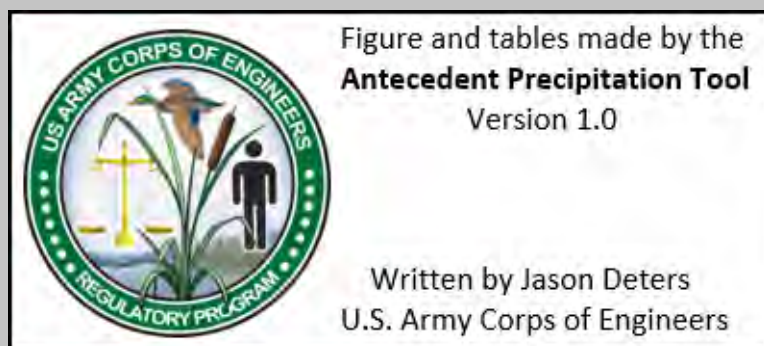
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
WESTMONT 1.1 SSW	41.7825, -87.985	753.937	23.354	104.267	12.944	1	0
MOKENA 3.4 WNW	41.5545, -87.9339	681.102	26.838	31.432	12.921	1	0
AURORA	41.7803, -88.3092	660.105	8.474	10.435	3.902	10988	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



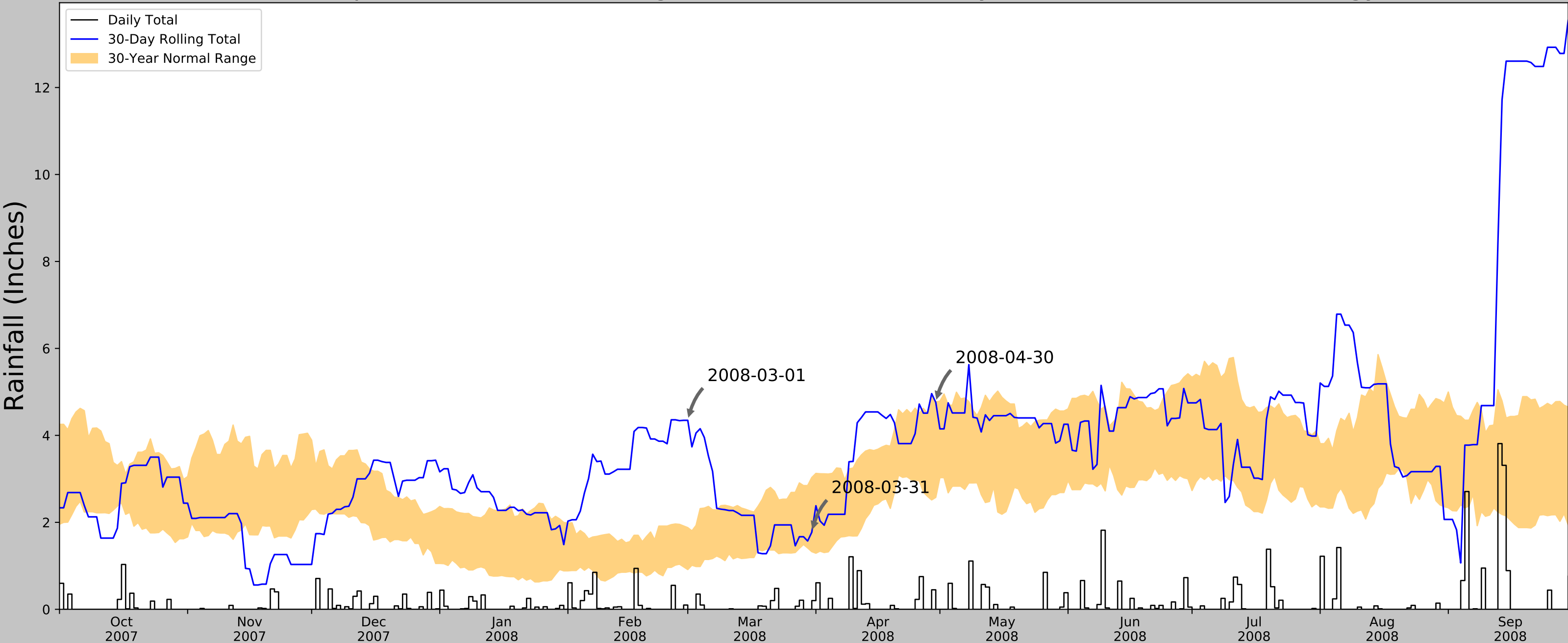
Coordinates	41.690233, -88.420767
Observation Date	2005-04-02
Elevation (ft)	649.67
Drought Index (PDSI)	Mild drought
WebWIMP H ₂ O Balance	Wet Season

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



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	0.01378	1.87974	4.246457	Wet	2	1	2

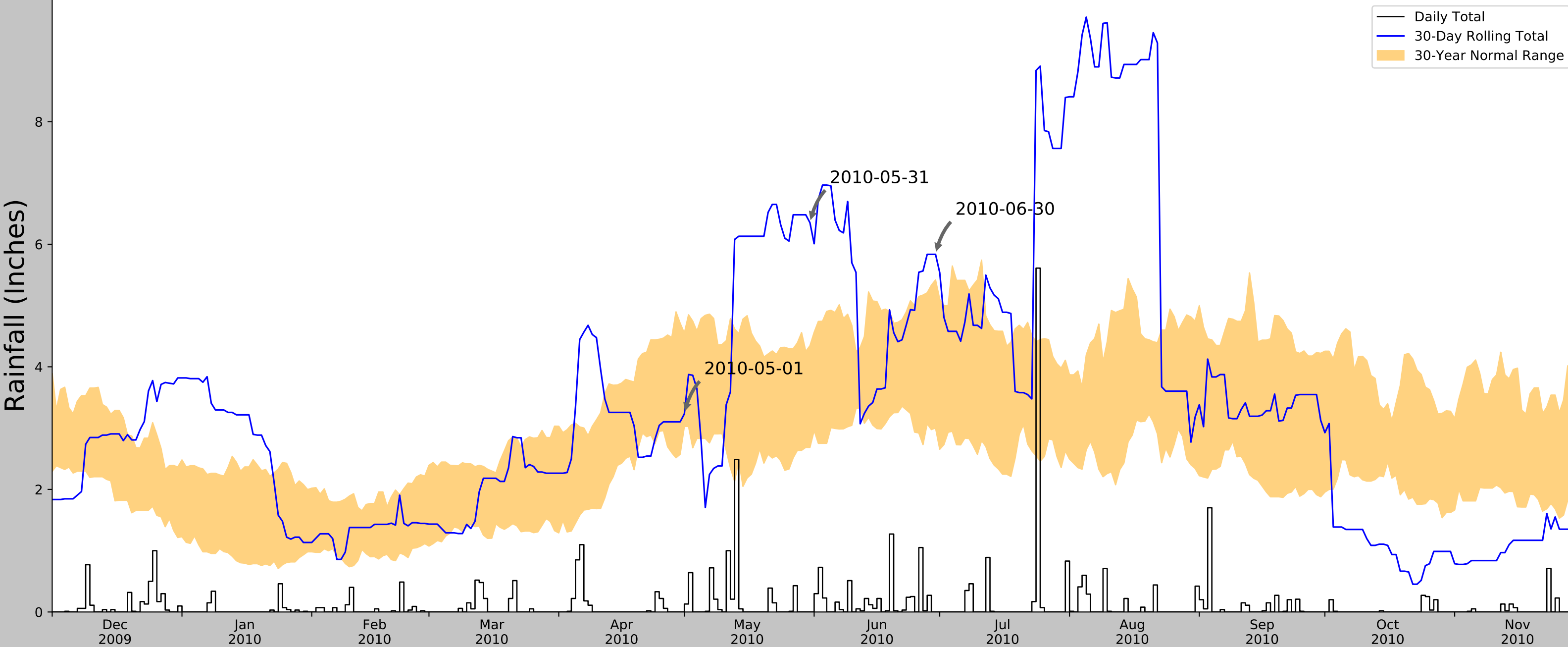
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	195	79
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	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
CHANNATION PRESIDENTIAL DAM	41.3878, -88.3818	584.831	31.443	144.748	13.753	288	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



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

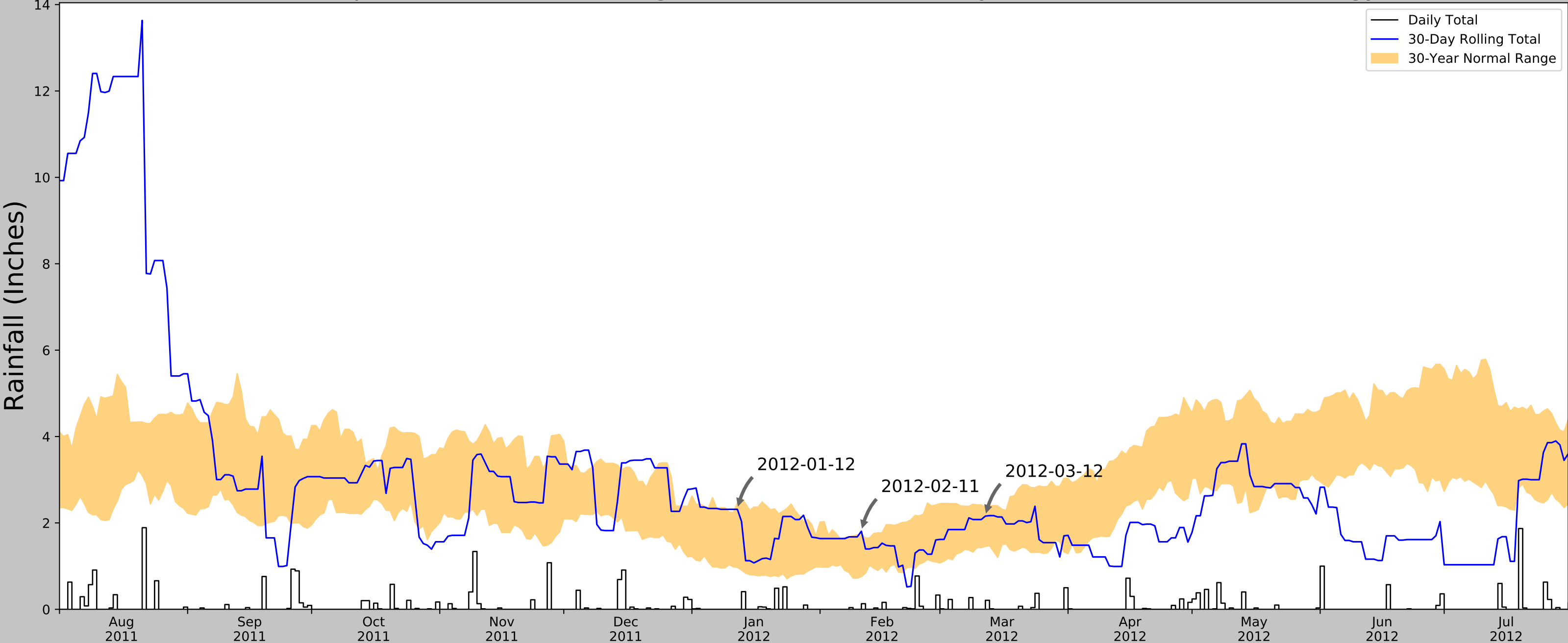
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW	42.0037, -88.2206	810.039	23.984	160.369	14.639	454	0
LA GRANGE 0.5 NNE	41.8149, -87.8696	649.934	29.687	0.264	13.367	7	0
STREAMWOOD 1.1 NNE	42.0355, -88.1651	807.087	27.243	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, -88.2810	504.021	21.442	144.740	12.752	200	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



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

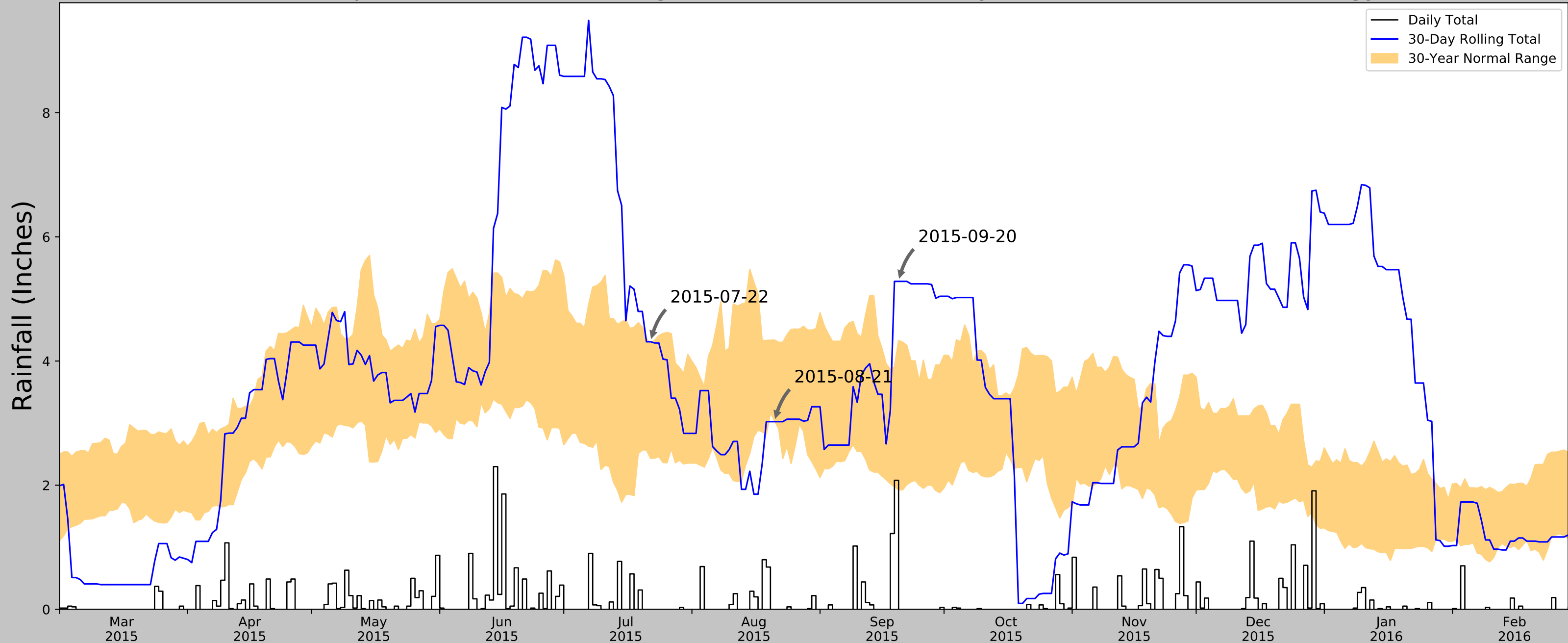
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product	
2012-03-12	1.454331	2.370866	2.15748	Normal	2	3	6	
Weather Station Name		Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW		42.0037, -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



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



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

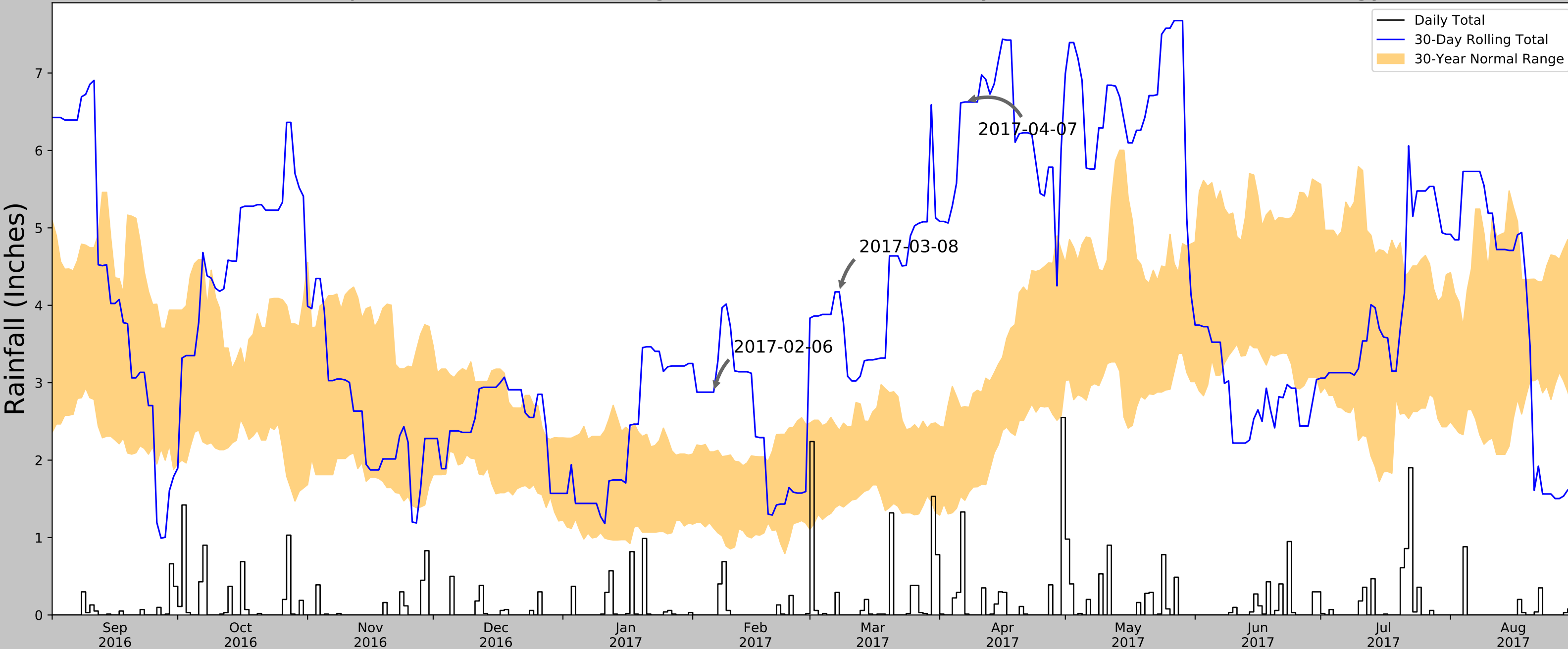
30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product	
2015-09-20	1.925591	4.330709	5.283465	Wet	3	3	9	
Weather Station Name		Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
BARTLETT 1.9 NNW		42.0037, -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 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



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



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 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


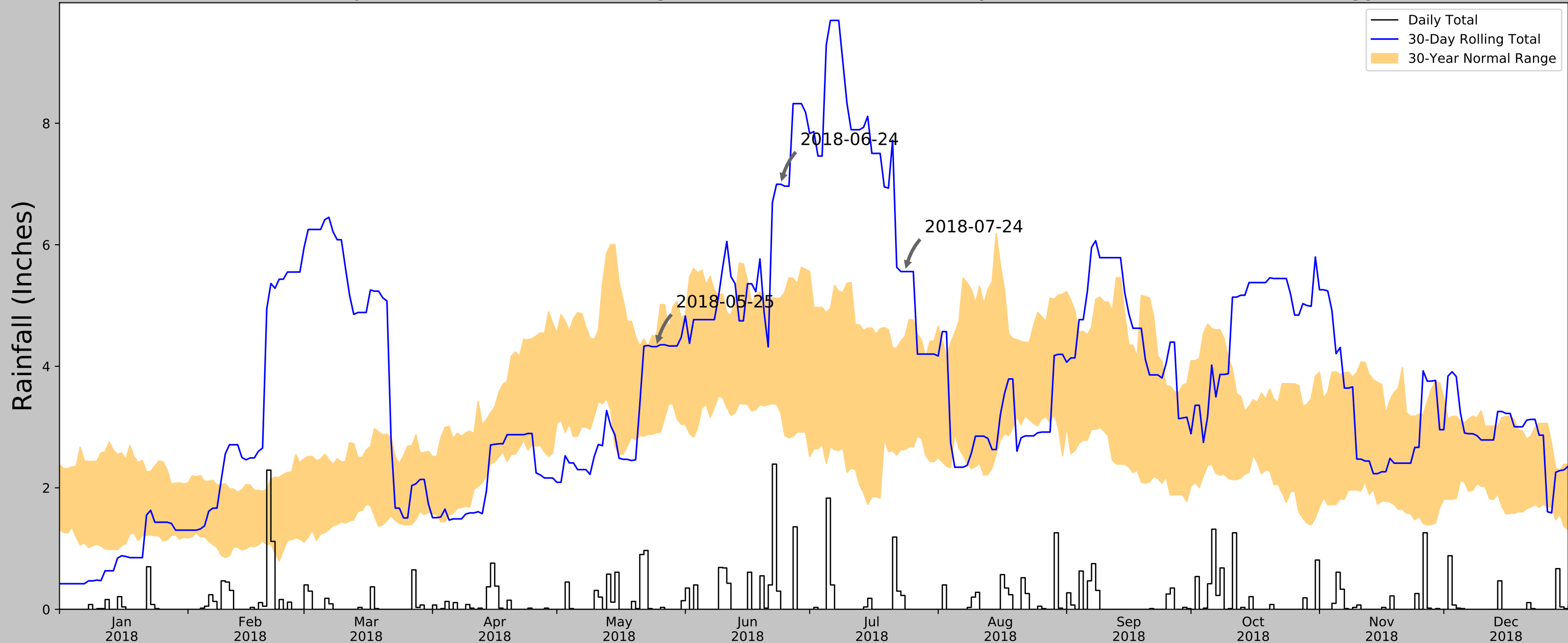


Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



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 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


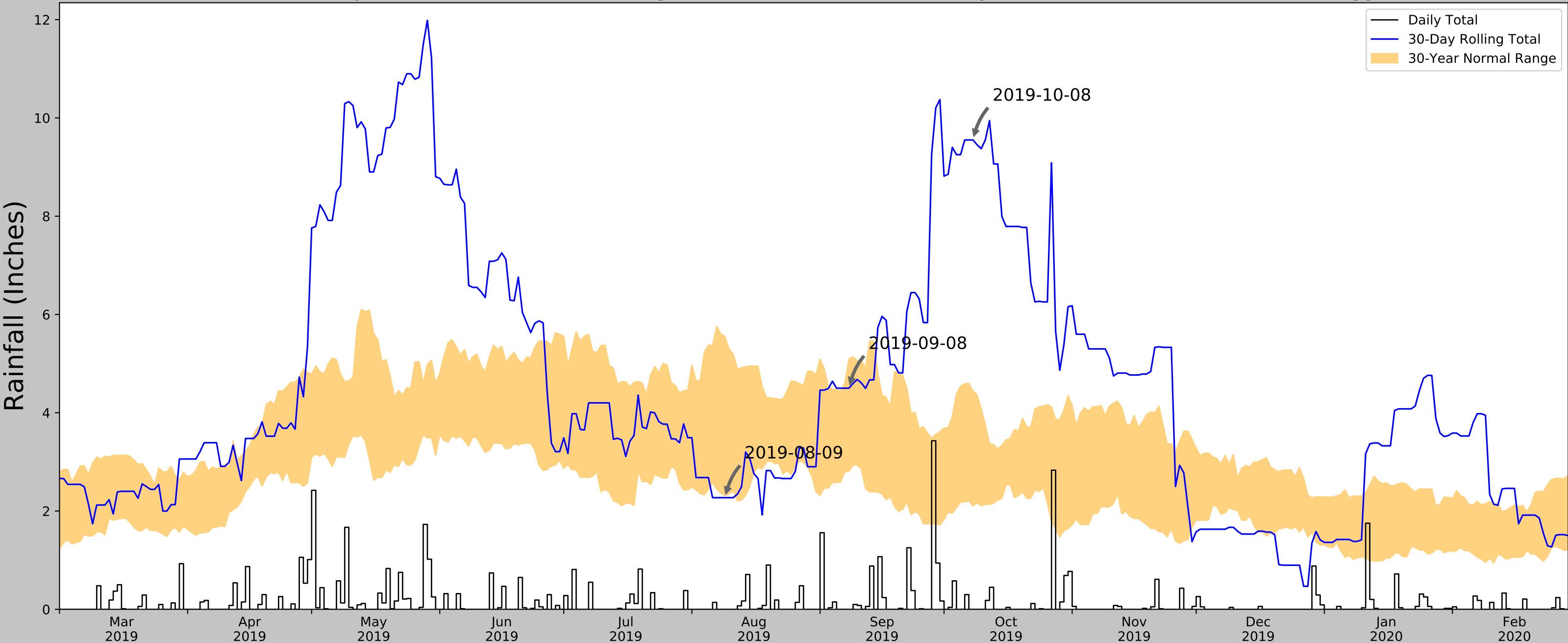


Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



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 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


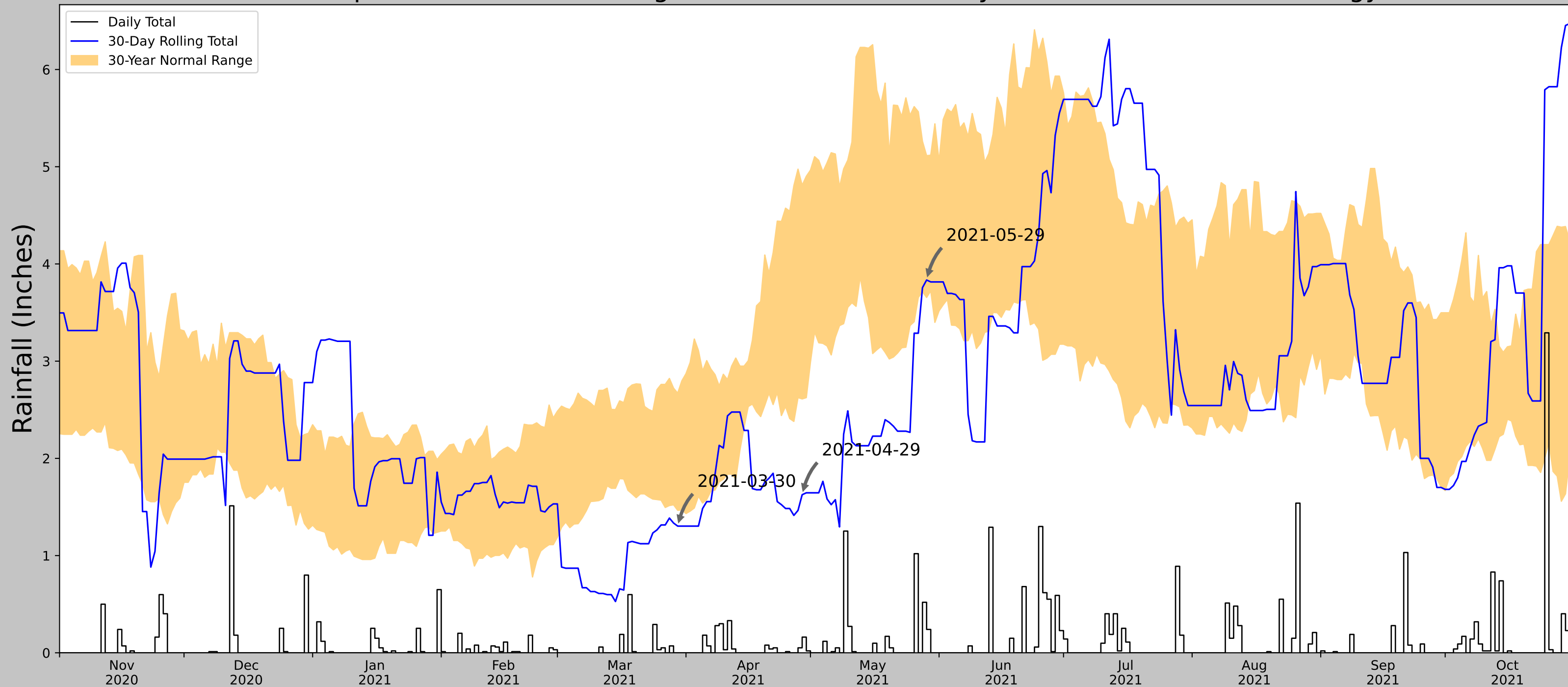


Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

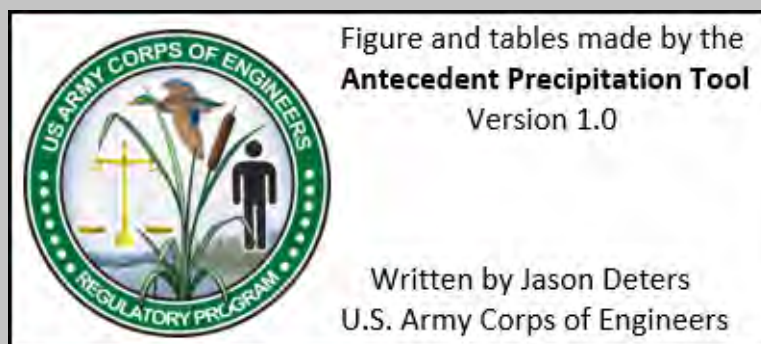
Written by Jason Deters
U.S. Army Corps of Engineers

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



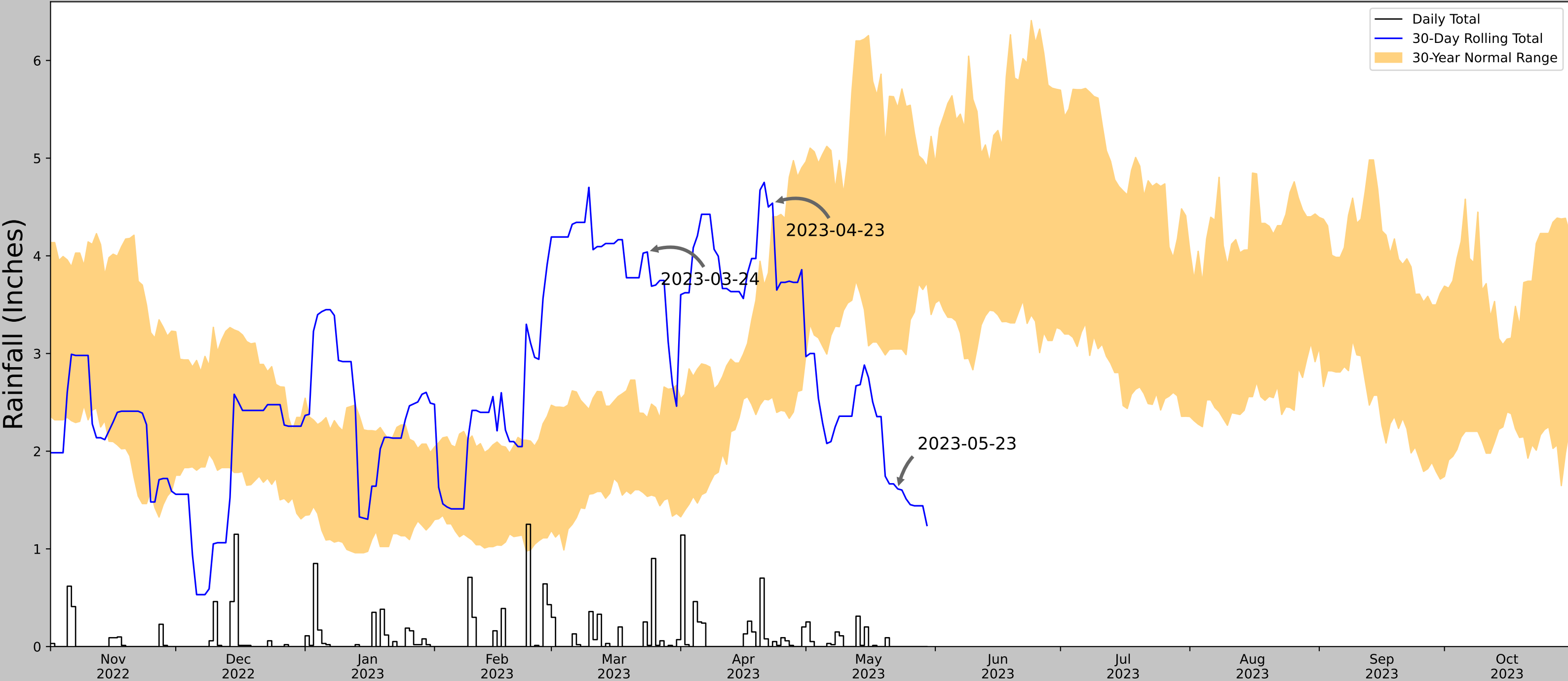
Coordinates	41.690233, -88.420767
Observation Date	2021-05-29
Elevation (ft)	649.019
Drought Index (PDSI)	Moderate drought
WebWIMP H ₂ O Balance	Wet Season

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



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
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	<i>Scirpus atrovirens</i>	<u>5</u>	<u>Y</u>	<u>OBL</u>
2	<i>Cyperus esculentus</i>	<u>5</u>	<u>Y</u>	<u>FACW</u>
3	<i>Zea mays</i>	<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>)			
1				
2				
		<u>0</u> = Total Cover		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 66.67% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>5</u>	x 1 =	<u>5</u>
FACW species	<u>5</u>	x 2 =	<u>10</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>15</u>	(A)	<u>35</u> (B)

Prevalence Index = B/A = 2.33

Hydrophytic Vegetation Indicators:

 Rapid test for hydrophytic vegetation

X Dominance test is >50%

X 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

Hydrophytic vegetation present?

Y

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.

SOIL

Sampling Point: SP-1

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:

- ☐ 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? Y

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)
- ☐ 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)

Secondary Indicators (minimum of two required)

- ☐ 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? Y

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		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>)				
1					
2					
3					
4					
5					
		<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>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>N</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.

SOIL

Sampling Point: SP-2

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"/> Sandy Gleyed Matrix (S4) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Mucky Mineral (F1) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> 2 cm Muck (A10) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) | |

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? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| <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) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| <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) |

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? 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 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>)				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>	= 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* <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>)				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.

SOIL

Sampling Point: SP-3

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:

- ☐ Histisol (A1) ☐ Sandy Gleyed Matrix (S4)
☐ Histic Epipedon (A2) ☐ Sandy Redox (S5)
☐ Black Histic (A3) ☐ Stripped Matrix (S6)
☐ Hydrogen Sulfide (A4) ☐ Loamy Mucky Mineral (F1)
☐ Stratified Layers (A5) ☐ Loamy Gleyed Matrix (F2)
☐ 2 cm Muck (A10) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☒ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ 5 cm Mucky Peat or Peat (S3)

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? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1) ☐ Aquatic Fauna (B13)
☐ High Water Table (A2) ☐ True Aquatic Plants (B14)
☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1)
☐ Water Marks (B1) ☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4)
☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7)
☐ Iron Deposits (B5) ☐ Gauge or Well Data (D9)
☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Water-Stained Leaves (B9)

Secondary Indicators (minimum of two required)

- ☐ 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? Y

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
© 2023 Kimley-Horn and Associates, Inc.

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.

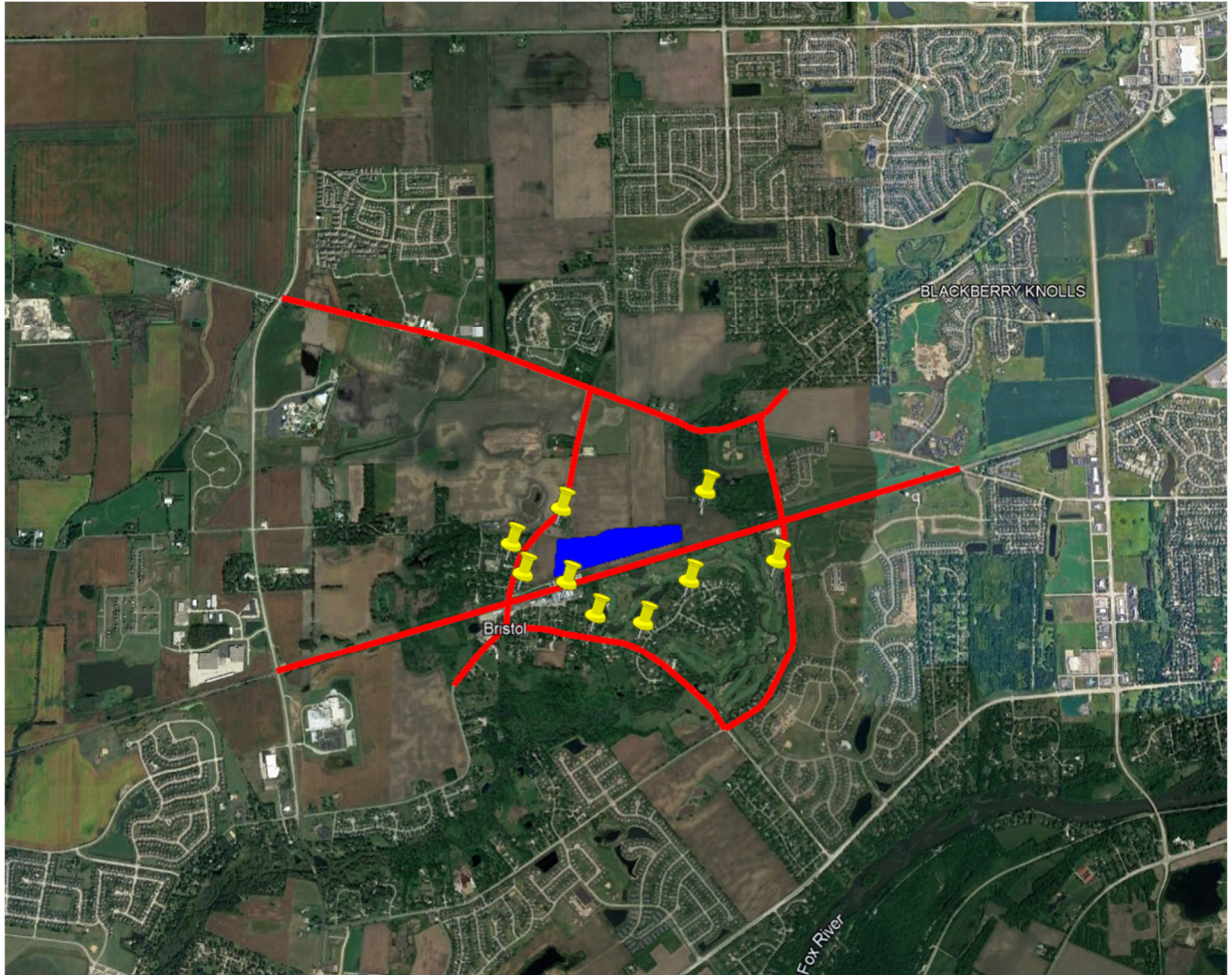


Figure 1: Overall Site Plan and Receptors

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.

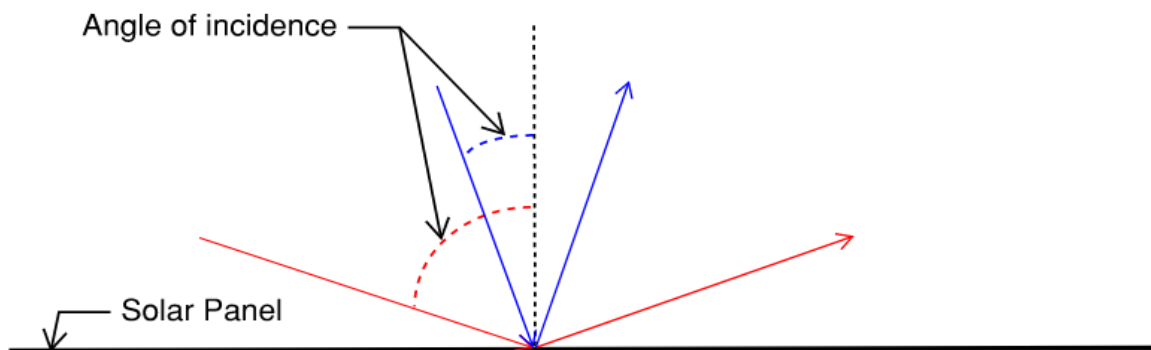


Figure 2: Reflected Light and Angle of Incidence (illustration only) on a panel

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

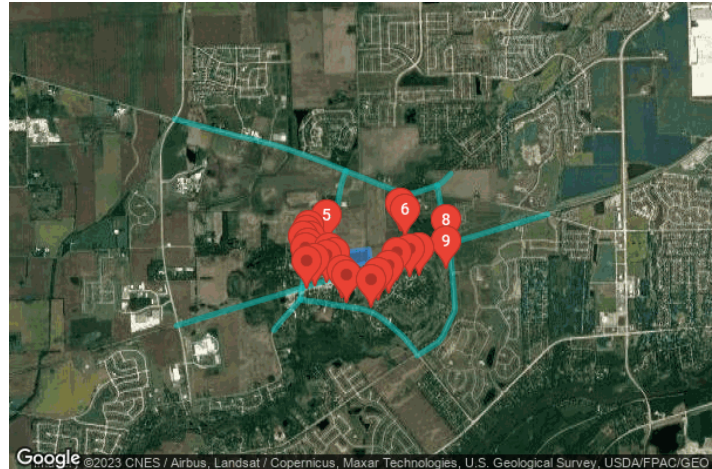
Ocular transmission coefficient 0.5

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



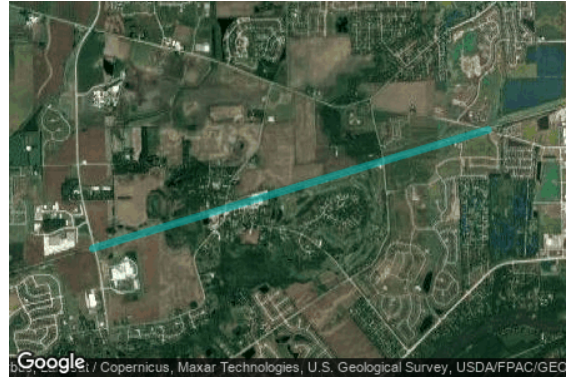
Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.690869	-88.425208	651.93	5.00	656.93
2	41.689363	-88.425487	651.19	5.00	656.19
3	41.689251	-88.424050	648.16	5.00	653.16
4	41.689779	-88.423063	646.02	5.00	651.02
5	41.689811	-88.422333	643.48	5.00	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

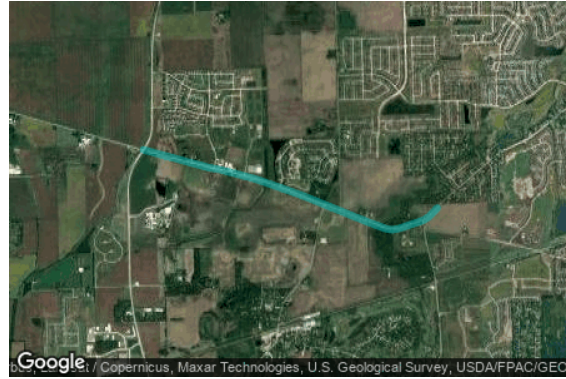
Path type: Two-way

Observer view angle: 50.0°



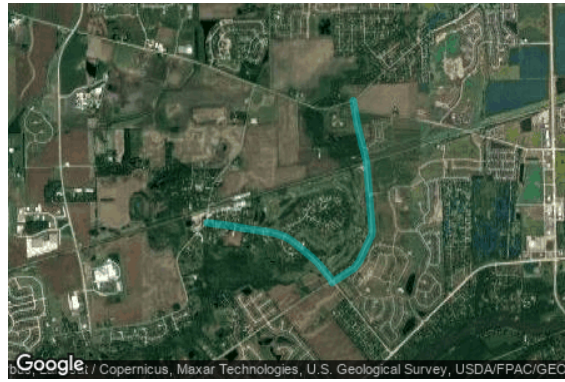
Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.682428	-88.431942	636.65	5.00	641.65
2	41.683422	-88.430912	673.98	5.00	678.98
3	41.685730	-88.428080	641.29	5.00	646.29
4	41.687495	-88.427751	647.46	5.00	652.46
5	41.689057	-88.427386	650.92	5.00	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°



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

© Sims Industries d/b/a ForgeSolar, All Rights Reserved.

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

TABLE OF CONTENTS

1. STORMWATER POLLUTION PREVENTION PLAN.....	1
2. SITE DESCRIPTION	2
3. GENERAL SOIL DISTURBING ACTIVITIES.....	2
4. CONSTRUCTION SEQUENCE	3
5. CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES	3
6. SOIL STABILIZATION	4
7. EROSION AND SEDIMENT CONTROLS.....	4
8. WASTE DISPOSAL	5
9. MAINTENANCE PLAN.....	6
10. MATERIALS MANAGEMENT PRACTICES.....	6
11. INSPECTIONS	8
12. FINAL MAINTENANCE.....	9

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

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.

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.

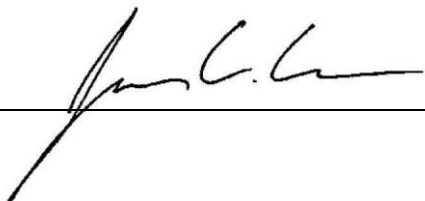


Attachment 1 – SWPPP Preparation Certification Form



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		6/5/23
		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:

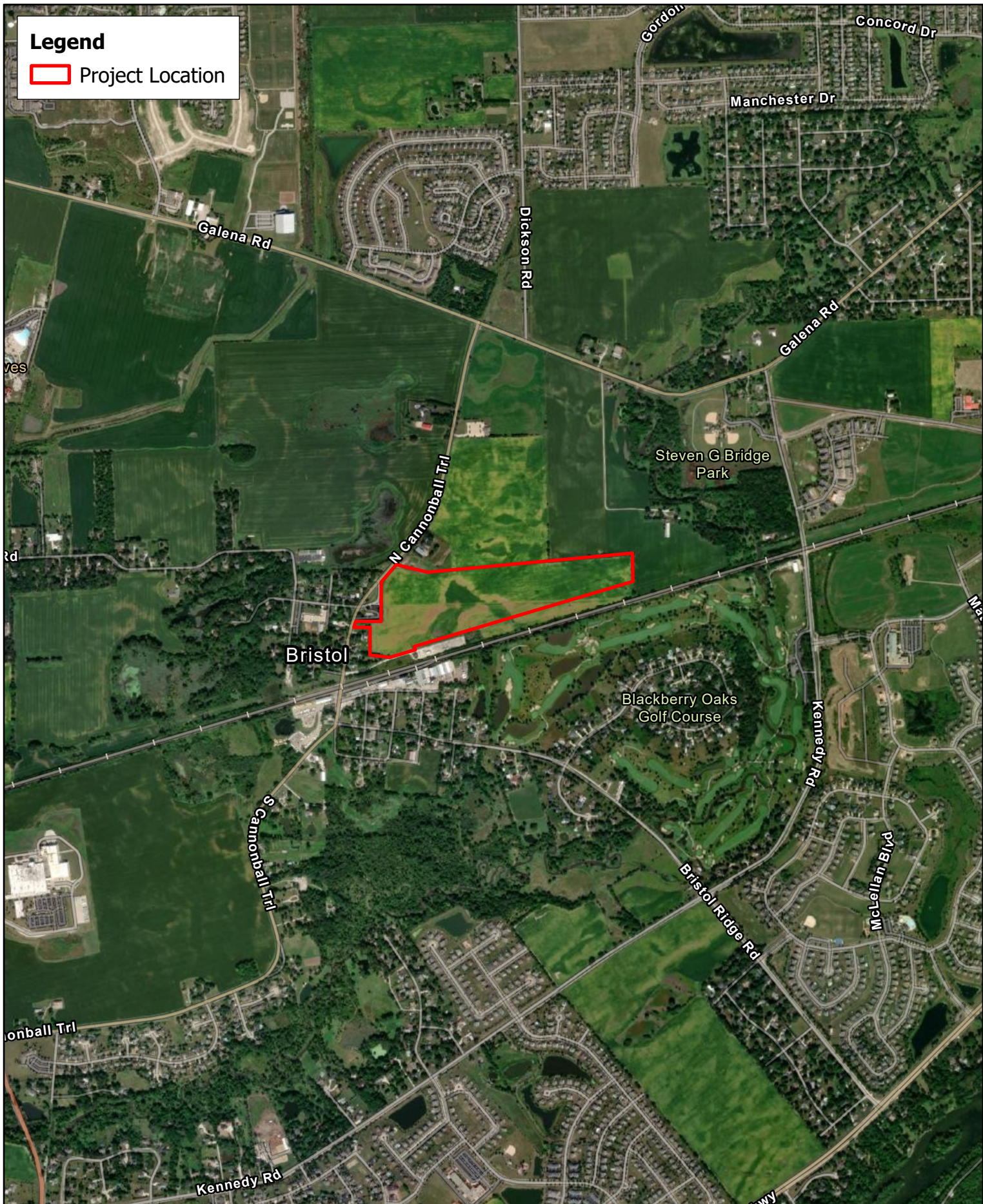
City, State:

Phone Number:



Attachment 4 – Aerial Map

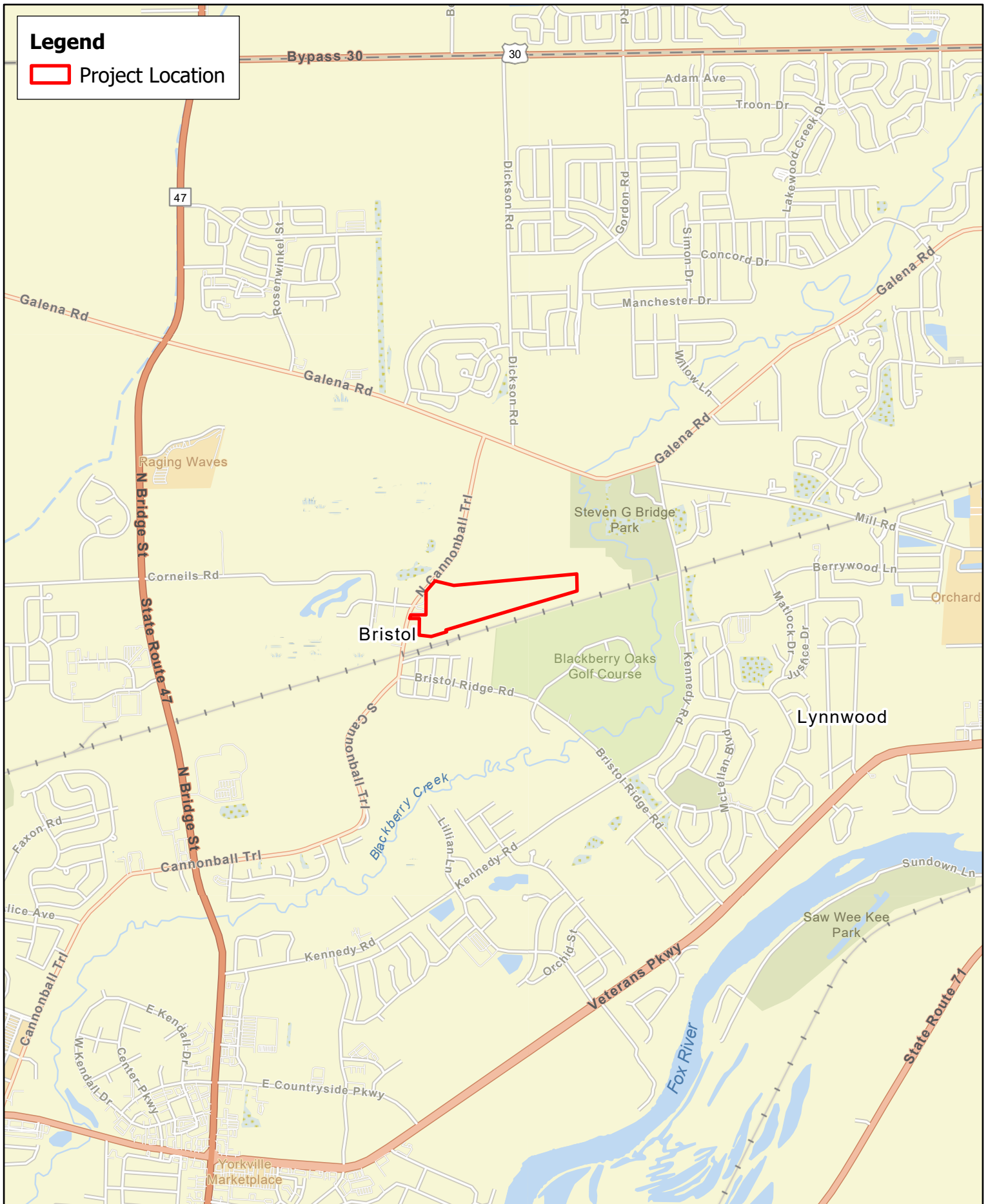






Attachment 5 – Location Map





Legend

 Project Location





Attachment 6 – USGS Map

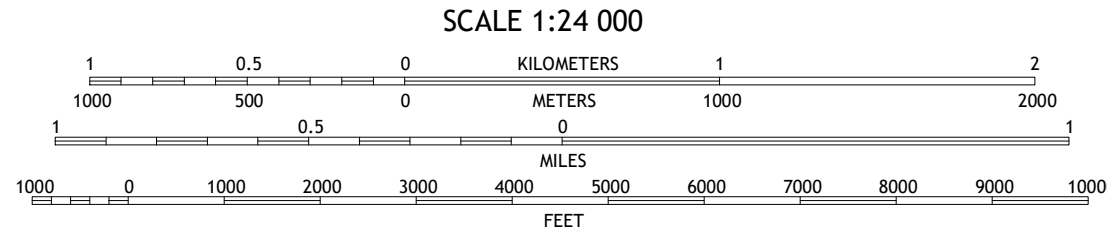
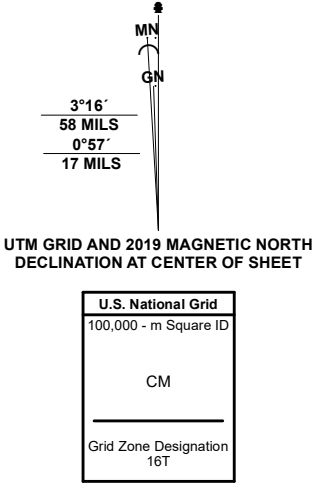




Produced by the United States Geological Survey

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.....GNIS, 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.



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

1 Big Rock
2 Sugar Grove
3 Aurora North
4 Plano
5 Aurora South
6 Newark
7 Plattville
8 Yorkville SE

ROAD CLASSIFICATION		
Expressway	Local Connector	
Secondary Hwy	Local Road	
Ramp	4WD	
Interstate Route	US Route	State Route

YORKVILLE, IL
2021



NSN 1643016365942
NSA REF NO. USGS X24 K5 0144

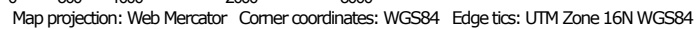


Attachment 7 – NRCS Soil Report




Hydrologic Soil Group—Kendall County, Illinois

This map displays the Hydrologic Soil Group for Kendall County, Illinois, overlaid on an aerial photograph. The map is bounded by a cyan rectangle. The coordinate grid shows UTM Easting (380300 to 384300) and Northing (4615000 to 4618300) values. The map is labeled with various soil group codes, including 149A, 325B, 369A, 152A, 330A, 512A, 512B, 103A, 327C2, 791A, 791B, 318C2, 219A, 206A, 318D2, 3107A, 318C2 W, 325A, 325B, 327B, 327C, 327D, 327E, 327F, 327G, 327H, 327I, 327J, 327K, 327L, 327M, 327N, 327O, 327P, 327Q, 327R, 327S, 327T, 327U, 327V, 327W, 327X, 327Y, 327Z, 328A, 328B, 328C, 328D, 328E, 328F, 328G, 328H, 328I, 328J, 328K, 328L, 328M, 328N, 328O, 328P, 328Q, 328R, 328S, 328T, 328U, 328V, 328W, 328X, 328Y, 328Z, 329A, 329B, 329C, 329D, 329E, 329F, 329G, 329H, 329I, 329J, 329K, 329L, 329M, 329N, 329O, 329P, 329Q, 329R, 329S, 329T, 329U, 329V, 329W, 329X, 329Y, 329Z, 330A, 330B, 330C, 330D, 330E, 330F, 330G, 330H, 330I, 330J, 330K, 330L, 330M, 330N, 330O, 330P, 330Q, 330R, 330S, 330T, 330U, 330V, 330W, 330X, 330Y, 330Z, 331A, 331B, 331C, 331D, 331E, 331F, 331G, 331H, 331I, 331J, 331K, 331L, 331M, 331N, 331O, 331P, 331Q, 331R, 331S, 331T, 331U, 331V, 331W, 331X, 331Y, 331Z, 332A, 332B, 332C, 332D, 332E, 332F, 332G, 332H, 332I, 332J, 332K, 332L, 332M, 332N, 332O, 332P, 332Q, 332R, 332S, 332T, 332U, 332V, 332W, 332X, 332Y, 332Z, 333A, 333B, 333C, 333D, 333E, 333F, 333G, 333H, 333I, 333J, 333K, 333L, 333M, 333N, 333O, 333P, 333Q, 333R, 333S, 333T, 333U, 333V, 333W, 333X, 333Y, 333Z, 334A, 334B, 334C, 334D, 334E, 334F, 334G, 334H, 334I, 334J, 334K, 334L, 334M, 334N, 334O, 334P, 334Q, 334R, 334S, 334T, 334U, 334V, 334W, 334X, 334Y, 334Z, 335A, 335B, 335C, 335D, 335E, 335F, 335G, 335H, 335I, 335J, 335K, 335L, 335M, 335N, 335O, 335P, 335Q, 335R, 335S, 335T, 335U, 335V, 335W, 335X, 335Y, 335Z, 336A, 336B, 336C, 336D, 336E, 336F, 336G, 336H, 336I, 336J, 336K, 336L, 336M, 336N, 336O, 336P, 336Q, 336R, 336S, 336T, 336U, 336V, 336W, 336X, 336Y, 336Z, 337A, 337B, 337C, 337D, 337E, 337F, 337G, 337H, 337I, 337J, 337K, 337L, 337M, 337N, 337O, 337P, 337Q, 337R, 337S, 337T, 337U, 337V, 337W, 337X, 337Y, 337Z, 338A, 338B, 338C, 338D, 338E, 338F, 338G, 338H, 338I, 338J, 338K, 338L, 338M, 338N, 338O, 338P, 338Q, 338R, 338S, 338T, 338U, 338V, 338W, 338X, 338Y, 338Z, 339A, 339B, 339C, 339D, 339E, 339F, 339G, 339H, 339I, 339J, 339K, 339L, 339M, 339N, 339O, 339P, 339Q, 339R, 339S, 339T, 339U, 339V, 339W, 339X, 339Y, 339Z, 340A, 340B, 340C, 340D, 340E, 340F, 340G, 340H, 340I, 340J, 340K, 340L, 340M, 340N, 340O, 340P, 340Q, 340R, 340S, 340T, 340U, 340V, 340W, 340X, 340Y, 340Z, 341A, 341B, 341C, 341D, 341E, 341F, 341G, 341H, 341I, 341J, 341K, 341L, 341M, 341N, 341O, 341P, 341Q, 341R, 341S, 341T, 341U, 341V, 341W, 341X, 341Y, 341Z, 342A, 342B, 342C, 342D, 342E, 342F, 342G, 342H, 342I, 342J, 342K, 342L, 342M, 342N, 342O, 342P, 342Q, 342R, 342S, 342T, 342U, 342V, 342W, 342X, 342Y, 342Z, 343A, 343B, 343C, 343D, 343E, 343F, 343G, 343H, 343I, 343J, 343K, 343L, 343M, 343N, 343O, 343P, 343Q, 343R, 343S, 343T, 343U, 343V, 343W, 343X, 343Y, 343Z, 344A, 344B, 344C, 344D, 344E, 344F, 344G, 344H, 344I, 344J, 344K, 344L, 344M, 344N, 344O, 344P, 344Q, 344R, 344S, 344T, 344U, 344V, 344W, 344X, 344Y, 344Z, 345A, 345B, 345C, 345D, 345E, 345F, 345G, 345H, 345I, 345J, 345K, 345L, 345M, 345N, 345O, 345P, 345Q, 345R, 345S, 345T, 345U, 345V, 345W, 345X, 345Y, 345Z, 346A, 346B, 346C, 346D, 346E, 346F, 346G, 346H, 346I, 346J, 346K, 346L, 346M, 346N, 346O, 346P, 346Q, 346R, 346S, 346T, 346U, 346V, 346W, 346X, 346Y, 346Z, 347A, 347B, 347C, 347D, 347E, 347F, 347G, 347H, 347I, 347J, 347K, 347L, 347M, 347N, 347O, 347P, 347Q, 347R, 347S, 347T, 347U, 347V, 347W, 347X, 347Y, 347Z, 348A, 348B, 348C, 348D, 348E, 348F, 348G, 348H, 348I, 348J, 348K, 348L, 348M, 348N, 348O, 348P, 348Q, 348R, 348S, 348T, 348U, 348V, 348W, 348X, 348Y, 348Z, 349A, 349B, 349C, 349D, 349E, 349F, 349G, 349H, 349I, 349J, 349K, 349L, 349M, 349N, 349O, 349P, 349Q, 349R, 349S, 349T, 349U, 349V, 349W, 349X, 349Y, 349Z, 350A, 350B, 350C, 350D, 350E, 350F, 350G, 350H, 350I, 350J, 350K, 350L, 350M, 350N, 350O, 350P, 350Q, 350R, 350S, 350T, 350U, 350V, 350W, 350X, 350Y, 350Z, 351A, 351B, 351C, 351D, 351E, 351F, 351G, 351H, 351I, 35



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



BMP INSTALLATION LOG

Project: TPE IL KE 105, LLC

Location: 15 Cannonball Trail
Bristol (Kendall County), IL

BMP Name	Date Installed	Description of BMP Installed	Responsible Party



Attachment 9 – Amendment Log



AMENDMENT LOG

Project: TPE IL KE 105, LLC
Location: 15 Cannonball Trail
Bristol (Kendall County), IL

Amendment No.	Date	Description of Amendment

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



Engineering Enterprises, Inc.

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

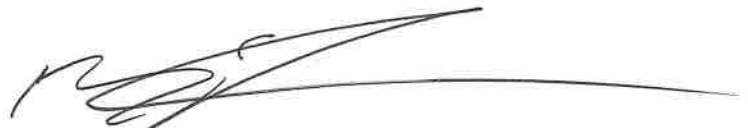
1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior 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.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'B. Sanderson', with a long horizontal flourish extending to the right.

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 Ratosh, 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



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

Agenda Item Number

Mayor's Report #3

Tracking Number

PZC 2023-09 & EDC 2023-36

Agenda Item Summary Memo

Title: Unified Development Ordinance Presentation

Meeting and Date: City Council – October 10, 2023

Synopsis: A presentation will take place.

Council Action Previously Taken:

Date of Action: CC – 9/26/23 Action Taken: A presentation took place at the 9/26/23 City Council meeting.

Item Number: PZC 2023-09 & EDC 2023-36

Type of Vote Required: None

Council Action Requested: Informational

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

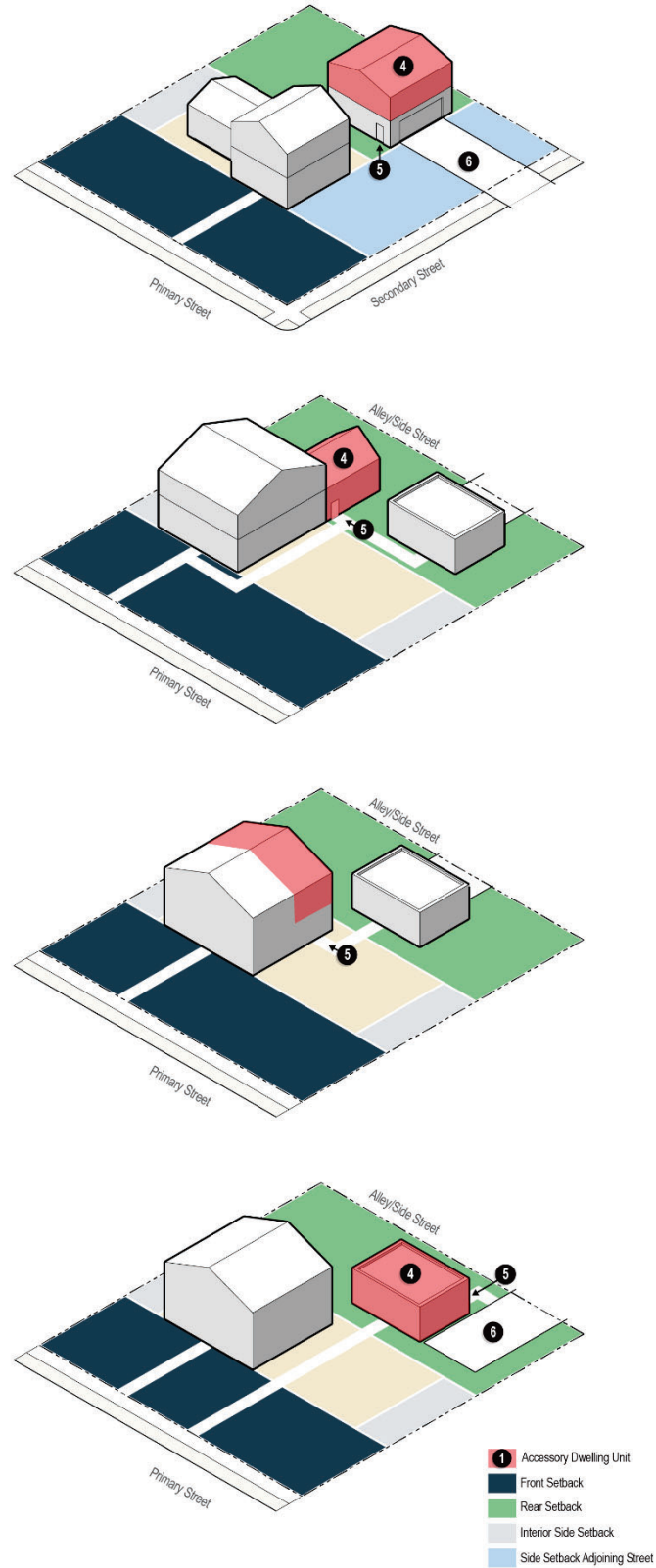
Agenda Item Notes:

Table 10-4-16(D) Drive Through Stacking Requirements		
Use	Minimum Stack	Measure From
Automated Teller Machine	3 per machine	teller machine
Bank Teller Lane	2 per lane	teller or window
Restaurant	6 per order box	order box ¹
Carwash Stall, Automatic	5 per stall	stall entrance
Carwash Stall, Manual	3 per stall	stall entrance
Oil Change Shop	3 per service bay	service bay entrance
Pharmacy	4 per lane	machine or window
Other	as determined by the Zoning Officer	
1. Four (4) of the required stacking spaces are to be located between the order-box and pick-up window, including the stacking space at the order box.		

E. Dwelling, Accessory.

- One (1) accessory dwelling unit shall be permitted on a lot. The accessory dwelling shall only be allowed on a lot on which the sole principal use is a single-unit dwelling.
- Detached accessory dwelling units shall not exceed nine hundred (900) square feet or ten (10) percent of size of the lot, whichever is less.
- Attached accessory dwelling units shall not exceed nine hundred (900) square feet or thirty (30) percent of the size of the principal building, whichever is less.
- Detached and attached secondary dwelling units shall be located to the rear of the primary building.
- Only one (1) entrance shall be located on the front façade of the primary building. Entrances to secondary dwelling units must be located on the side or rear façade.
- Both the principal structure and the accessory dwelling unit shall be served by one (1) common driveway connecting the principal and accessory dwelling units to a public or private road.
- Parking for the accessory dwelling unit shall be in addition to the parking space(s) required for the primary dwelling unit. The parking for the accessory dwelling unit shall not be located in the required front yard setback. A tandem parking space, where one (1) car is parked behind another within the driveway, with the spaces required for the primary building shall be prohibited.
- The accessory dwelling shall use the same mailbox, water meter, and trash containers as the principal dwelling unit. The use of additional mailboxes, water meters, and trash containers by the accessory dwelling unit separate from the principal dwelling unit shall be prohibited.
- Accessory dwelling units shall be similar in character to the primary building and to abutting properties including roof pitch, eaves, exterior building cladding materials, windows, trim, color, and landscaping.

Figure 4.13. Accessory Dwelling Unit Standards



Chapter 6. Sign Standards

10-6-1. Purpose and Scope	1
10-6-2. Limit on Sign Area	3
10-6-3. Sign Measurement	4
10-6-4. Permitted Sign Types	5
10-6-5. General Sign Standards	6
10-6-6. Permanent Sign Standards	7
10-6-7. Temporary Sign Standards	16
10-6-8. Comprehensive Sign Plan	23
10-6-9. Prohibited Signs and Content	24
10-6-10. Safety, Maintenance, and Abandonment	24

10-6-1. Purpose and Scope

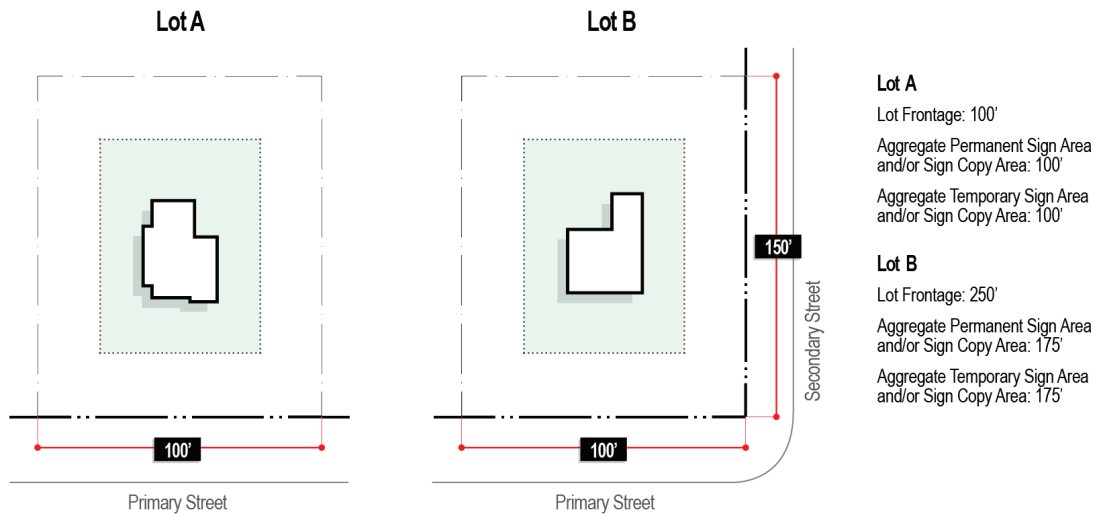
- A. **Purpose.** The purpose of this Chapter is to set out regulations for the erection and maintenance to ensure the appropriate appearance of signs while preserving the right of free speech and expression in keeping with the following principles.
1. The ability to display signs of reasonable size and dimensions is vital to the health and sustainability of many businesses, and the display of signs with noncommercial messages is a traditional component of the freedom of speech, but the constitutional guarantee of free speech may be limited by appropriate and constrained regulation that is unrelated to the expression itself,
 2. The City has an important and substantial interest in preventing sign clutter, which is the proliferation of signs of increasing size and dimensions as a result of competition among property owners for the attention of passing motorists, because sign clutter degrades the character of the community, makes the community a less attractive place for commerce and private investment, and dilutes or obscures messages displayed along the City's streets by creating visual confusion and aesthetic blight,
 3. Sign clutter can be prevented by regulations that balance the legitimate needs of individual property owners to convey messages against the comparable needs of adjacent and nearby property owners and the interest of the community as a whole in providing for a high-quality community character,
 4. Temporary signs that are not constructed of weather-resistant materials are often damaged or destroyed by wind, rain, and sun, and after such damage or destruction, degrade the aesthetics of the City's streets if they are not removed,
 5. The City has an important and substantial interest in keeping its rights-of-way clear of obstructions and litter,
 6. The City has an important and substantial interest in protecting the health of its tree canopy, which contributes to the character and value of the community, and
 7. The uncontrolled use of off-premises advertising signs can be injurious to the public, and destructive to community character and property values, and that, as such, restrictions on the display of off-premises commercial signage are necessary and desirable.

- B. **Scope.** The regulations of this Chapter shall provide a balanced and fair legal framework for design, construction, and placement of signs that:
1. Promotes the safety of persons and property by ensuring that signs do not create a hazard by:
 - a. Collapsing, catching fire, or otherwise decaying,
 - b. Confusing or distracting motorists, or
 - c. Impairing drivers' ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.
 2. Promotes the efficient communication of messages, and ensures that persons exposed to signs:
 - a. Are not overwhelmed by the number of messages presented, and
 - b. Are able to exercise freedom of choice to observe or ignore said messages according to the observer's purpose, and
 3. Protects the public welfare and enhances the appearance and economic value of the community by protecting scenic views and avoiding sign clutter that can compromise the character, quality, and viability of commercial corridors,
 4. Ensures that signs are compatible with their surroundings, and prevents the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk, or height,
 5. Promotes the use of signs that are aesthetically pleasing, of appropriate scale, and integrated with the built environment, to meet the objectives related to the quality and character of development set forth in the Comprehensive Plan of the City of Yorkville,
 6. Enhances property values and business opportunities,
 7. Assists in wayfinding, and
 8. Provides fair and consistent permitting and enforcement.

10-6-2. Limit on Sign Area

- A. **Permanent Sign Area Limit.** Each lot with multiunit residential, mixed-use, or non-residential uses shall be allowed aggregate permanent sign area equal to one (1) square foot of sign area per linear foot of lot frontage.
- B. **Temporary Sign Area Limit.** Each lot shall be allowed aggregate temporary sign area equal to one (1) square foot of sign area per linear foot of frontage.
- C. **Premises Having Frontage on More Than One Dedicated Street.** Premises having frontage on more than one (1) dedicated street shall be allowed an additional one-half (0.5) square foot of aggregate sign area for each lineal foot of the secondary lot frontage; however additional sign area shall only be displayed on the secondary frontage.

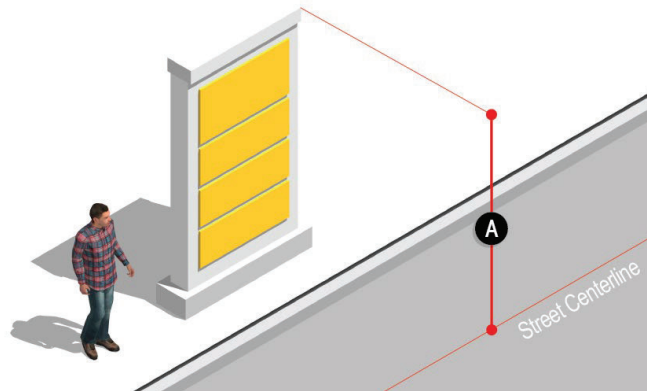
Figure 6.1. Limit on Sign Area



10-6-3. Sign Measurement

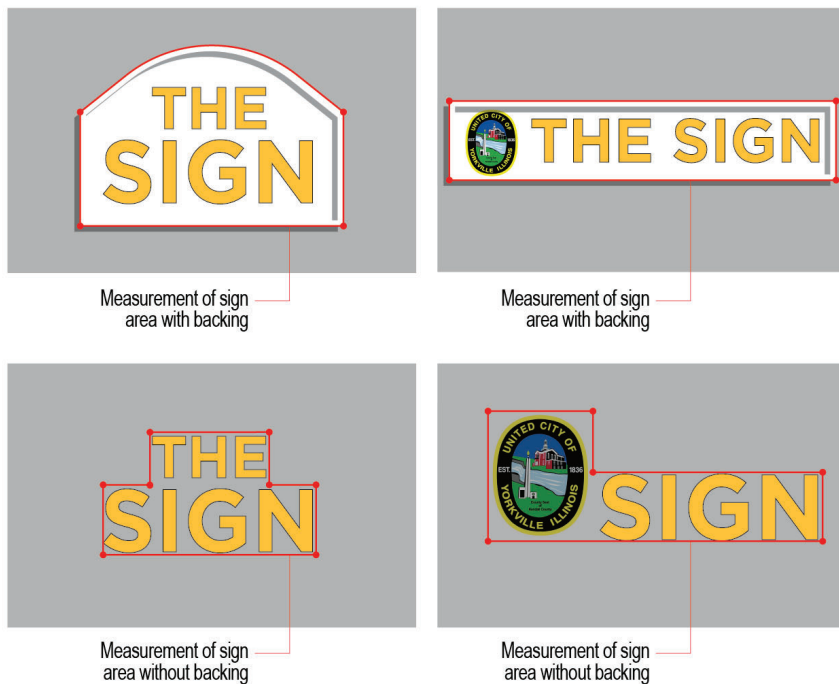
- A. **Sign Height.** The height of a sign shall be computed as the distance from the grade of the centerline of the adjacent street to the top of the highest attached component of the sign.

Figure 6.2. Sign Height Measurement



- B. **Sign Area.** Sign area shall be computed by means of the smallest square, rectangle, circle, triangle or combination thereof that shall encompass the extreme limits of the writing representation, emblem or other display, together with any material or color forming an integral part of the backing of the display or used to differentiate the sign from the sign base or structure against which it is placed. Sign area shall not include any supporting framework, bracing, decorative fence, or wall when such fence or wall otherwise meets this Title's regulations and is clearly incidental to the display itself. A double-faced sign shall count as a single sign.

Figure 6.3. Sign Area Measurements



10-6-4. Permitted Sign Types

- A. The following key is to be used in the interpretation of Table 10-6-4(A) Permitted Sign Types by district.
- Permitted Sign Types.** Sign types marked as “P” in the table shall be permitted subject to all applicable regulations of this Title and only after the issuance of a Sign Permit as detailed in Section 10-8-3(E).
 - Allowed Sign Types.** Sign types marked as “A” in the table shall be allowed subject to all applicable regulations of this Title without the issuance of a Sign Permit.
 - Prohibited Sign Types.** A blank space in the table indicates that a sign type is not allowed in the respective district.
 - Interpretation of Similar Sign Type.** If a proposed sign is not listed in the table, the Zoning Administrator shall determine if the sign is substantially similar to a sign listed in the table. If it is, the standards applied to the proposed sign shall be the standards applicable to the similar sign. If not, the sign shall be regarded as prohibited.
 - Exempt Signs.** Any sign located on private property less than two (2) square foot in area and mounted on a structure shall be exempt from the standards of this Chapter.
 - Unlisted Sign Types.** Sign types that are not included in Table 10-6-4(A) shall be considered prohibited.

Table 10-6-4(A) Permitted Sign Types by District									
Sign Type	District								
	R Districts	B-1	B-2	B-3	M-1	M-2	A-1	OS	PI
<i>Permanent Signs</i>									
Wall Sign	P (1)	P	P	P	P	P	P (1)	P	P
Single-Tenant Monument Sign	P (1)(2)	P	P	P	P	P	P (1)	P	P
Multi-Tenant Monument Sign		P	P	P	P	P			P
Awning/Canopy Sign	P (1)	P	P	P	P	P	P (1)	P	P
Projecting Sign		P	P	P				P	P
Window Sign		A	A	A	A	A		A	A
On-Site Traffic Directional Sign	P (1)	P	P	P	P	P		P	P
<i>Temporary Signs</i>									
Wall Mounted Banner Sign	P (1)	P	P	P	P	P	P (1)	P	P
Ground Mounted Banner Sign	P (1)	P	P	P	P	P	P (1)	P	P
Feather Sign		P	P	P	P	P		P	
A-Frame/Sandwich Board Sign	A (1)	A	A	A					
Post Sign	A	A	A	A	A	A	A	A	P
Yard Sign	A	A	A	A	A	A	A	A	P
Cold Air Inflatables		A	A	A	A	A	A	A	A
<i>Notes:</i>									
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.									
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.									

10-6-5. General Sign Standards

A. Illumination.

1. **Location and Design of Light Source.** Whenever an external artificial light source is used for a sign, such source shall be located, shielded, and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a sign shall protrude more than twelve (12) inches from the face of the sign or building to which it is attached except if such light source is ground mounted, locked in place, and cannot be redirected.
2. **Level of Illumination.** In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed the outdoor lighting standards established in Section 10-5-7. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.

B. Electronic Message Boards. Single-tenant and multi-tenant monument signs may incorporate electronic message boards in accordance with the following:

1. The area of the sign devoted to an electronic message board shall be part of, not in addition to, the maximum sign area allowed.
2. The maximum sign area of any sign comprised entirely of an electronic message board shall be eighty (80) percent of the maximum sign area of the single-tenant or multi-tenant sign, as applicable.
3. The electronic message format shall conform to the following requirements:
 - a. The message shall contain a static message or image only and not have movement, or the appearance of movement, during the static display period.
 - b. The transition to change from one message or image to another shall be instant and not dissolve, fade, scroll, travel, or have similar transitions.
 - c. The message shall not change more frequently than once every ten (10) seconds.
4. Electronic message boards must be equipped with a default mechanism that shall stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
5. Electronic message boards shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to light conditions.
6. Illumination of electronic message signs shall not exceed 0.3 foot-candles over the ambient lighting conditions when measured at a distance equal to the square footage of the sign area.
7. Illumination of electronic message signs shall not be detectable across any property line.
8. Applications shall be reviewed by the Zoning Administrator to determine that the sign placement does not interfere with traffic control devices within three hundred (300) feet of the sign or traffic circulation upon roadways.

10-6-6. Permanent Sign Standards

A. Wall Signs.

1. Sign Area.

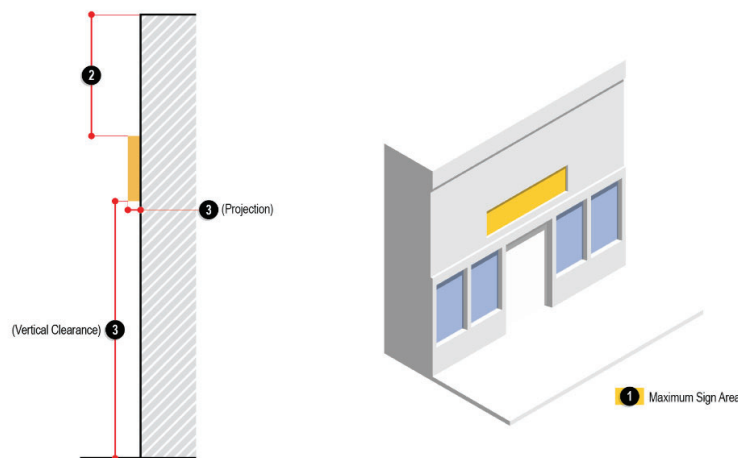
a. Primary Wall Signs.

- (1) **Signs Attached to a Wall With a Public Entrance or Facing a Public Right-of-Way.** The maximum sign area shall be two (2) square feet for every one (1) linear foot of the exterior wall to which it is affixed. The sign shall not to exceed seventy-five (75) percent of the width of the exterior wall to which it is attached.
- (2) **Signs Attached to Any Other Wall.** The maximum sign area shall be one (1) square foot for every one (1) linear foot of the exterior wall to which it is affixed. The sign shall not exceed fifty (50) percent of the width of the exterior wall to which it is attached.

b. Painted Wall Signs.

- (1) **Location on Non-Primary Building Facades.** Painted wall signs shall be located on non-primary building facades not facing a public right-of-way.
 - (2) **Sign Area.** Painted wall signs may cover up to seventy (70) percent of a given façade and up to seventy (70) percent of the entire surface of the structure.
 - (3) **Building Permit Required.** A building permit shall be required for the establishment of a painted wall sign.
2. **Sign Height.** No wall sign shall be closer than one (1) foot from the highest roofline or the top of the parapet wall or mansard roof.
 3. **Projection and Clearance.**
 - a. **Projection.** If the wall sign projects more than six (6) inches from the wall of the building or structure to which it is attached, it shall maintain a vertical clearance of at least eight (8) feet.
 - b. **Maximum Projection.** No wall sign shall project more than twelve (12) inches from the wall of the building or structure to which it is attached. Any sign which projects more than twelve (12) inches from the wall will be defined as a projecting sign as regulated in Section 10-6-6(D).

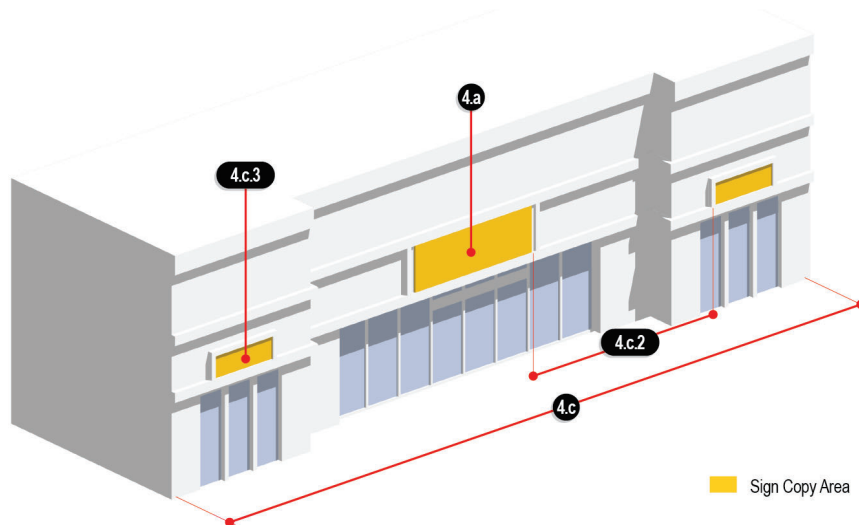
Figure 6.4. Wall Sign Area, Height, and Projection



4. Number of Signs.

- a. Single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign and one (1) painted wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary/painted wall sign shall be displayed on any single building façade.
- b. Multi-tenant buildings shall be permitted one (1) wall sign per unit.
- c. A maximum of two (2) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy-five (75) feet by the Zoning Administrator provided such additional signage is:
 - (1) In keeping with the overall design and architecture of the building,
 - (2) A minimum of ten (10) feet from the primary wall sign, painted wall sign, and other secondary wall signs,
 - (3) A maximum of fifty (50) percent of the size of the primary wall sign,
 - (4) Accessory to the building's primary/painted wall sign(s), and
 - (5) The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in Section 10-6-6(A)(1).
5. **Sign Copy.** If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the Zoning Administrator may approve an increase in sign copy area up to an additional five (5) percent of the total area of the face of the wall to which the sign is to be affixed.
6. **Other Provisions.** No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure.

Figure 6.5. Secondary Wall Sign Standards



B. Monument Signs.

1. General Monument Sign Standards

- a. **Sign Materials.** The following classes of sign materials shall be utilized in the determination of allowed sign area and sign height as detailed in Sections 10-6-3(A) and 10-6-3(B).

(1) Base Quality Materials.

- (a) Stone veneer systems,
- (b) Fiber cement,
- (c) Wood,
- (d) EIFs,
- (e) Precast panels, or
- (f) Other as determined by the Zoning Administrator.

(2) High Quality Materials.

- (a) Masonry,
- (b) Natural stone,
- (c) Steel/wrought iron, or
- (d) Other as determined by the Zoning Administrator.

b. Landscape.

- (1) All monument signs shall be required to plant and maintain a landscape area at the base of the sign.
- (2) The minimum area of the landscape area shall be equal to half (1/2) of the square footage of the sign area of the associated sign.
- (3) Landscape areas shall be planted with one (1) shrub or native grass, per every three (3) square feet of required landscape area.
- (4) Required shrubs and native grasses shall be approved by the Zoning Administrator as a landscape plan.

2. Single-Tenant Monument Signs.

a. Sign Dimensions.

- (1) **Base Quality Single-Tenant Monument Signs.** Single-tenant monument signs utilizing base quality sign materials shall meet the following dimensional standards.

- (a) **Sign Area.** The maximum sign area shall not exceed thirty-two (32) square feet.
- (b) **Sign Height.** The maximum sign height of single-tenant monument signs shall not exceed eight (8) feet.

- (2) **High Quality Single-Tenant Monument Signs.** Single-tenant monument signs utilizing high quality sign materials shall meet the following dimensional standards.

- (a) **Sign Area.** The maximum sign area shall not exceed forty-eight (48) square feet.
- (b) **Sign Height.** The maximum sign height of single-tenant monument signs shall not exceed twelve (12) feet.

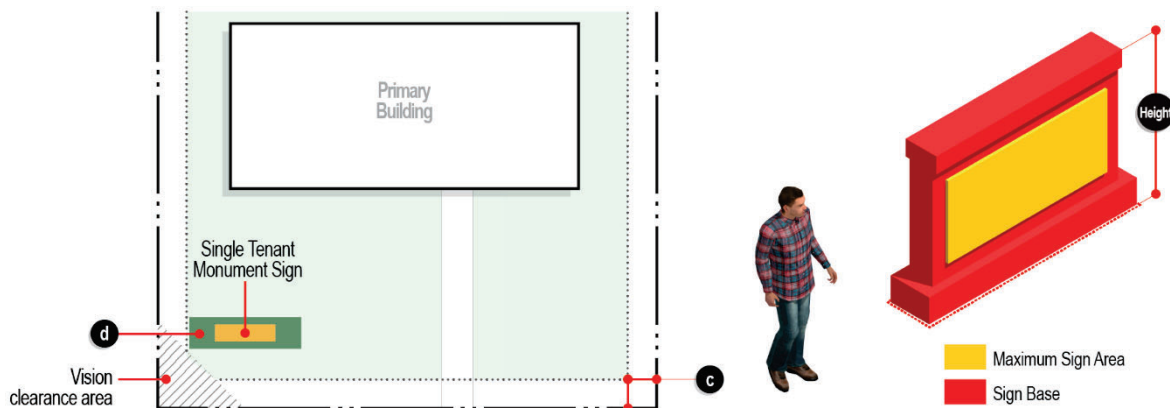
- b. **Number of Signs.** A maximum of one (1) single-tenant monument sign shall be permitted per every eight-hundred (800) continuous, linear feet of lot frontage.

- c. **Location.** Single-tenant monument signs shall be located the minimum distance established below per district type from property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in Section 10-5-6.

- (1) **Residential Districts:** Ten (10) feet
- (2) **Nonresidential Districts:** Five (5) feet

- d. **Landscape Requirement.** All single-tenant monument signs shall be required to plant and maintain a landscape area meeting the requirements of Section 10-6-6(B)(1)(d) at the base of the sign.

Figure 6.6. Single-Tenant Monument Sign Standards



3. Multi-Tenant Monument Signs.

a. Sign Dimensions.

- (1) **Base Quality Multi-Tenant Monument Signs.** Multi-tenant monument signs utilizing base quality sign materials shall meet the following dimensional standards.
 - (a) **Sign Area.** The maximum sign area shall not exceed thirty-two (32) square feet.
 - (b) **Sign Height.** The maximum sign height of single-tenant monument signs shall not exceed ten (10) feet.
- (2) **High Quality Multi-Tenant Monument Signs.** Multi-tenant monument signs utilizing high quality sign materials shall meet the following dimensional standards.
 - (a) **Sign Area.** The maximum sign area shall not exceed sixty-four (64) square feet.
 - (b) **Sign Height.** The maximum sign height of single-tenant monument signs shall not exceed fourteen (14) feet.

b. Number of Signs.

A maximum of one (1) multi-tenant monument sign shall be permitted per lot frontage.

c. Location.

Multi-tenant monument signs shall be located a minimum of five (5) feet from all property lines and rights-of-way, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-5-6.

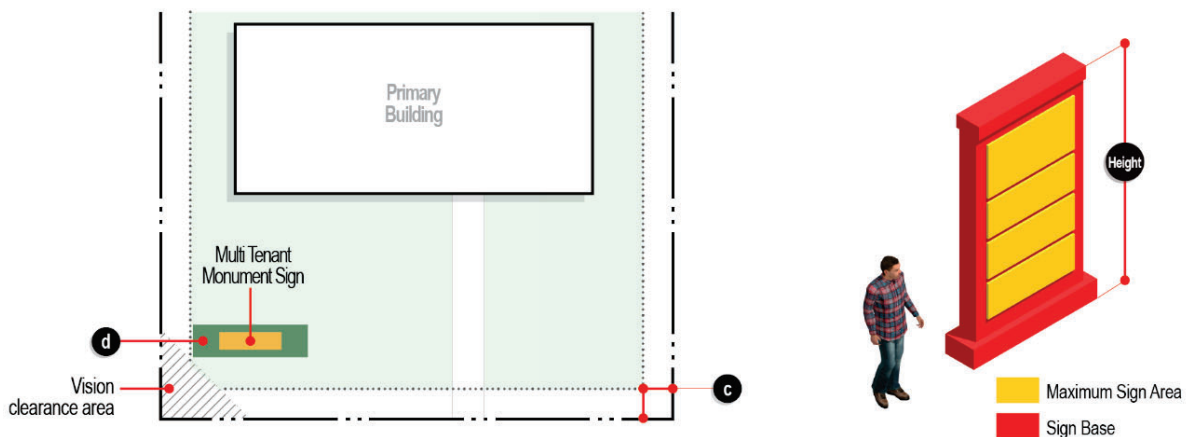
d. Landscape Requirement.

All multi-tenant monument signs shall be required to plant and maintain a landscape area meeting the requirements of Section 10-6-6(B)(1)(d) at the base of the sign.

e. Signs Within Landscaped Medians.

Any multi-tenant monument sign within a landscaped median shall be located outside vision clearance areas as specified in Section 10-5-6.

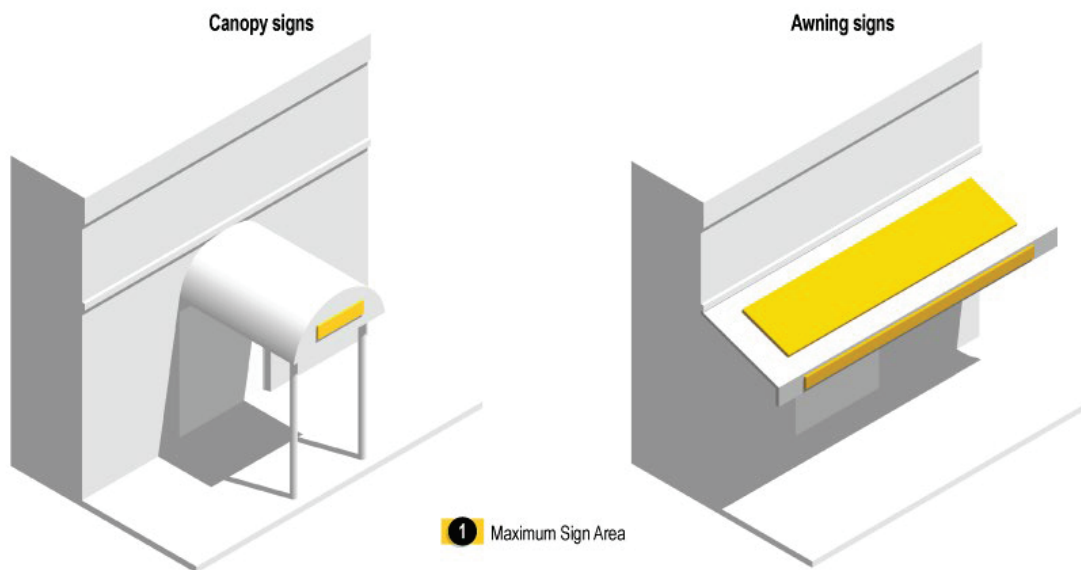
Figure 6.7. Multi-Tenant Monument Sign Standards



C. **Awning/Canopy Signs.**

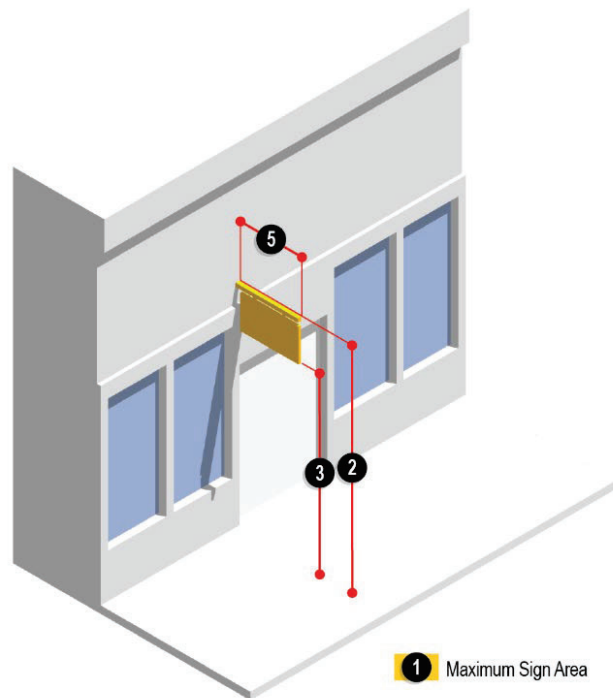
1. **Sign Area.** The maximum sign area of awning/canopy signs shall be fifty (50) percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign copy shall count towards the maximum amount of sign area permitted for wall signs as detailed in Section 10-6-6(A)(1).
2. **Other Provisions.**
 - a. Signs required for public health, safety, and welfare that are posted on awnings/canopies, like "clearance" signs, shall not count towards allowed sign area.
 - b. Awning/canopy signs shall only be permitted on awnings/canopies extending above ground floor entrances or windows.

Figure 6.8. Awning/Canopy Sign Standards



D. **Projecting Signs.**

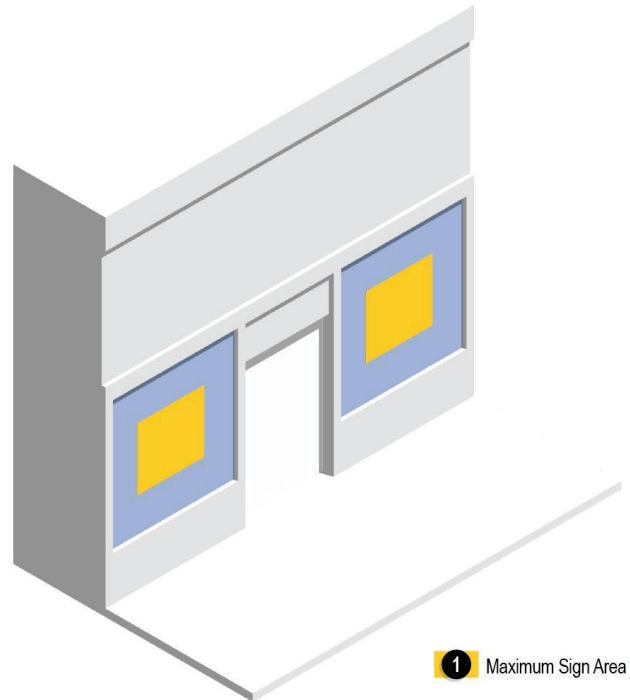
1. **Sign Area.** The maximum permitted sign copy area of projecting signs shall be sixteen (16) square feet.
2. **Height.** Projecting signs shall not extend above the roofline of the building to which it is attached, or a maximum of twelve (12) feet, whichever is less.
3. **Clearance.** Projecting signs shall maintain a minimum vertical clearance of eight (8) feet.
4. **Number of Signs.** A maximum of one (1) projecting sign shall be permitted per ground floor nonresidential tenant space. A projecting sign and a wall sign may be displayed on the same building frontage. A projecting sign and an awning or canopy sign shall not be displayed on the same building frontage.
5. **Projection.**
 - a. Signs which project over a public right-of-way may horizontally project a maximum of four (4) feet from the mean elevation of the building to which it is attached.
 - b. Signs which project over private property may horizontally project a maximum of eight (8) feet from the mean elevation of the building to which it is attached.
6. **Other Provisions.** Projecting signs may encroach upon, extend, or project over a public right-of-way or easement. The property owner may be required to provide a release or hold harmless to the City prior to issuing permits for any such signs.

Figure 6.9. Projecting Sign Standards

E. Window Signs.

1. **Sign Area.** The maximum permitted sign area of a window sign shall be fifty (50) percent of the square footage of the individual window on which the sign shall be located.

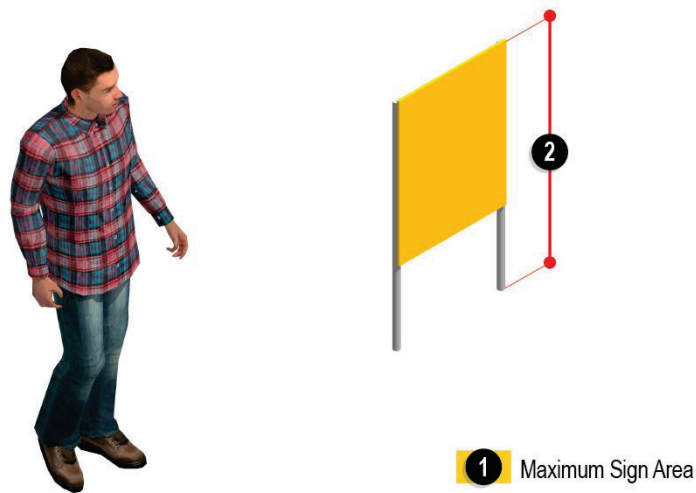
Figure 6.10. Window Sign Standards



F. On-Site Traffic Directional Signs.

1. **Sign Area.** The maximum sign area of on-site traffic directional signs shall not exceed six (6) square feet. Permitted on-site traffic directional sign area shall not count towards aggregate sign area.
2. **Sign Height.** The maximum height of on-site traffic directional signs shall not exceed four (4) feet.
3. **Number of Signs.** The permitted number of on-site traffic directional signs shall be determined by the Zoning Administrator as necessary to assist in the safe movement of vehicular and pedestrian traffic on a property.

Figure 6.11. On-Site Traffic Directional Sign Standards



10-6-7. Temporary Sign Standards

A. General Standards for Permitted Temporary Signs.

1. **Concurrent Display.** A maximum of two (2) permitted temporary signs, as permitted per district, may be displayed per lot concurrently, with the exception of feather signs as detailed in Section 10-6-7(D).

B. Wall Mounted Banner Signs.

1. **Sign Area.**
 - a. The maximum sign area of wall mounted banner signs in residential districts or the B-1, B-2, A-1, OS, and PI Districts shall not exceed seven and one-half (7.5) percent of the total area of the face of the wall to which the sign is to be affixed.
 - b. The maximum sign area of wall mounted banner signs in the B-3, M-1, and M-2 Districts shall not exceed ten (10) percent of the total area of the face of the wall to which the sign is to be affixed.
2. **Sign Height.** No wall mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.
3. **Number of Signs.** A maximum of one (1) wall mounted banner sign shall be permitted per lot frontage of a single-tenant building or unit of a multi-tenant building.
4. **Location.** Wall mounted banner signs shall be affixed to a building.
5. **Projection.** Wall mounted banner signs shall be affixed flat against the building to which they are mounted.
6. **Duration.** Wall-mounted banner signs shall be limited to ninety (90) days in any calendar year.

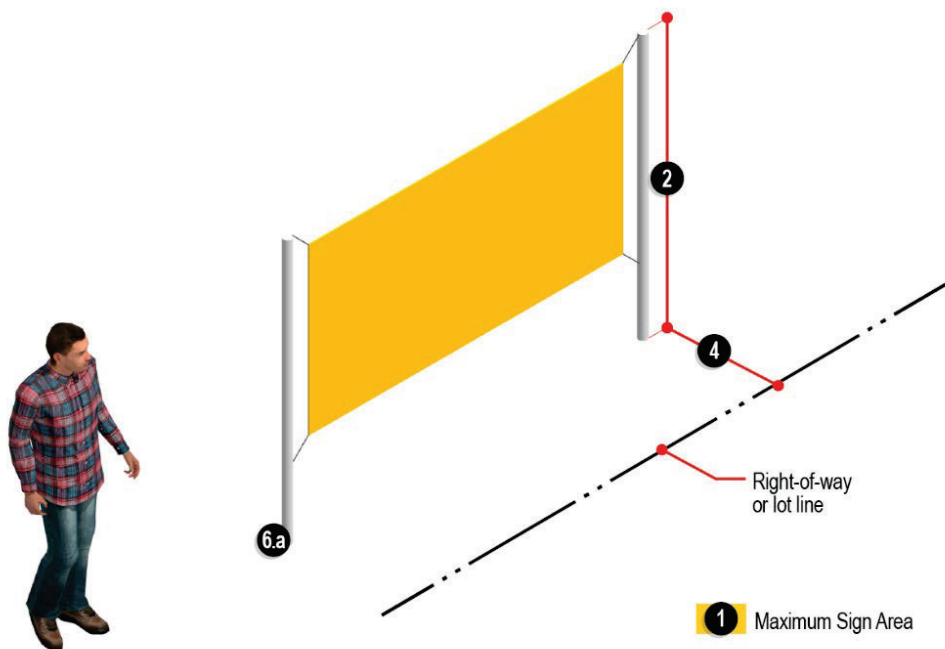
Figure 6.12. Wall-Mounted Banner Sign Standards



C. **Ground Mounted Banner Signs.**

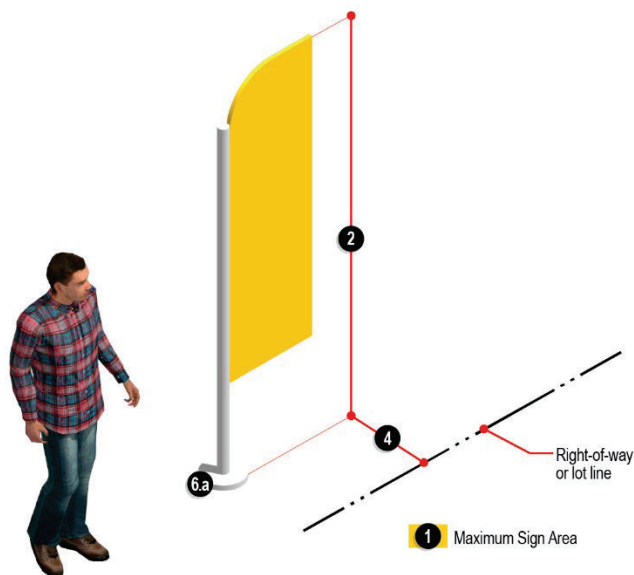
1. **Sign Area.** The maximum sign area of a ground mounted banner sign shall not exceed thirty-two (32) square feet.
2. **Sign Height.** The maximum height of a ground mounted banner sign shall not exceed six (6) feet.
3. **Number of Signs.** A maximum of one (1) ground mounted banner sign shall be permitted per lot frontage.
4. **Location.** Ground mounted banner signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-5-6.
5. **Duration.** Ground mounted banner signs shall be limited to ninety (90) days in any calendar year.
6. **Other Provisions.**
 - a. Ground mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Ground mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 6.13. Ground-Mounted Banner Sign Standards



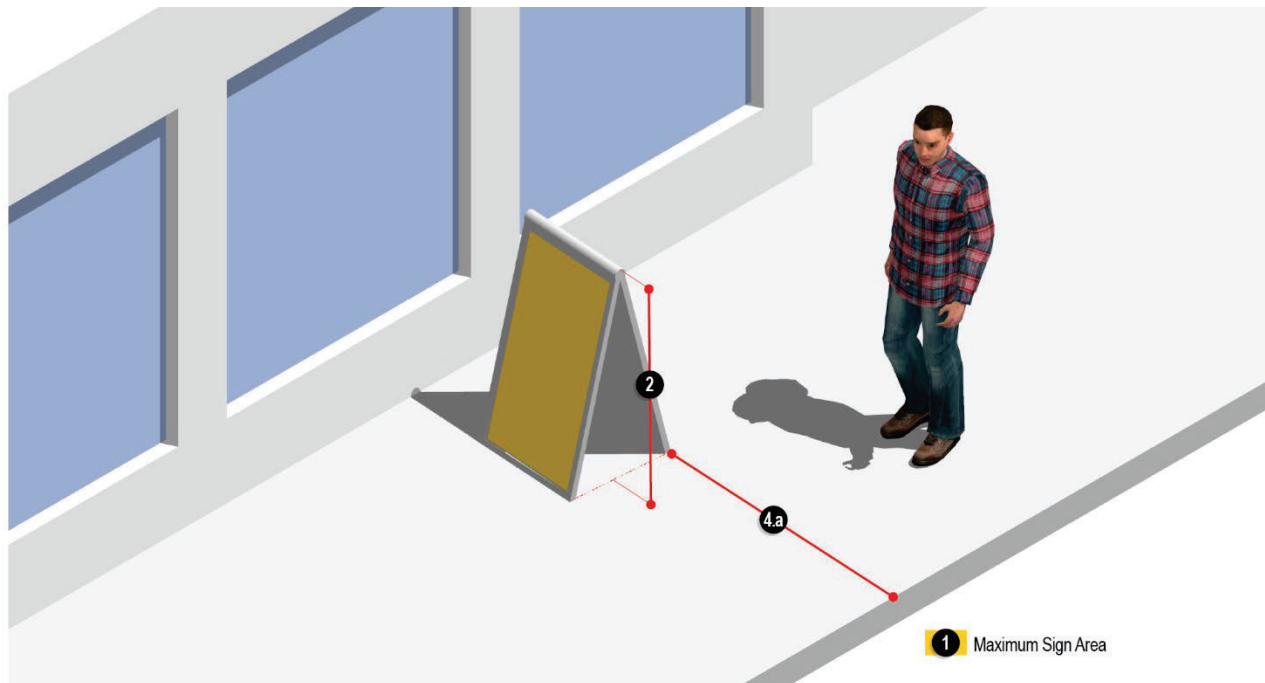
D. Feather Sign.

1. **Sign Area.** The maximum sign area of feather signs shall not exceed twenty-six (26) square feet.
2. **Sign Height.** The maximum height of a feather sign shall not exceed twelve (12) feet.
3. **Number of Signs.**
 - a. A maximum of three (3) feather signs sixteen (16) square feet or less shall be permitted per lot frontage. Only one (1) feather sign shall be permitted per frontage when the sign is over sixteen (16) square feet in area.
 - b. For multi-tenant buildings, only one (1) feather sign is permitted per business.
4. **Location.**
 - a. Feather signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in Section 10-5-6.
 - b. For multi-tenant buildings, feather signs must be twenty-five (25) feet from any other feather sign.
5. **Duration.**
 - a. The permitted display period of a feather sign shall be a maximum of thirty (30) consecutive days.
 - b. A total of three (3) nonconcurrent display periods shall be permitted per property per calendar year.
 - c. Nonconcurrent display periods shall be separated by a minimum of thirty (30) days.
6. **Other Provisions.**
 - a. Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 6.14. Feather Sign Standards

E. A-Frame/Sandwich Board Signs.

1. **Sign Area.** The maximum allowed sign area of a-frame/sandwich board signs shall be eight (8) square feet.
2. **Height.** The maximum allowed height of a a-frame/sandwich board sign shall be four (4) feet.
3. **Number of Signs.** A maximum of one (1) a-frame/sandwich board sign shall be permitted per ground floor nonresidential tenant space.
4. **Location.**
 - a. A-frame/sandwich board signs shall be placed in a manner that preserves a continuous sidewalk width of a minimum of three (3) feet.
 - b. No part of any a-frame/sandwich board sign shall block points of ingress or egress.
 - c. All a-frame/sandwich board signs shall be within seven-hundred fifty (750) feet of the entrance of the associated business.
5. **Other Provisions For Parcels within the Downtown Overlay District.**
 - a. A-frame/sandwich board signs shall be on-premises signs only, with the exception of B-2 zoned parcels.
 - b. The property owner of B-2 zoned parcels may locate an A-Frame/Sandwich Board sign off premise within the public right-of-way within the Downtown Overlay District. The owner shall be required to provide a release or hold harmless to the City prior to the display of any such signs located within a public right-of-way.
6. **Duration of Display.** The display of a-frame/sandwich board signs shall only be permitted during the operating hours of the use to which the sign is associated.

Figure 6.15. A-Frame/Sandwich Board Sign Standards

F. Post Signs.

1. Sign Copy Area.

- The maximum sign copy area of a post sign in a residential zoning district shall not exceed six (6) square feet.
- The maximum sign copy area of a post sign in a nonresidential zoning district shall not exceed thirty-two (32) square feet.

2. Sign Height. The maximum height of a post sign shall not exceed six (6) feet.

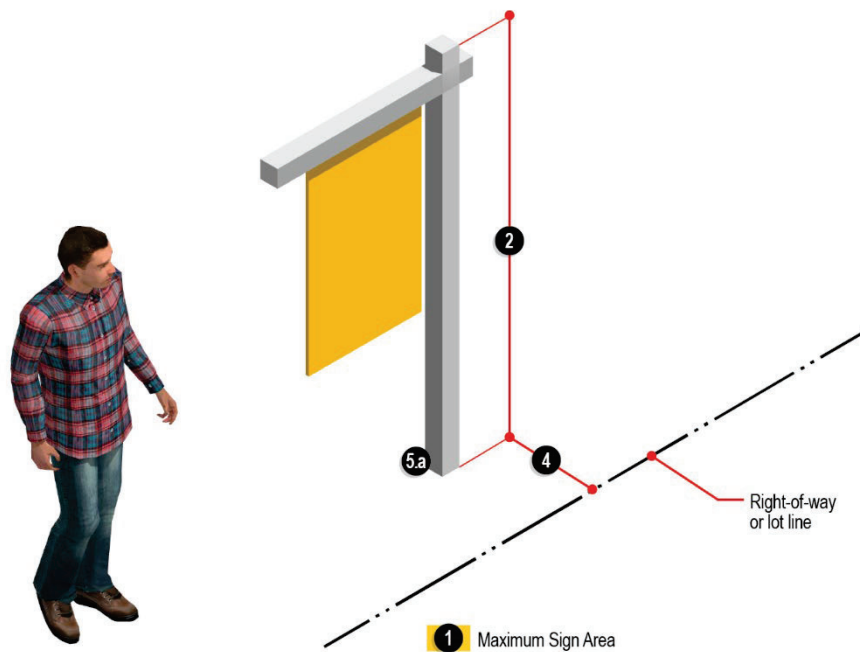
3. Number of Signs. A maximum of one (1) post sign shall be allowed per lot frontage.

4. Location. Post signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-5-6.

5. Other Provisions.

- Post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
- Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

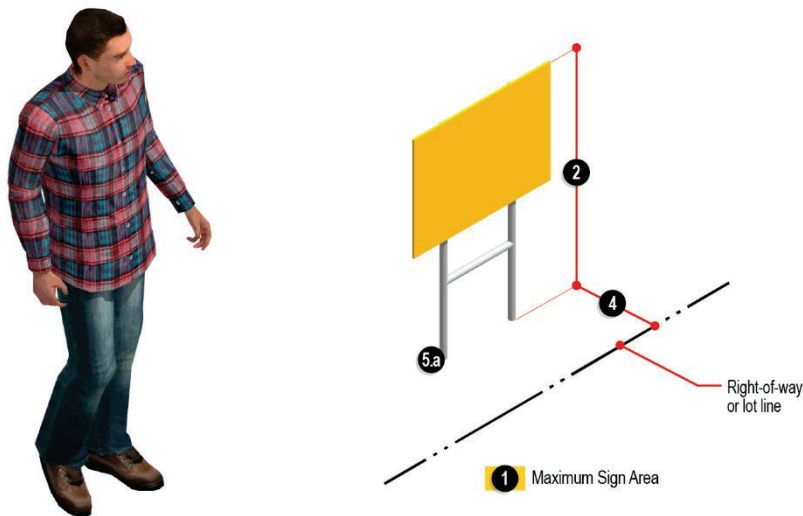
Figure 6.16. Post Sign Standards



G. Yard Signs.

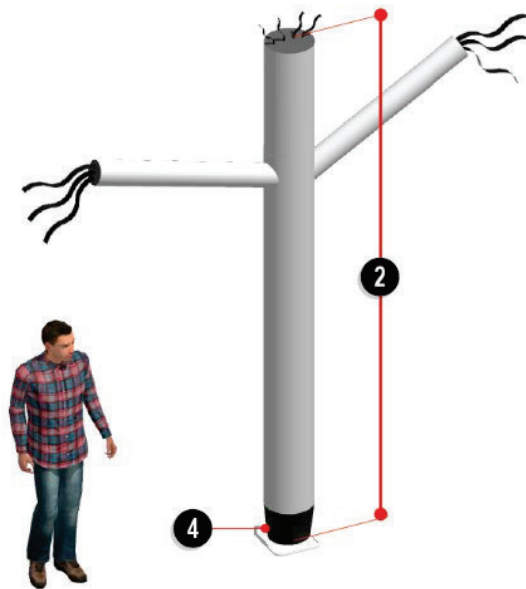
1. **Sign Area.** The maximum sign area of yard signs shall be as follows.
 - a. Thirty-two (32) square feet for parcels that have frontage along a major arterial road.
 - b. Sixteen (16) square feet for all other parcels.
2. **Sign Height.** The maximum height of a yard sign shall not exceed four (4) feet.
3. **Number of Signs.** A maximum of two (2) yard signs may be displayed concurrently. However, during the period sixty (60) days before and fifteen (15) days after a federal, state, or local election an unlimited number of yard signs may be displayed concurrently subject to all other applicable regulations of this section.
4. **Location.** Yard signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, shall not be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-5-6.
5. **Other Provisions.**
 - a. Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.
 - c. One (1) yard sign displayed for a period of up to seventy-two (72) hours shall be exempt from the requirements for this section.

Figure 6.17. Yard Sign Standards



- H. **Cold Air Inflatables.** Cold air inflatable signs shall be allowed in all districts with the exception of residential districts.
1. **Duration.** Cold air inflatable signs shall be allowed once per calendar year for a maximum of seventy-two (72) hours.
 2. **Sign Height.** The maximum height of a cold air inflatable sign shall be twenty-five (25) feet as measured from grade.
 3. **Location.** Inflatable signs shall not be installed below or interfere with any electrical conductors, phone conductors, CATV conductors, fire alarm conductors or any other similar installations.
 4. **Supports Required.** The inflatable structure shall be ground-mounted or attached to supports and guy wires ground-mounted or securely attached to the building roof. No inflatable structure shall be permitted to be secured to any mechanical equipment, parapet walls or other items normally found on the roof of a structure.
 5. **Encroachment.** Inflatable signs shall be anchored to prevent dislocation, entanglement or encroachment onto adjacent properties or public streets, or undue hazard to motorists or pedestrians.

Figure 6.18. Cold Air Inflatable Sign Standards



10-6-8. Comprehensive Sign Plan

- A. **Intent.** The intent of the comprehensive sign program is to provide an alternative procedure under which signs can be designed, constructed, and erected with innovation, imagination, and creative architecture. The objective of the comprehensive sign plan is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable sign regulations.
- B. **Applicability.** Any building or development may elect to submit a comprehensive sign plan. After the approval of a comprehensive sign plan, no permanent sign shall be erected, placed, or maintained except in conformance with the Comprehensive Sign Plan.
- C. **Conditions.** The Zoning Administrator may attach conditions, requirements, or standards necessary to assure that the signs covered by the Comprehensive Sign Plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the Zoning Administrator shall not base any condition on the content of a sign.
- D. **Evaluation Criteria.**
 - 1. **Placement.** All signs shall be placed where they are visible and legible. Factors to be considered include the location of a sign relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and viewing angles. Wall Signs may be approved on building walls other than the wall of a unit of a multi-tenant building in which some units have little or no visibility from the street.
 - 2. **Quantity.** The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.
 - 3. **Size.** All signs shall be no larger than necessary for visibility and legibility but in no instance shall the sign area or sign height exceed the maximum established per sign type per district. Factors to be considered in determining appropriate size include topography, volume, and speed of traffic, viewing distances and angles, proximity to adjacent uses, and placement of display.
- E. **Application.** A comprehensive sign plan shall be submitted on a form established by the Zoning Administrator. The application shall contain the following information as well as all other information required by the Zoning Administrator to ensure compliance with the comprehensive sign plan evaluation criteria.
 - 1. Name, address, and telephone number of the applicant.
 - 2. Location of building, structure, or lot to which or upon which the comprehensive sign plan shall apply.
 - 3. Name of person, firm, corporation, or association developing the comprehensive sign plan.
 - 4. Written consent of the owner or lessee of the building, structure, or land to which the proposed comprehensive sign plan is applicable.
 - 5. Scale drawing of all signs included in the comprehensive sign plan indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawings shall be drawn at a scale no smaller than one-eighth (1/8) inch equals one (1) foot and shall be prepared, signed, and sealed by a registered professional engineer when required by the Zoning Administrator.
 - 6. A scale drawing indicating the location and position of all signs included in the comprehensive sign plan in relation to nearby buildings or structures. Said drawing shall be at a scale no smaller than one (1) inch equals fifty (50) feet.
- F. **Review and Action.** The Zoning Administrator shall review the comprehensive sign plan application and approve, approve with conditions, or deny the application based on the evaluation criteria. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.

- G. **Appeals.** Any applicant who receives a notice of denial from the Zoning Administrator may, within thirty (30) days after receipt of such decision, appeal such decision to the Board of Adjustment by filing a written notice of appeal with the Zoning Administrator with an explanation as to why said decision was not warranted according to the applicant.

10-6-9. Prohibited Signs and Content

- A. **Prohibited Signs.** The following sign types shall be prohibited in all districts:

1. Pole/Pylon Signs
2. Billboards
3. Roof Signs
4. Outline Lighting
5. Signs located on City property without the City's permission
6. Signs which encroach on the public right-of-way

- B. **Prohibited Content.**

1. The following content is prohibited without reference to the viewpoint of the individual speaker:
 - a. Content that is prohibited or restricted per state or federal statute.
 - b. Text or graphics that advertise unlawful activity,
 - c. Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats, or
 - d. Text or graphics that present a clear and present danger due to their potential confusion with traffic control signs or signs that provide public safety information (for example, signs that use the words "Stop," "Yield," "Caution," or "Danger," or comparable words, phrases, symbols, or characters in such a manner as to imply a safety hazard that does not exist).
2. The narrow classifications of content that are prohibited by this subsection are either not protected by the United States or Illinois Constitutions or are offered limited protection that is outweighed by the substantial governmental interests in protecting the public safety and welfare. It is the intent of the City Council that each paragraph of this Subsection be individually severable in the event that a court of competent jurisdiction were to hold one or more of them to be inconsistent with the United States or Illinois Constitutions.

10-6-10. Safety, Maintenance, and Abandonment

- A. Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with applicable building and other codes adopted by the City.
- B. All signs, together with all supports, braces, guys, and anchors shall be kept in proper repair in accordance with the provisions of this Title. When not galvanized or constructed of approved corrosion resistive, noncombustible materials, signs shall be painted when necessary to prevent corrosion, rust, peeling paint, and excessive fading. Failure of owners to keep signs maintained in good mechanical and visual repair shall be deemed a violation of this Title.
- C. It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean condition, free of rubbish.

- D. If the Zoning Administrator shall find that any sign is unsafe or unsecure, or is a threat to the public safety, or was, after the adoption of this Title constructed, erected, or maintained in violation of the provisions of this title, he or she shall give written notice per the provisions of this Title. Such notice shall specify the manner in which the sign is unsafe or in violation of this Title.
- E. Sign copy shall be removed and in the case of a wall sign, the building façade shall be repaired, by the owner or lessee of the premises upon which the sign is located when the use which the sign is associated is no longer conducted on the premises. The sign copy shall be removed within thirty (30) days of when the use ceases to operate. If the owner or lessee fails to remove the sign copy, the Zoning Administrator shall give the owner thirty (30) days written notice to remove it. Failure to comply with the notice shall be deemed a violation of this Title.



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 – October 10, 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 – October 10, 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.

