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 24, 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	WARD II	WARD III	WARD IV
Ken Koch	Arden Joe Plocher	Chris Funkhouser	Seaver Tarulis
Dan Transier	Craig Soling	Matt Marek	Rusty Corneils

Establishment of Quorum:

Amendments to Agenda:

Presentations:

1. Mark Foster – Shaw Local – Recognition
2. Fiscal Year 2023 Audit Report

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

1. Minutes of the Regular City Council – September 26, 2023
2. Minutes of the Regular City Council – October 10, 2023
3. Bill Payments for Approval
   $ 1,442,515.83 (vendors)
   $ 368,704.90 (payroll period ending 10/13/23)
   $ 1,811,220.73 (total)
4. PW 2023-81 North Central Tank Rehabilitation – Change Order No. 2 – *approve the North Central Tank Rehabilitation – Change Order No. 2 and authorize the Mayor to execute*
5. ADM 2023-39 Treasurer's Report for September 2023
6. ADM 2023-43 Annual Treasurer's Report

Mayor's Report:

1. CC 2023-60 Microsoft Office 365 License Renewal

Public Works Committee Report:

1. PW 2023-82 2024 Road to Better Roads – Design Engineering Agreement

Economic Development Committee Report:

Public Safety Committee Report:

Administration Committee Report:

1. ADM 2023-44 City Liability Insurance and Workman's Compensation Insurance Renewal

Park Board:

Planning and Zoning Commission:

1. PZC 2023-08 & EDC 2023-35 Ordinance Approving a Special Use for a Gasoline Service Station With an Accessory Convenience Store at 107 E. Stagecoach Trail (QuikTrip Corporation)
2. PZC 2023-12 & EDC 2023-43 Ordinance Approving the Final Plat of Subdivision for Kendall Marketplace Lots 4 and 5
3. PZC 2023-16 & EDC 2023-45 Kendall County Petition 23-30 – 1.5 Mile Review (6145 Whitetail Ridge Drive)

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

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

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: November 15, 2023 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
Chairman:	Alderman Marek	Finance	Library
Vice-Chairman:	Alderman Plocher	Administration	
Committee:	Alderman Koch		
Committee:	Alderman Corneils		

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

Committee		Departments	Liaisons
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

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

PUBLIC WORKS: November 21, 2023 – 6:00 p.m. – East Conference Room #337

Committee		Departments	Liaisons
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 24, 2023
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

---

1. Mark Foster – Shaw Local – Recognition

2. Fiscal Year 2023 Audit Report

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

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1. Minutes of the Regular City Council – September 26, 2023
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

---

2. Minutes of the Regular City Council – October 10, 2023
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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

---

4. PW 2023-81 North Central Tank Rehabilitation – Change Order No. 2
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

---

5. ADM 2023-39 Treasurer's Report for September 2023
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

---

6. ADM 2023-43 Annual Treasurer's Report
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

MAYOR'S REPORT:

---

1. CC 2023-60 Microsoft Office 365 License Renewal
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

PUBLIC WORKS COMMITTEE REPORT:

---

1. PW 2023-82 2024 Road to Better Roads – Design Engineering Agreement
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

ADMINISTRATION COMMITTEE REPORT:

---

1. ADM 2023-44 City Liability Insurance and Workman's Compensation Insurance Renewal

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

PLANNING AND ZONING COMMISSION:

---

1. PZC 2023-08 & EDC 2023-35 Ordinance Approving a Special Use for a Gasoline Service Station With an Accessory Convenience Store at 107 E. Stagecoach Trail (QuikTrip Corporation)

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

---

2. PZC 2023-12 & EDC 2023-43 Ordinance Approving the Final Plat of Subdivision for Kendall Marketplace Lots 4 & 5

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

---

3. PZC 2023-16 & EDC 2023-45 Kendall County Petition 23-30 – 1.5 Mile Review
   (6145 Whitetail Ridge Drive)
   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   ☐ Removed _____
   ☐ Notes _____

MAYOR'S REPORT (CONT'D):

---

2. PZC 2023-09 & EDC 2023-36 Unified Development Ordinance Discussion
   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   ☐ Removed _____
   ☐ Notes _____

---

3. CC 2021-04 City Building Updates
   ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   ☐ Removed _____
   ☐ Notes _____

---

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

     _____

     _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

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

Agenda Item Number

Presentation #1

Tracking Number

Agenda Item Summary Memo

Title: Mark Foster – Shaw Local – Recognition

Meeting and Date: City Council – October 24, 2023

Synopsis:

Council Action Previously Taken:

Date of Action: Action Taken:

Item Number:

Type of Vote Required:

Council Action Requested:

Submitted by: Mayor John Purcell

Name Department

Agenda Item Notes:

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

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

Agenda Item Number

Presentation #2

Tracking Number

Agenda Item Summary Memo

Title: Fiscal Year 2023 Audit Report

Meeting and Date: City Council – October 24, 2023

Synopsis:

Council Action Previously Taken:

Date of Action: Action Taken:

Item Number:

Type of Vote Required:

Council Action Requested:

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

Annual Comprehensive Financial Report
Fiscal Year Ended April 30, 2023

UNITED CITY OF YORKVILLE

651 Prairie Pointe Drive
Yorkville, IL 60560
(630)553-4350

www.yorkville.il.us

UNITED CITY OF YORKVILLE,
ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2023

Prepared by:

Rob Fredrickson
Director of Finance

UNITED CITY OF YORKVILLE, ILLINOIS

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INTRODUCTORY SECTION

This section includes miscellaneous data regarding the City including: List of Principal Officials, Organization Chart, Transmittal Letter and the Certificate of Achievement for Excellence in Financial Reporting.

UNITED CITY OF YORKVILLE, ILLINOIS

Principal Officials

Fiscal Year Ended April 30, 2023

EXECUTIVE

Mayor: John Purcell

LEGISLATIVE

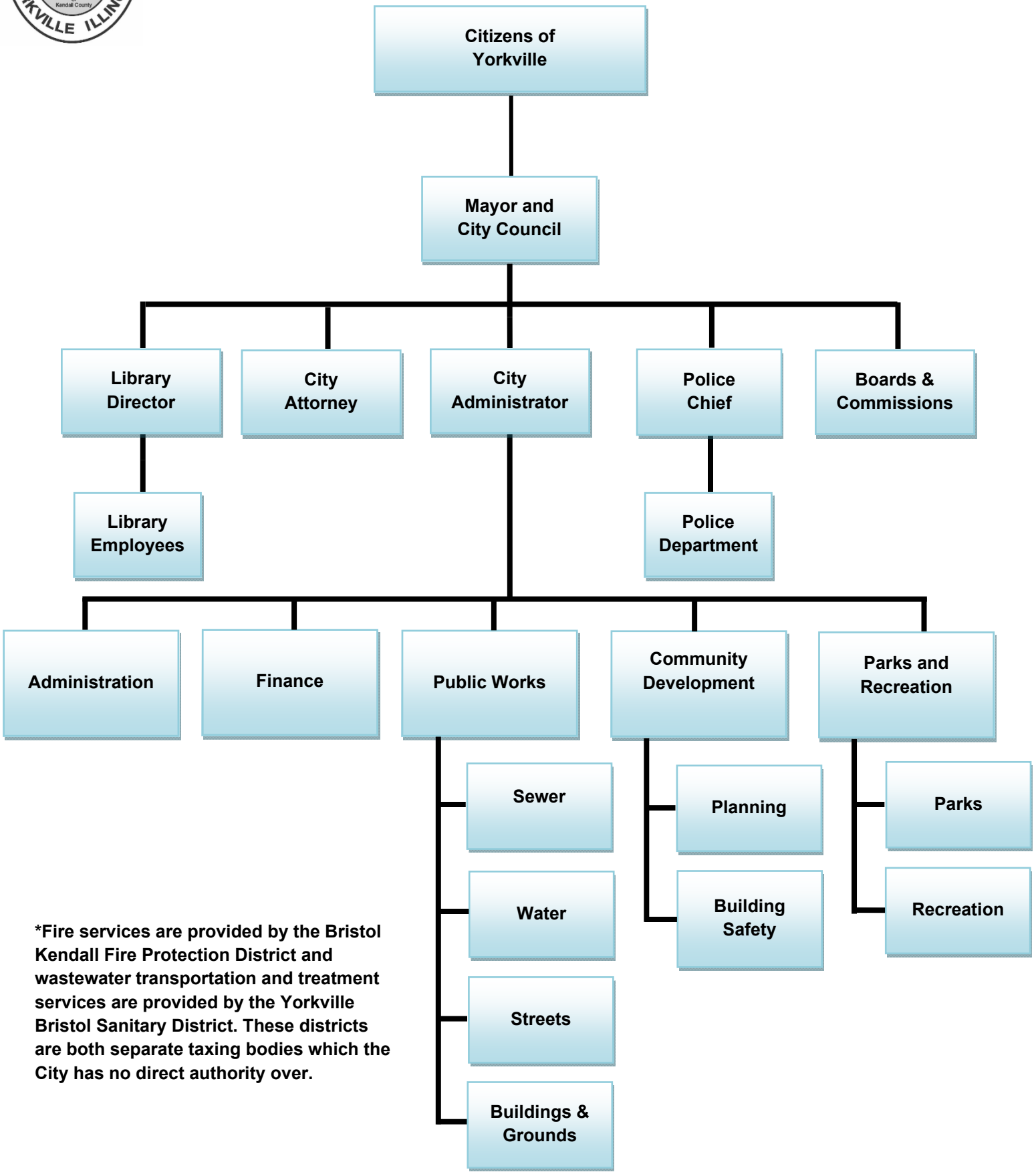
Ward 1:	Dan Transier, Alderman
Ward 1:	Ken Koch, Alderman
Ward 2:	Craig Soling, Alderman
Ward 2:	Arden Joe Plocher, Alderman
Ward 3:	Matt Marek, Alderman
Ward 3:	Chris Funkhouser, Alderman
Ward 4:	Seaver Tarulis, Alderman
Ward 4:	Rusty Corneils, Alderman

ADMINISTRATION

City Administrator:	Bart Olson
Director of Finance/Treasurer:	Rob Fredrickson
Director of Public Works:	Eric Dhuse
Chief of Police:	Jim Jensen
Director of Community Development:	Krysti Barksdale-Noble
Director of Parks & Recreation:	Tim Evans
Library Director:	Shelley Augustine
Assistant City Administrator:	Erin Willrett
City Clerk:	Jori Behland

United City of Yorkville

Fiscal Year 2023 Organization Structure



*Fire services are provided by the Bristol Kendall Fire Protection District and wastewater transportation and treatment services are provided by the Yorkville Bristol Sanitary District. These districts are both separate taxing bodies which the City has no direct authority over.

United City of Yorkville

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

October 12, 2023

To The Honorable John Purcell, Mayor
Members of the City Council
Citizens of Yorkville, Illinois

The Annual Comprehensive Financial Report of the United City of Yorkville, Illinois, for the Fiscal Year ended April 30, 2023, is hereby submitted. The submittal of this report complies with Illinois state law which requires that the City issue a report on its financial position and activity presented in conformance with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards (GAAS) by an independent firm of licensed certified public accountants.

This report consists of management's representations concerning the finances of the City. Consequently, responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with management. We believe the data, as presented, is accurate in all material respects; and is presented in a manner designed to fairly set forth the financial position of the United City of Yorkville. The results of operations as measured by the financial activity of its various funds; and all disclosures necessary to enable the reader to gain a reasonable understanding of the City's financial affairs have been included.

The City's financial statements have been audited by Lauterbach & Amen LLP, a firm of licensed certified public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the United City of Yorkville for the fiscal year ended April 30, 2023, are free of material misstatements. The independent audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluation of the overall financial statement presentation. The independent auditors concluded, based upon their audit procedures, that there was a reasonable basis for rendering an unmodified ("clean") opinion that the City's financial statements for the fiscal year ended April 30, 2023, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

This report includes all funds of the City (primary government), including the Yorkville Public Library and Parks and Recreation Department, and its pension trust fund, the Yorkville Police Pension Fund. The Police Pension was determined to be a pension trust fund due to its fiduciary and fiscal relationship with the City, as its singular purpose is to provide retirement benefits to the City's sworn police officers. The City does not have any other reporting units that would qualify as a discretely presented component unit in the separate column of the government-wide financial statements.

Generally accepted accounting principles require that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This transmittal letter is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Profile of the United City of Yorkville

Yorkville was first settled in 1833 and has been the county seat of Kendall County since 1859. The Village of Yorkville was incorporated in 1874, with a population of approximately 500 people. At that time, the Village of Yorkville only encompassed land on the south side of the Fox River; another village, called Bristol, was located directly across from Yorkville on the north side of the river. In 1957 the two villages merged, via referendum, to form the United City of Yorkville. The City, a non-home rule community as defined by the Illinois Constitution, covers approximately 22 square miles with a 2020 census population of 21,533 residents. The City is located in central Kendall County, about 45 miles southwest of Chicago, Illinois. The City is primarily agricultural and residential in nature, with housing stock consisting of approximately 7,930 single family (includes townhomes, condominiums and duplexes) dwelling units.

The City operates under a Mayor/Council form of government, as defined in Illinois State Statutes. The legislative authority of the City is vested in an eight-member council, each elected from their respective wards to overlapping four-year terms. The Mayor is elected at large to a four-year term. The Mayor appoints, with Council consent, a City Administrator to manage the day-to-day operations of the City.

The City provides a full range of municipal services with 93 full-time, and 57 part-time employees working in public safety, public works (including water distribution and sewer services), community development, building and zoning, parks and recreation, library services and general administration. The City maintains approximately 140 lane miles of streets, 240 acres of green space and 155 acres of natural and wooded areas at 42 locations. Solid waste collection and recycling services are administered by the City through a contract with a private firm. Sewage treatment and fire protection services are provided by the Yorkville Bristol Sanitary District and the Bristol Kendall Fire Protection District; both of which are independent units of government.

The Yorkville Public Library is operated under an appointed board, which is separate from the City Council. Library Board positions are appointed by the Mayor and expire on a rotating basis. Library operations are administered by the Library Board; however, the City is required by state statute to include within its property tax levy and budget, the Library's requests. The Library does not have authority to issue debt and must do so through the City.

Accounting System and Budgetary Control

Management of the United City of Yorkville is responsible for establishing and maintaining an internal control structure. The internal control structure is designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. This structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

In addition, the United City of Yorkville maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City's governing body. Activities of the general fund, special revenue funds, capital project funds, debt service funds and enterprise funds are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the fund level for all budgeted funds. The budget process begins in the fall when department heads begin to prepare line-item budgets for their respective departments for the upcoming fiscal year, before submitting them to the City Administrator and Finance Director. Throughout the fall and winter, the proposed budgets from each department are discussed and revisions are made based on the projected financial outlook and priorities of the City. A draft budget is then prepared and presented to City Council in February or March. A public hearing is required to be held on the budget prior to formal adoption by City Council. The annual budget must be adopted before May 1st, which is the beginning of the City's fiscal year.

Local Economy

Yorkville is home to several large and midsized manufacturers and retailers including the Wm. Wrigley Jr. Company, Boombah, Inc., Newlywed Foods, Jewel/Osco, Target, Kohl's, Home Depot and Menards. It is also home to Raging Waves, Illinois largest water park. The City's administrative staff, in conjunction with its economic development consultant, continues to work on attracting and retaining commercial and industrial business to Yorkville.

Over the course of the current fiscal year, a total of 1,553 building permits were issued by the United City of Yorkville. This includes 33 new commercial buildout/construction/remodeling permits comprising such new businesses as Scooter's Coffee, a drive-through beverage and coffee shop located at the southeast corner of Illinois Route 126 and Illinois Route 47; Craft'd, a new family-styled American eatery, located at 2075 Marketplace Drive; Fox Valley Orthopedics, a medical and physical therapy clinic, which began an interior renovation of a 11,600 square foot space at 1500 Sycamore Road; and Viva La Funny, a novelty gift shop and fashion clothing retailer located at 145 East Veterans Parkway. In addition, Kendall County started construction of a new 4,500 square foot government office building annex located near the historic courthouse just off the City's downtown corridor.

Other significant developments that occurred during the fiscal year included Bright Farms, a producer of indoor-grown, pesticide free lettuce, that began vertical construction of greenhouses and the installation of subgrade mechanical, electrical and plumbing systems on a 120-acre site located at the northeast corner of Eldamain and Corneils Roads. At the end of fiscal year 2023, the foundation of the head house had been set and underground utilities were in the process of being installed. Moreover, an Illinois investment company that specializes in the management of industrial and commercial complexes, called Yorkville Nexus, put under contract an approximate 280-acre parcel located at the northeast corner of Eldamain and Faxon Roads for the purpose of developing a multi-user industrial complex in three phases. Due to the site lacking the necessary infrastructure and utilities to support the future development, Yorkville Nexus engaged the City in an economic incentive agreement. Per the agreement, the developer would finance the infrastructure improvements, estimated at $11.8 million, in order for the City to install water and sewer mains to the site, which would also prove beneficial to other undeveloped parcels in the area. Engineering for the project is on-going, with construction expected to commence in the subsequent fiscal year.

The City's three tax increment financing (TIF) districts also saw a fair amount of activity over the course of fiscal year 2023. Station One Smokehouse – a Texas styled BBQ restaurant, (located within the Countryside TIF district on the corner of US Route 34 and Illinois Route 47), is set to open in the latter half of 2023 and has applied for a building permit to construct an approximate 1,100 square foot outdoor patio addition. In the City's Downtown TIF districts, two new beverage service businesses have opened or are scheduled to open in 2023; Fox Republic Brewing Company, a craft brewery located at 101 West Hydraulic in heart of the downtown, and The Vault, a restaurant specializing in "elixirs, provisions and remedies" located at 220 South Bridge Street.

On the residential side, there was significant development in the Bristol Bay subdivision with the platting of four units (10, 11, 12 and 13) consisting of 488 units (69 single family, 240 condominiums and 179 townhomes). The developer has started construction in all four units, pulling 89 permits to date, generating permit fees in excess of $1.4 million.

Despite the many budgetary challenges facing the State of Illinois, which have marginally improved over the last year or so, the City has seen multiple signs that the local economy is continuing to remain resilient. The U.S. Census Bureau 5-year Community Survey estimates report that the City has a median household income of $105,129. This compares to $101,816 for Kendall County and $72,563 for the State of Illinois. Yorkville's average unemployment rate was 4.3% at the end of calendar year 2022, which was lower that both the State and the Chicago-Naperville-Arlington Heights Metropolitan Area (which includes Cook, DuPage, Grundy, Kendall, McHenry and Will Counties) rates of 4.6% and 4.7%, respectively. The equalized assessed valuation (EAV) of taxable property within the City continues to steadily rise, increasing by an average of approximately 7% from 2016 through 2022. In addition, the City's sales tax base continues to expand, as municipal sales tax proceeds have continued to exceed prior year amounts by an average annualized growth rate of over 6% since fiscal year 2014.

Major Initiatives

In fiscal year 2023 the City continued to pursue several major initiatives, including:

- **New City Hall and Police Station** – The renovation of the new Yorkville City Hall and Police Station, located at 651 Prairie Pointe Drive on the City's northwest side, was substantially completed in the current fiscal year, with City staff moving municipal operations to the new building in late April. This facility was initially acquired in fiscal year 2021 for $1.9 million and has since undergone significant renovations totaling an estimated $8.7 million. The first floor of Yorkville's new City Hall contains the patrol division, as well as the City and Police service desk areas adjoining the front lobby; the second-floor houses community development, building services and police administration; with administration, finance, recreation and the Council Chambers located on the third floor.

- **Road to Better Roads (RTBR) Program and Other Capital Projects** – Based on the findings of an updated road study conducted in 2018 and in an effort to address ongoing infrastructure needs, the City continued its annual capital improvement program in the current fiscal year, commonly referred to as the "Road to Better Roads" program. Construction costs in fiscal year 2023 totaled approximately $1.65 million for roadway improvements, consisting of pavement milling and overlays on several local streets. In addition, the City completed watermain improvements on East Main Street and roadway improvements within the Fox Hill subdivision; finalized preliminary engineering for the 2023 road and water main replacement programs; and concluded the multi-year reconstruction project on Mill Road. Other capital projects that were nearing completion at the end of the fiscal year included: roadway improvements at the intersection at Mill and Kennedy Roads; construction of a new sewer interceptor on Corneils Road related to the Bright Farms project; the resurfacing of Bristol Ridge Road, which is partially funded by Federal grant proceeds; and the rehabilitation of the Beaver Street booster pump station and water well #4. Notable non-infrastructure improvements comprised of a new pickle ball court at Rotary Park; and the purchase several new vehicles, including three SUV police squads, two dump trucks by the Streets Department and four full-size pick-ups by the Parks Department.

- **City Water Source Transition** – This is a multi-year project, in which the City will eventually transition away from local deep-water aquifers to Lake Michigan (via the DuPage Water Commission) in order to secure a more sustainable, long-term water source. This endeavor is projected to cost $350 million and will be done in conjunction with the Village of Oswego and the Village of Montgomery, with Yorkville's portion currently estimated at $130 million. The project is anticipated to be funded by a mix of debt financing, rate increases, and other City revenue streams, along with the potential for Federal and State assistance as well. In the current fiscal year, City Staff continued to facilitate the permitting process with the Illinois Department of Natural Resources, in order to receive the State's consent to utilize water from Lake Michigan, with completion slated for the Fall. Management also began the process of preparing a Letter of Interest (LOI) in order to participate in a loan program created in 2014 by the Water Infrastructure Finance & Innovation Act (WIFIA), The WIFIA program, which is administered by the EPA, allows for financing up to 80% of eligible project costs, an interest rate pegged to the US Treasury rate of a similar maturity and a 35-year payment term from the date of substantial completion.

- **New Public Works Facility** – The City continued with plans for a new public works facility in fiscal year 2023, wrapping up a space needs and development analysis, which identified two potential sites for the new facility. In August of 2022, the City Council authorized the acquisition of approximately 12 acres on the Boombah Boulevard site for $1.355 million. Construction on the new facility is budgeted to begin in the subsequent fiscal year, at an estimated cost between $22 and $36 million, and will likely be financed by a future bond issuance.

Long-Term Financial Planning

Management annually develops five-year financial forecasts for all budgeted funds. These forecasts serve as the basis for identifying not only future capital needs, but future operational and personnel requirements as well. Revenue and expenditure trends will be evaluated and prioritized based on the goals set forth by the City Council. It is the intent of management that this five-year financial forecast will serve as the foundation for each year's corresponding budget document.

Relevant Financial Policies

In order to ensure that the City continues to meet its immediate and long-term service goals, several financial policies and procedures have been implemented by management. Some of the more prescient policies include the following:

- Issue an Annual Comprehensive Financial Report within 180 days of the end of each fiscal year that complies with generally accepted accounting principles.

- Monthly revenue, expenditure and cash balance reporting for all funds. These financial reports ensure that the City Council is made aware of any variances from the appropriated budget. In addition, the City's budget document continues to be revised in order to enhance transparency.

- Maintain the "Information for Citizens" webpage on the City's website, which contains a wide array of financial information including budget and audit information; annual treasurer's reports; bill lists; employee salary and benefit information; tax rates and fees; and other nonfinancial information.

- A fund balance policy establishing benchmark reserve levels to be maintained in the City's various funds, in order to promote financial stability and provide adequate cash flow for operations.

- A pension funding policy which defines the manner in which the City funds the long-term cost of benefits promised to plan participants and defines the calculation of the actuarial determined contribution (ADC) to the Yorkville Police Pension and Illinois Municipal Retirement Funds.

- An investment policy which invests public funds in a manner which protects principal, maximizes return for a given level of risk and meets the daily cash flow needs of the City.

- A capital asset policy which establishes the capitalization thresholds and estimated useful lives of capital assets.

- A purchasing policy to ensure that goods and services are obtained in a timely manner at the lowest possible cost.

- A post issuance compliance policy to ensure that City remains in compliance with federal tax laws after the issuance of tax-exempt debt.

- A credit card policy for all City related credit card purchases. All City employees are required to sign a credit card policy acknowledgement form prior to receiving a City issued credit card.

Pension Trust Funds and Post-Employment Benefits

Two pension plans are established by State Statute, which cover City employees. The benefits and funding of each plan are determined by state statute, and each plan provides retirement, disability and death benefits for participants.

The Police Pension Fund is funded through an annual property tax levy, employee contributions and investment earnings. The Illinois Municipal Retirement Fund (IMRF) pension plan covers civilian full-time employees. Funding for IMRF is made through contributions from the employer (actuarially determined annually by IMRF) and employees of the City (established at 4.5% of total compensation). Employees covered under both pension plans also contribute to Social Security (6.2% of salary capped annually) and Medicare (1.45% of total compensation). The City also provides post-retirement health care benefits for retirees and their dependents, which is financed on a pay-as-you-go basis, with retirees paying 100% of their health care premiums. The notes to the financial statement provide more information pertaining to employee pensions and post-retirement health care benefits.

Awards and Acknowledgments

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the United City of Yorkville for its annual comprehensive financial report for the fiscal year ended April 30, 2022. This was the 12th year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive financial report. The report must also satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of the annual comprehensive financial report would not have been possible without the dedicated services of the City department heads and staff. The entire finance department staff is extended a special appreciation for all of their assistance in the completion of the annual audit.

Additionally, we would like to acknowledge the Mayor and City Council for their leadership and support in planning and conducting the financial operations of the City, which has made preparation of this report possible.

Respectfully submitted,

Bart Olson
City Administrator

Rob Fredrickson, CPA
Director of Finance

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

United City of Yorkville
Illinois

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

April 30, 2022

Christopher P. Morrill

Executive Director/CEO

INDEPENDENT AUDITORS' REPORT

This section includes the opinion of the City's independent auditing firm.

Lauterbach & Amen, LLP
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INDEPENDENT AUDITOR'S REPORT

October 12, 2023

The Honorable City Mayor
Members of the City Council
United City of Yorkville, Illinois

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the United City of Yorkville, Illinois, as of and for the year ended April 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of April 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules, and required pension and other post-employment benefit (OPEB) reporting, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the United City of Yorkville, Illinois' basic financial statements. The other supplementary information and supplemental schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, other supplementary information and supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 12, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the United City of Yorkville ("City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended April 30, 2023. Since the Management's Discussion and Analysis ("MD&A") is designed to focus on the current year's activities, resulting changes and currently known facts, it should be read in conjunction with the Letter of Transmittal, which can be found in the introductory section of this report, and the City's financial statements, which can be found in the basic financial statements section of this report.

Financial Highlights

- The assets/deferred outflows of the United City of Yorkville exceeded its liabilities/deferred inflows at the close of the fiscal year by $184,147,280 (*net position*). Of this amount, $165,324,875 was invested in capital assets, net of related debt; $1,489,514 was restricted for specific activities such as highways and streets, special service areas, tax increment financing districts, and library operations. Remaining net position, totaling $17,332,891, was unrestricted.
- The City's aggregate net position increased by $14,007,193 or 8.2% during the fiscal year ended April 30, 2023. Of this increase, $6,223,205 is attributable to governmental activities and $7,783,988 is attributable to business-type activities.
- Total revenues increased by 13.5% from $39,077,288 to $44,358,503. Overall expenses totaled $30,351,310, which is an increase of 13.7% over the preceding fiscal year.
- At the culmination of the current fiscal year, the City's governmental funds reported combined fund balances of $18,052,971, compared to $22,607,988 as reported on April 30, 2022.
- For the fiscal year ended April 30, 2023, the City's General Fund reported an increase in fund balance of $369,507. Total ending fund balance in the General Fund was a positive $10,996,607.
- Both the City's Water and Sewer Funds reported positive changes in net position during the current fiscal year, reporting ending balances of $40,724,408 and $40,891,591, respectively.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. The governmental-wide statements are divided between governmental activities and business-type activities. The perspective of the fund financial statements presents financial information for individual funds established by the City for specific purposes. They are categorized into three distinct groups: governmental, proprietary and fiduciary. This report also contains other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. The Statement of Net Position presents information on all of the City's assets/deferred outflows and liabilities/deferred inflows, with the difference between the two reported as net position. Over time increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government (legislative, administration and finance), public safety (police), community development, public works (street operations, health and sanitation) and parks and recreation. Property taxes, shared state taxes and local utility taxes finance the majority of these services. Business-type activities reflect private sector type operations, where the fee for service typically covers all or most of the cost of operations, including depreciation. The business-type activities of the City include water and sewer operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the United City of Yorkville can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains fourteen individual governmental funds. Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund, Library Fund, Parks and Recreation Fund, Citywide Capital Fund and Buildings and Grounds Fund, all of which are considered to be major funds. Information from the City's other nine governmental funds are combined into a single column presentation. Individual fund information for these non-major governmental funds is provided elsewhere in the report.

The United City of Yorkville adopts annual budgets for its General Fund, Library Fund, Parks and Recreation Fund, Citywide Capital Fund and Buildings and Grounds Fund. A budgetary comparison schedule has been provided for all five funds to demonstrate compliance with this budget.

Proprietary Funds

The City maintains one type of proprietary fund (enterprise funds). Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and sewer operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water Fund (major fund) and the Sewer Fund (major fund).

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's operations. The City maintains one fiduciary trust fund, the Police Pension Fund. The accounting used for fiduciary funds is similar to that used by proprietary funds.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the information provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements, this report also includes certain required supplementary information related to budgetary information and the City's progress in funding its obligation to provide pension and other post-employment benefits to its employees. Required non-major fund information can be found following the required supplementary information.

The combing statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information on pensions.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Statement of Net Position

The following chart reflects the condensed Statement of Net Position (in millions):

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2023	**2022**	**2023**	**2022**	**2023**	**2022**
Assets:						
Current Assets	$ 32.4	$ 36.8	$ 10.8	$ 5.2	$ 43.2	$ 42.0
Capital Assets	114.2	105.5	73.5	70.0	187.7	175.5
Other Assets	-	1.5	11.1	11.4	11.1	12.9
Total Assets	146.6	143.8	95.4	86.6	242.0	230.4
Deferred Outflows	4.0	2.3	3.0	2.8	7.0	5.1
Total Assets/Deferred Outflows	**$ 150.6**	**$ 146.1**	**$ 98.4**	**$ 89.4**	**$ 249.0**	**$ 235.5**
Liabilities:						
Current Liabilities	9.5	10.2	4.6	3.2	14.1	13.4
Long-term Liabilities	29.8	30.2	10.7	12.0	40.5	42.2
Total Liabilities	39.3	40.4	15.3	15.2	54.6	55.6
Deferred Inflows	8.8	9.4	1.5	0.4	10.3	9.8
Total Liabilities/Deferred Inflows	**$ 48.1**	**$ 49.8**	**$ 16.8**	**$ 15.6**	**$ 64.9**	**$ 65.4**
Net Position:						
Net Investment in Capital Assets	98.2	93.9	67.1	60.8	165.3	154.8
Restricted	1.5	7.9	-	-	1.5	7.9
Unrestricted (Deficit)	2.8	(5.5)	14.6	13.0	17.4	7.5
Total Net Position	**$ 102.5**	**$ 96.3**	**$ 81.6**	**$ 73.8**	**$ 184.1**	**$ 170.1**

The City's combined net position increased by $14.0 million, from $170.1 million to $184.1 million, during the current fiscal year. This change is the result of $6.2 million and $7.8 million increases in the net position of governmental activities and business-type activities, respectively.

The increase in the net position of governmental activities was due primarily to a $8.7 million increase in capital assets, consisting of City constructed roadway improvements and unfinished infrastructure/building projects that were still being constructed at fiscal year-end. Current assets fell by $4.4 million in the current fiscal year, due to the planned spend down of bond proceeds, although this was mitigated to an extent by the positive cash flows generated from operations. Current liabilities for governmental activities decreased by approximately $0.7 million, as proceeds from prefunded capital projects were liquidated over the course of fiscal year 2023. Moreover, long-term liabilities for governmental activities declined nominally by $0.3 million, as the repayment of debt obligations was largely offset by the addition of a $1.4 million net pension liability stemming from unfavorable market fluctuations impacting the Illinois Municipal Retirement Fund (IMRF). Restricted net position for governmental activities declined by $6.5 million, as unspent bond proceeds from the previous fiscal year were expended on building renovations.

The enhanced net position of business-type activities, which increased by $7.8 million, from $73.8 million to $81.6 million, was chiefly due to better-than-expected operating results. Net position of business-type activities was further impacted in a positive manner by a $3.5 million increase in capital assets, comprised of water and sewer infrastructure improvements and related unfinished capital projects that were in progress, but not yet completed, as of April 30, 2023; and the continued amortization of long-term debt applicable to the Water and Sewer Funds.

The largest portion of the United City of Yorkville's net position, totaling $165,324,875, reflects its investment in capital assets (e.g., land, infrastructure, buildings, vehicles and equipment), less any related debt used to acquire or construct those assets that are still outstanding. The City uses its capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although Yorkville's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The final component of the City's net position (0.8%) represents resources that are subject to external restrictions on how they may be used. At fiscal year-end, total restricted net position was comprised as follows: 69.4% was for prospective library operations; 21.5% was for upcoming road maintenance and improvement projects relating to the City's motor fuel tax (MFT) program; 3.3% was restricted for special service area use; and 5.9% was restricted for tax increment financing.

As of April 30, 2023, the City was able to report positive balances in all three categories of net position, both for the government, and for its governmental and business-type activities. Unrestricted net position for governmental activities finished fiscal year 2023 at a positive $2,860,410. This was an increase of approximately $8.4 million in comparison to the prior fiscal year, as a consequence of better-than-expected operating results and the drawdown of remaining 2021 and 2022 bond proceeds. Unrestricted net position for business-type activities ended the current fiscal year at $14,560,058, an increase of $1.6 million, as the result of enhanced water and sewer connection fees directly related to the steady flow of new housing starts throughout the City over the course of the fiscal year.

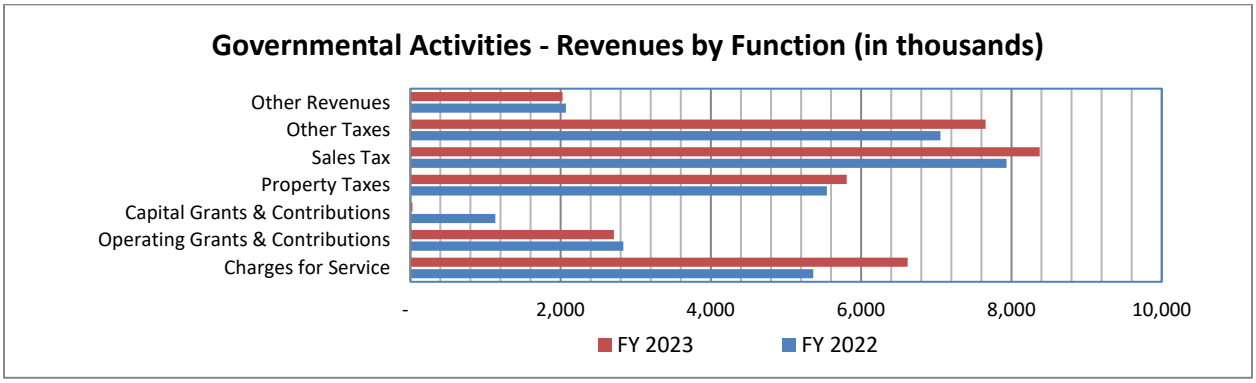
Activities

The following table reflects the revenue and expenses of the City's governmental and business-type activities (in millions).

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2023	**2022**	**2023**	**2022**	**2023**	**2022**
Revenues						
Program Revenues:						
Charges for Services	$ 6.6	$ 5.4	$ 7.8	$ 6.7	$ 14.5	$ 12.0
Operating Grants & Contributions	2.7	2.8	-	-	2.7	2.8
Capital Grants & Contributions	0.0	1.1	-	0.3	0.0	1.5
General Revenues:						
Property Taxes	5.8	5.5	-	-	5.8	5.5
Other Taxes	16.0	15.0	-	-	16.0	15.0
Other Revenue	2.0	2.1	3.3	0.1	5.3	2.2
Total Revenues	**$ 33.2**	**$ 31.9**	**$ 11.1**	**$ 7.1**	**$ 44.4**	**$ 39.1**
Expenses						
General Government	5.3	4.8	-	-	5.3	4.8
Library	1.2	1.0	-	-	1.2	1.0
Parks & Recreation	3.2	2.5	-	-	3.2	2.5
Public Safety	6.3	5.9	-	-	6.3	5.9
Community Development	1.3	1.0	-	-	1.3	1.0
Public Works	7.4	5.5	-	-	7.4	5.5
Interest Long-Term Debt	0.5	0.6	-	-	0.5	0.6
Water	-	-	3.5	3.6	3.5	3.6
Sewer	-	-	1.5	1.6	1.5	1.6
Total Expenses	**$ 25.3**	**$ 21.4**	**$ 5.1**	**$ 5.3**	**$ 30.4**	**$ 26.7**
Excess(Deficiency) before Transfers	$ 7.9	$ 10.5	$ 6.1	$ 1.9	$ 14.0	$ 12.4
Transfers	(1.7)	(0.6)	1.7	0.6	-	-
Change in Net Position	**$ 6.2**	**$ 9.9**	**$ 7.8**	**$ 2.5**	**$ 14.0**	**$ 12.4**
Net Position, Beginning	**$ 96.3**	**$ 86.4**	**$ 73.8**	**$ 71.3**	**$170.1**	**$157.7**
Net Position, Ending	**$102.5**	**$ 96.3**	**$ 81.6**	**$ 73.8**	**$184.1**	**$170.1**

Governmental Activities

Revenues

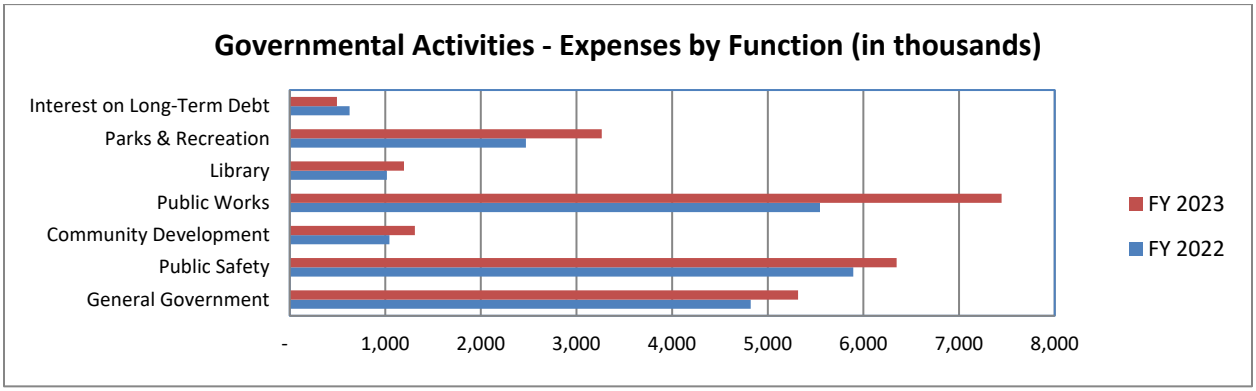


Total governmental activities revenue for the current fiscal year was $33,221,042, compared to $31,935,911 in the year prior, which is an increase of 4.0%. Property taxes, one of the City's principal revenue sources (equating to 17.5% of aggregate revenues), totaled over $5.8 million in fiscal year 2023. Property taxes support various governmental activities, including the City's annual contribution to the Yorkville Police Pension Fund. Per the decision of Council, the City held its pension contribution steady at $1,334,771, which mirrored the prior year's extension amount and exceeded the actuarial determined contribution by $14,176. Aggregate property tax revenues increased by 4.7%, as the Library increased its levy for operations by $46,265, and all three of the City's TIF districts generated incremental property tax revenues totaling $430,630. The City increased its requested levy as well, but only by the increment generated solely from new construction. This resulted in additional proceeds of approximately $135,000, which were used to finance activities related to police department operations.

Sales taxes experienced unprecedented growth over the course of the previous two fiscal years, posting year-over-year growth of 12.5% and 25.1%, respectively, in fiscal years 2022 and 2023. This extraordinary growth stemmed from the confluence of several factors including: aggressive fiscal and monetary policies in response to the pandemic, which spurred consumer demand; ongoing supply chain issues, which further drove up demand; and statutory changes implemented in fiscal year 2021 regarding how sales tax proceeds are sourced, which now require most on-line retailers to collect both State and locally imposed (including non-home rule) sales taxes on products being used or consumed within Yorkville. In the current fiscal year, sales taxes returned to more of a historical norm, posting a year-over-year gain of 5.6%, ostensibly due to the resiliency of the local economy and the sharp increase in price levels, as inflation reached its highest levels since the early 1980's during the latter half of calendar year 2022. The "other taxes" classification includes several revenue sources, including income, excise, utility, business district, video gaming and state use taxes. The other taxes classification increased by 8.5% in the current fiscal year, which is down from last year's pandemic related high of 24.5%, but nonetheless remained robust in comparison to pre-pandemic, historical norms. Most notably income and local use taxes had solid increases, posting year-over-year gains of $180,290 and $84,210, respectively.

Aggregate charges for service revenues sharply increased by 23.4% in the current fiscal year, due to enhanced garbage surcharges, chargebacks for vehicles and equipment, permit fees and recreation programming revenues. The "other revenues" classification, which is primarily made up of interest income and various reimbursements related to capital projects, slightly decreased by 2.2% in fiscal year 2023, due to the timing of developer reimbursements for road infrastructure improvements within the Grande Reserve subdivision. Operating grant and contribution revenues declined by $125,221 (4.4%) in comparison to fiscal year 2022 amounts, due to the timing of grant proceeds from the State's Rebuild Illinois program and the receipt of one-time grant revenues from FEMA reimbursing the City for personal protective equipment expenses related to the pandemic. Capital grants and contributions decreased by approximately $1.1 million, as the City received minimal grant contributions and accepted no capital contributions from developers in the current fiscal year.

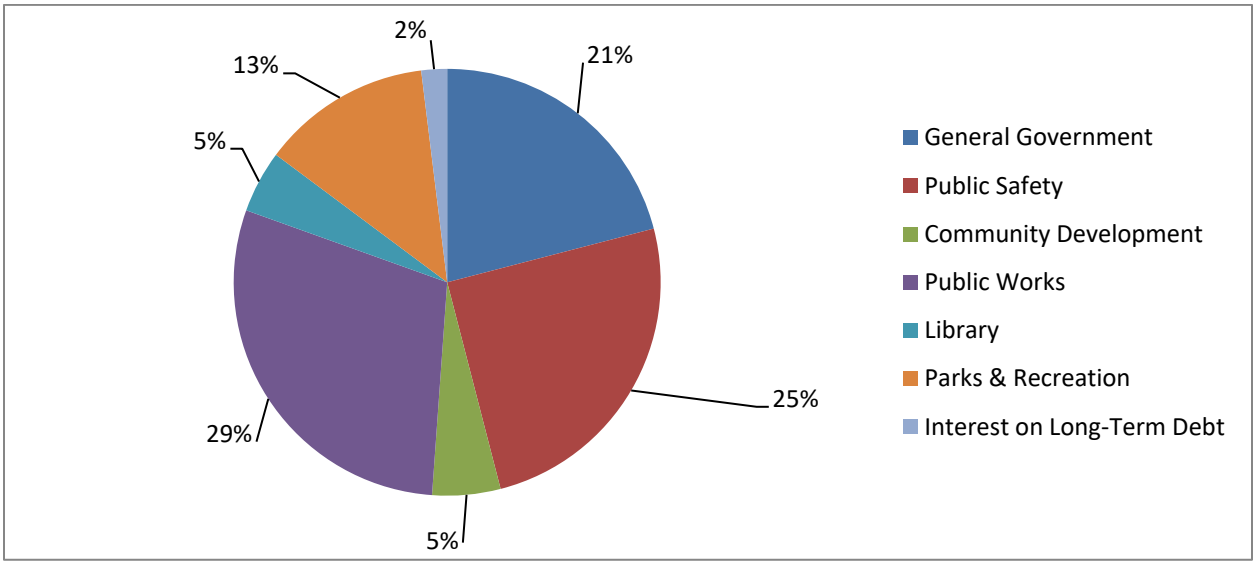
Expenses



Total expenses amounted to $25,293,272 for governmental activities at the end of fiscal year 2023. This reflected an increase of 18.1% from the prior year. The public safety and public works functions comprised the greatest proportion of governmental activities expenses, accounting for a combined 54.3% of the total. Other primary functional areas included general government and parks and recreation, which accounted for 21.0% and 12.9%, respectively, of total governmental activities expense.

Public works expenses totaled just over $7.4 million for the fiscal year ended April 30, 2023, which is a 34.3% increase over the preceding year. This increase is primarily attributable to additional expenses related to increased vehicle and equipment chargebacks and contractual increases in refuse disposal costs, which were offset on the revenue side by user fees. Public safety expenses increased by 7.7%, stemming from inflationary wage augmentations, the addition of a new patrol officer and increased pension expense. General government expenses increased by 10.3%, due to increases in IMRF pension expense, along with year-over-year increases in tax rebates, legal fees, liability insurance premiums and information technology services. Community development expenses increased by 25.5%, due to the addition of one new property maintenance inspector and increased contractual costs related to the digitalization of building, engineering and planning files. Parks and Recreation expenses were up by 32.1%, stemming from the additional costs associated with the new marketing coordinator position, in addition to enhanced recreation programming funding, vehicle and equipment chargebacks and depreciation expense. Interest on long-term debt fell by 21.1%, as the City continues to pay down debt related to governmental activities.

The following pie chart shows the breakdown of governmental activities expenses by function.



Business-Type Activities

Business-type activities increased the City's net position by $7,783,988. For the current fiscal year, 70.4% of all business-type activity revenue was generated from fees for services relating to the City's water and sewer utilities. Charges for services totaled $7.8 million in fiscal year 2023, which represents an increase of approximately $1.2 million (17.8%) in comparison to the year prior. This rise in charges for service revenue arose from increased water consumption and connection fee revenues stemming from new housing starts, together with City Council's decision to moderately increase water rates on a staggered basis during the current fiscal year. The base water rate, which covers the first 350 cubic feet of usage, was increased from $17 to $24, on September 1st; followed by a volumetric rate increase from $4.30 to $4.80 for every 100 cubic feet consumed over 350 cubic feet, on January 1st. This was the first-time water rates have increased since May 1, 2016. The incremental revenues generated from this rate increase will be used to fund much needed capital improvements to the City's underground utility system, as the Yorkville begins its water sourcing transition to Lake Michigan.

There were no capital grant and contribution revenues for business-type activities in fiscal year 2023, as the City did not accept any water or sewer infrastructure assets from developers. "Other revenues", which are comprised of rental income, reimbursements, proceeds from capital asset sales, interest income and miscellaneous items; increased by more than $3.1 million, due to developer reimbursements related to the construction of a new sanitary sewer interceptor on Corneils Road. Net transfers totaled a positive $1,704,565, which were used to fund debt service payments.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental Funds - The focus of the United City of Yorkville's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the United City of Yorkville's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At the end of the current fiscal year, the United City of Yorkville's governmental funds reported combined ending fund balances of $18,052,971, a decrease of $4,555,017 over last year's totals. Approximately 99% of fund balance for the governmental funds is identified between the restricted, assigned and unassigned categories. Restricted fund balance, which accounts for 9.6% ($1,730,600) of total fund balance, includes amounts restricted for library operations, unspent 2021 bond proceeds, special service areas and the City's motor fuel tax program. The bulk of unassigned fund balance, which accounts for 44.5% of total governmental fund balance, is in the General Fund ($10.8 million); with the residual negative equity portion of $2.8 million residing in the City's three TIF Funds. Remaining fund balance for the governmental funds were allocated as follows: $223,028 (1.2%) is nonspendable (i.e., prepaids); $8,064,486 (44.7%) is assigned to various road related capital projects, parks and recreation, building improvements, vehicles and equipment.

Overall General Fund revenues increased by $1.4 million (6.1%) in fiscal year 2023, to finish at $24.5 million, led by year-over-year gains in sales taxes (+$0.4 million), income taxes (+$0.2 million) and investment income (+$0.3 million). It should also be noted that the tax revenues most impacted by the pandemic (namely hotel, video gaming, admission and amusement taxes) not only returned to, but exceeded pre-pandemic levels, resulting in an aggregate year-over-year gain of $199,637. When coupled with lower-than-expected salary and benefit expenditures, this resulted in an excess of revenues over expenditures in the amount of $8.2 million. Approximately half of this surplus was earmarked by City Council for capital purposes, as $3.7 million was transferred to the Citywide Capital and Building and Grounds Funds. Of the remaining excess of $4.5 million, $1.9 million was transferred out for debt service and $2.2 million was transferred to the Parks and Recreation Fund to subsidize operations; thus, resulting in an ending General Fund surplus of $369,507.

The Library Fund reported a positive fund balance of $1,045,518 at the end of fiscal year 2023, which represents an increase of $121,959 over last year's fund balance amount of $923,559. Property taxes used to finance library operations, which accounted for 84.6% of total library operational revenues, increased by $46,265 (6.0%). Aggregate operational expenditures increased by $179,426 (21.5%), as a result of inflationary increases in wages, along with unexpected contractual service expenditures related to a flooding incident at the Library building from frozen pipes at the end of 2022, which was subsequently reimbursed by insurance proceeds.

The Parks and Recreation Fund yielded a surplus in the amount of $261,118 in the current fiscal year, which increased fund balance from $0 to $261,118. The Parks and Recreation Fund, more so than any other Fund in the City, had been the most negatively impacted by the pandemic, due to the very social nature of its revenue generating activities. Fortunately, the Funds primary charge for service revenue streams have continued to rebound in fiscal year 2023, bolstered by athletics and fitness revenues, which reported an all-time high of $427,043. Fiscal year 2023 was also the first year in which the Recreation Department partnered with the Yorkville School District in regard to its preschool offerings by developing the Future Foxes Preschool program. This new collaboration not only provided an opportunity to positively impact and teach the preschoolers registered within the program, but also allowed high school students interested in a teaching and education as a career, the opportunity to serve and interact with preschool students inside the classroom. The program proved quite successful in its inaugural year, with over one hundred high school students participating. Looking at the expenditure side, operational costs in the Parks and Recreation Fund increased by 25.1%, due to the addition of a new full-time Recreation employee, increased program spending and enhanced chargebacks for playground, vehicle and equipment replacement.

The Citywide Capital Fund ended fiscal year 2023 with a surplus of just over $2.6 million, which increased fund balance from $2,165,601 to $4,785,053. Aggregate revenues lagged prior year amounts by approximately $250,000, due to the timing of developer reimbursements related to roadway improvements in the Grande Reserve subdivision. Other financing sources for fiscal year 2023 were comprised of a transfer in from the General Fund in the amount of $2,902,227, which will be put towards future capital projects that focus on roadway improvements. On the other side of the ledger, roadway related capital expenditures totaled $1.9 million in the current fiscal year, in addition to expenditures for sidewalk replacement totaling $171,753 and the culmination of the Kennedy Road Bike Path project in the amount of $31,909.

The Buildings and Grounds Fund was created in fiscal year 2021 for the purposes of accounting for the maintenance, acquirement and improvements of all City-owned buildings. The Fund has one full time employee, who works in conjunction with the Facilities Manager, which was a shared position between Yorkville and the Village of Oswego. This shared position was discontinued at the end of the fiscal year and was replaced with a new facilities manager position that is solely funded by the United City of Yorkville in the subsequent fiscal year. Personnel costs for the Fund are financed by permit fees and chargebacks, whereas building related maintenance and supplies are funded by a transfer from the General Fund. Major projects for the Fund include the ongoing renovation of City Hall totaling $6.84 million (funded by bond proceeds), and the acquisition of land to be used for a future municipal facility for $1.4 million.

GENERAL FUND BUDGETARY HIGHLIGHTS

The chart below compares the fiscal year 2023 final budget to the actual results of the City's General Fund.

Fiscal Year 2023 General Fund Budgetary Highlights

	Final Budget	Actual	Over (Under)	Actual as % of Budget
Revenues				
Taxes	$ 14,316,507	$ 15,255,097	$ 938,590	107%
Intergovernmental	5,282,917	5,916,027	633,110	112%
Licenses, Permits and Fees	574,500	832,248	257,748	145%
Charges for Services	1,950,962	2,067,245	116,283	106%
Fines and Forfeitures	115,350	100,782	(14,568)	87%
Investment Income	7,500	289,131	281,631	3855%
Miscellaneous	92,000	69,087	(22,913)	75%
Total Revenues	$ 22,339,736	$ 24,529,617	$ 2,189,881	110%
Expenditures				
General Government	$ 5,581,497	$ 5,448,180	$ (133,317)	98%
Public Safety	6,435,737	6,177,039	(258,698)	96%
Community Development	1,380,747	1,312,006	(68,741)	95%
Public Works	3,322,350	3,333,022	10,672	100%
Total Expenditures	$ 16,720,331	$ 16,270,247	$ (450,084)	97%
Excess of Revenues over Expenditures	$ 5,619,405	$ 8,259,370	$ 2,639,965	147%
Other Financing Sources (Uses)	(5,759,405)	(7,889,863)	2,130,458	137%
Net Change in Fund Balance	$ (140,000)	**$ 369,507**		
Fund Balance - Beginning of Year		10,627,100		
Fund Balance - End of Year		**$ 10,996,607**		

The General Fund is the City's primary operating fund and the largest source of funding for the day-to-day activities of its various departments. Actual revenues exceed budgetary amounts by $2,189,881; as taxes, intergovernmental, licenses & permits, charges for service and investment income proved to be more robust than initially anticipated. In September of 2022, the City received its second and final allotment of $1.4 million from the American Rescue Plan Act (ARPA), which was signed into law in March of 2021. Based on guidelines promulgated by the United States Treasury Department's Final Rule, these proceeds were accounted for as revenue loss within the City's General Fund and applied towards sworn police officer salary expenditures incurred over the course of the fiscal year.

Aggregate building permits totaled $1,012,856 in fiscal year 2023, of which $736,146 was retained in the General Fund to cover inspection related personnel, operating and vehicle costs within the Community Development Department. Per the City's past practice, the remaining $276,710 in building permit proceeds were allocated to the Citywide Capital Fund, to assist in the facilitation of future roadway related capital projects. Moreover, after minimal investment yield in fiscal year 2022 because of historically low interest rates, which began with the onset of the pandemic in March of 2020; rates began to rise precipitously over the course of fiscal year 2023, which in turn yielded investment earnings totaling $278,849. Although nominal, the City unrealized gain of $9,979 was ascribed to the City's investment in United States Treasury securities, which fluctuate in value as the market changes, and are accounted for under the mark-to-market basis pursuant to Generally Accepted Accounting Principles (GAAP). Any gains or losses associated with these investments will not become realized, as it's the City's policy to hold such investments to maturity.

Actual General Fund expenditures for the year were $450,084 lower than budget ($16,270,247 actual compared to $16,720,331 budgeted), as all departments within the General Fund, with the exception of the Health and Sanitation Department, were under their respective appropriated budgets. The expenditure overage of $38,038 in Health and Sanitation was due to higher than expected refuse service fees, which are passed on to municipal customers via their bi-monthly utility bill. When netted against garbage surcharge revenues, refuse fees generated a nominal surplus of $1,942, in addition to late fees, which generated and additional $33,193 in offsetting revenue. Net other financing uses (i.e., transfers out) exceeded budgetary amounts by $2.1 million, as the City Council decided to supplement transfers to the Citywide Capital Fund in order to finance roadway projects in subsequent fiscal years.

As shown in the table on the previous page, current year operating results generated a surplus amount of $369,507, which increased overall fund balance from $10,627,100 at the beginning of the year, to $10,996,607 at the end of fiscal year 2023. The surplus at fiscal year-end was primarily attributable to enhanced revenues, predominately related to the tax, intergovernmental, charges for service and investment earnings categories; and lower than expected salary, benefit and contractual expenditures, as a direct result of attrition, temporary vacancies and the deferral of a new enterprise resource planning (ERP) system into the subsequent fiscal year. Ending fund balance for the General Fund was comprised of nonspendable (i.e., prepaid) amounts totaling $171,778, with the remaining balance of $10,824,829 classified as unassigned, which can be used for any corporate purpose. At the culmination of fiscal year 2023, unassigned fund balance as a percentage of total expenditures equated to 66.5%, which is the equivalent of approximately eight to nine months of operating reserves.

Proprietary Funds - The United City of Yorkville's proprietary funds provide the same type of information found in the government-wide financial statements, but in greater detail. The net position of the City's proprietary funds at the end of the year totaled $81,615,999, allocated between the Water and Sewer Funds in the amounts of $40,724,408 and $40,891,591, respectively. Better than expected user and connection fee revenues, coupled with lower than expected operational expenses and the deferral of capital projects (primarily due to timing of expenses related to the water sourcing and water tower rehabilitation projects) into the subsequent fiscal year, accounted for the bulk of the increase.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets – The United City of Yorkville's investment in capital assets for its governmental and business-type activities as of April 30, 2023, totaled $187,726,506 (net of accumulated depreciation). Investments in capital assets include land, land improvements, construction in progress (CIP), infrastructure (roadway improvements, sanitary sewer lines, storm sewers and watermains), buildings, equipment and vehicles. The following tables summarize the changes in the City's capital assets for governmental and business-type activities.

Change in Capital Assets – Governmental Activities (in millions)

	Balance May 1, 2022	Net Additions/ (Deletions)	Balance April 30, 2023
Non-Depreciable Assets:			
Land and Construction in Progress	$ 39.1	$ 4.5	$ 43.6
Depreciable Capital Assets:			
Buildings	15.7	-	15.7
Equipment	9.4	0.3	9.7
Vehicles	3.4	0.1	3.5
Infrastructure	81.3	6.3	87.6
Leased Assets - Equipment	-	0.1	0.1
Accumulated Depreciation on Capital Assets	(43.4)	(2.6)	(46.0)
Total Capital Assets, Net	**$ 105.5**	**$ 8.7**	**$ 114.2**

Total net capital assets for the City's governmental activities increased by $8.7 million in the current fiscal year, predominately due to ongoing renovation of City Hall, the acquisition of property for future municipal building expansion, and the capitalization of infrastructure improvements stemming from the 2022 Road Program, Fox Hill Roadway improvements and the reconstruction of Mill Road. During the fiscal year depreciation expense totaling $3,317,440 was charged to the following functions: General Government ($133,068), Library ($181,757), Parks and Recreation ($313,701), Public Safety ($171,325), and Public Works ($2,517,589).

Change in Capital Assets – Business-Type Activities (in millions)

	Balance May 1, 2022	Net Additions/ Deletions	Balance April 30, 2023
Non-Depreciable Assets:			
Land and Construction in Progress	$ 4.8	$ 1.1	$ 5.9
Depreciable Capital Assets:			
Equipment	19.2	0.3	19.6
Vehicles	0.6	0.1	0.8
Infrastructure	70.1	3.8	74.0
Accumulated Depreciation on Capital Assets	(24.8)	(1.9)	(26.7)
Total Capital Assets, Net	**$ 70.0**	**$ 3.5**	**$ 73.5**

Net capital assets increased by $3.5 million in fiscal year 2023, as asset additions of $5.3 million exceeded depreciation expense of $1.9 million. Infrastructure improvements, totaling $3.8 million, accounted for the bulk of new additions and primarily consisted of water main improvements on Illinois Route 47, East Main Street, Elizabeth Street and Appletree Court. During the fiscal year depreciation expenses of $1,155,210 and $730,111 was charged to the Water and Sewer Funds functional expense categories, respectively. For more detailed information, related to capital assets, see Note 3 to the financial statements.

Debt Administration

As of April 30, 2023, the United City of Yorkville had total debt outstanding of $25,328,387, which included general obligation and alternative revenue source bonds, developer commitments and notes and leases payable. This amount is partially comprised of six alternative revenue bonds which pledge income, sales, incremental property taxes, and water/sewer revenues. In addition, these bonds would be reverted to the property tax rolls should the alternative revenue source prove to be inadequate.

	Governmental Activities	Business-Type Activities	Total
General Obligation & Alternative Revenue Source Bonds	$ 15,753,886	$ 6,048,561	$ 21,802,447
Developer Commitments	-	2,655,402	2,655,402
Notes Payable and Leases Payable	454,018	416,520	870,538
	$ 16,207,904	**$ 9,120,483**	**$ 25,328,387**

The City's general obligation debt is rated AA by Standard & Poor's and Fitch Ratings. Yorkville is a non-home rule community and as such is subject to a legal debt limit of 8.625% of the equalized assessed value (EAV) of the City, per State statute. The 2022 EAV of the City was $700,198,445, which resulted in a legal debt limit of $60,392,116. At the end of the fiscal year, the City had $1,630,000 in debt applicable to the debt limit, resulting in a debt to EAV ratio of 0.23%. For more detailed information related to long-term debt, see Note 3 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Fiscal year 2023 saw the General Fund continue to build up its reserves, as overall fund balance neared $11.0 million, eclipsing its previous apex of $10.6 million in the year prior. Despite all the uncertainty surrounding the previous two fiscal years, management is pleased to report that the anticipated negative financial effects of the COVID-19 pandemic did not come to fruition; as the City's primary locally sourced revenue streams, consisting of sales taxes, property taxes, income taxes and building permits, have thus far remained resilient and continue to strengthen. Furthermore, based on the overall operating results of fiscal year 2023 and the events that have come to pass thus far in fiscal year 2024, it would appear that the local economy has continued to remain stable and that development in Yorkville continues to carry on in a progressive manner, as the City remains committed to developing economic incentives and other measures to attract and retain businesses.

After a 11.5% increase last year, overall property values (i.e., assessed valuation) in the City are currently estimated to increase an additional 14.4% in 2023, which is a positive indicator that the local housing market continues to strengthen. Despite the increases in EAV over the last several years, the City remains mindful of its impact on residents when developing the annual property tax levy. For the 2022 levy year, the City Council once again continued its past practice of only increasing the levy by the incremental property tax proceeds generated from new construction. This resulted in the City foregoing the inflationary increment of the levy, valued at approximately $180,000.

As the City moved forward into the subsequent fiscal year, management continued its practice of conservatively projecting revenues, while looking for ways to reduce expenditures, in order to maintain adequate fund balances and cash reserves. In addition, management continues to monitor the fiscal activities of the State of Illinois, in order to ascertain the impact, if any, of how additional State budget cuts would impact Yorkville's share of State revenues.

Looking ahead at fiscal year 2024 from a financial planning standpoint, the General Fund budget is at breakeven, with continued budgetary emphasis on enhanced funding for roadway improvements and vehicle and equipment replacement. At the same time, the City remains committed to maintaining adequate reserves, should an economic downturn occur. Budgeted capital and other significant projects for the upcoming fiscal year total around $18 million (excluding City-owned building projects) and include: the continuation of the annual "Road to Better Roads" program, with approximately $3.0 million budgeted for roadway improvements, including the potential for grant funding for infrastructure improvements on Van Emmon Street; the implementation of new enterprise resource planning system; the perpetuation of the City's sidewalk replacement and pavement striping programs; a City-wide water meter replacement program; the rehabilitation of an elevated water storage tank on the City's northside; an enhanced watermain replacement program, along with a newly constructed well and raw watermain, which will be financed by debt issuance at a budgeted cost of approximately $10 million; and vehicle and equipment purchases budgeted at $2.3 million.

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. Questions concerning this report or requests for additional financial information should be directed to Rob Fredrickson, Director of Finance, United City of Yorkville, 651 Prairie Pointe Drive, Yorkville, Illinois.

BASIC FINANCIAL STATEMENTS

The basic financial Statements include integrated sets of financial statements as required by the GASB. The sets of statements include:

- Government-Wide Financial Statements
- Fund Financial Statements

    Governmental Funds

    Proprietary Funds

    Fiduciary Fund

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Net Position
April 30, 2023

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Net Position
April 30, 2023

	Governmental Activities	Business-Type Activities	Totals
ASSETS			
Current Assets			
Cash and Investments	$ 21,188,797	7,835,269	29,024,066
Receivables - Net	11,056,119	2,953,331	14,009,450
Prepaids	223,028	35,561	258,589
Total Current Assets	32,467,944	10,824,161	43,292,105
Noncurrent Assets			
Capital Assets			
Nondepreciable Capital Assets	43,595,520	5,943,181	49,538,701
Depreciable Capital Assets	116,603,183	94,289,029	210,892,212
Accumulated Depreciation	(45,991,200)	(26,713,207)	(72,704,407)
Total Capital Assets	114,207,503	73,519,003	187,726,506
Other Assets			
Net Pension Asset - IMRF	-	-	-
Assets Held for Others	-	11,091,000	11,091,000
Total Other Assets	-	11,091,000	11,091,000
Total Noncurrent Assets	114,207,503	84,610,003	198,817,506
Total Assets	146,675,447	95,434,164	242,109,611
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Items - IMRF	1,479,215	275,623	1,754,838
Deferred Items - RBP	302,157	46,788	348,945
Deferred Items - Police Pension	2,185,870	-	2,185,870
Deferred Items - ARO	-	2,671,538	2,671,538
Unamortized Loss on Refunding	28,249	2,019	30,268
Total Deferred Outflows of Resources	3,995,491	2,995,968	6,991,459
Total Assets and Deferred Outflows of Resources	150,670,938	98,430,132	249,101,070

The notes to the financial statements are an integral part of this statement.

	Governmental Activities	Business-Type Activities	Totals
LIABILITIES			
Current Liabilities			
Accounts Payable	$ 2,146,210	2,453,098	4,599,308
Deposits Payable	4,865,727	-	4,865,727
Accrued Payroll	184,648	18,972	203,620
Accrued Interest Payable	174,988	59,854	234,842
Other Payables	157,532	439,690	597,222
Current Portion of Long-Term Debt	1,959,387	1,675,732	3,635,119
Total Current Liabilities	9,488,492	4,647,346	14,135,838
Noncurrent Liabilities			
Compensated Absences Payable	599,794	71,566	671,360
Net Pension Liability - IMRF	1,222,147	227,723	1,449,870
Net Pension Liability - Police Pension	12,864,611	-	12,864,611
Total OPEB Liability - RBP	753,612	116,692	870,304
Notes Payable	301,625	-	301,625
IEPA Loans Payable	-	301,187	301,187
General Obligation Bonds Payable - Net	14,042,170	4,540,277	18,582,447
Leases Payable	54,670	-	54,670
Developer Agreements	-	2,655,402	2,655,402
Asset Retirement Obligation	-	2,783,000	2,783,000
Total Noncurrent Liabilities	29,838,629	10,695,847	40,534,476
Total Liabilities	39,327,121	15,343,193	54,670,314
DEFERRED INFLOWS OF RESOURCES			
Property and State Taxes	6,649,575	-	6,649,575
Deferred Items - Leases	411,281	1,388,547	1,799,828
Deferred Items - IMRF	100,252	18,679	118,931
Deferred Items - RBP	411,470	63,714	475,184
Deferred Items - Police Pension	1,239,958	-	1,239,958
Total Deferred Inflows of Resources	8,812,536	1,470,940	10,283,476
Total Liabilities and Deferred Inflows of Resources	48,139,657	16,814,133	64,953,790
NET POSITION			
Net Investment in Capital Assets	98,268,934	67,055,941	165,324,875
Restricted			
Library Operations	1,033,277	-	1,033,277
Motor Fuel Tax	319,840	-	319,840
Special Service Areas	48,820	-	48,820
Tax Increment Financing	87,577	-	87,577
Unrestricted (Deficit)	2,772,833	14,560,058	17,332,891
Total Net Position	102,531,281	81,615,999	184,147,280

The notes to the financial statements are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Activities
For the Fiscal Year Ended April 30, 2023

	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants/ Contributions	Program Revenues: Capital Grants/ Contributions
Governmental Activities				
General Government	$ 5,317,707	4,053,221	-	29,777
Library	1,196,127	157,208	52,529	-
Parks and Recreation	3,264,494	695,128	6,800	-
Public Safety	6,348,333	-	-	-
Community Development	1,310,456	-	-	-
Public Works	7,360,959	1,712,703	2,650,094	-
Interest on Long-Term Debt	495,196	-	-	-
Total Governmental Activities	25,293,272	6,618,260	2,709,423	29,777
Business-Type Activities				
Sewer	1,530,640	1,919,429	-	-
Water	3,527,398	5,926,857	-	-
Total Business-Type Activities	5,058,038	7,846,286	-	-
	30,351,310	14,464,546	2,709,423	29,777
General Revenues				
Taxes				
Property Taxes				
Utility Taxes				
Business District Taxes				
Admissions and Amusement Taxes				
Video Gaming Taxes				
Other Taxes				
Intergovernmental - Unrestricted				
Sales Taxes				
Income Taxes				
State Use Taxes				
Investment Income				
Miscellaneous				
Transfers - Internal Activity				
Change in Net Position				
Net Position - Beginning				
Net Position - Ending				

The notes to the financial statements are an integral part of this statement.

Net (Expenses)/Revenues		
Primary Government		
Governmental Activities	Business-Type Activities	Totals
(1,234,709)	-	(1,234,709)
(986,390)	-	(986,390)
(2,562,566)	-	(2,562,566)
(6,348,333)	-	(6,348,333)
(1,310,456)	-	(1,310,456)
(2,998,162)	-	(2,998,162)
(495,196)	-	(495,196)
(15,935,812)	-	(15,935,812)
-	388,789	388,789
-	2,399,459	2,399,459
-	2,788,248	2,788,248
(15,935,812)	2,788,248	(13,147,564)
5,807,376	-	5,807,376
1,783,647	-	1,783,647
593,914	-	593,914
473,179	-	473,179
302,526	-	302,526
263,271	-	263,271
8,374,887	-	8,374,887
3,355,846	-	3,355,846
882,974	-	882,974
475,624	101,381	577,005
1,550,338	3,189,794	4,740,132
(1,704,565)	1,704,565	-
22,159,017	4,995,740	27,154,757
6,223,205	7,783,988	14,007,193
96,308,076	73,832,011	170,140,087
102,531,281	81,615,999	184,147,280

The notes to the financial statements are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Balance Sheet - Governmental Funds
April 30, 2023

	General
ASSETS	
Cash and Investments	$ 7,866,991
Receivables - Net of Allowances	
Property Taxes	3,737,342
Accounts	1,071,471
Grants	4,669
Other Taxes	3,628,716
Leases	-
Due from Other Funds	2,662,619
Prepaids	171,778
Total Assets	19,143,586
LIABILITIES	
Accounts Payable	994,859
Deposit Payable	2,145,567
Accrued Payroll	131,574
Due to Other Funds	-
Other Payables	-
Total Liabilities	3,272,000
DEFERRED INFLOWS OF RESOURCES	
Property and State Taxes	4,874,979
Deferred Items - Leases	-
Total Deferred Inflows of Resources	4,874,979
Total Liabilities and Deferred Inflows of Resources	8,146,979
FUND BALANCES	
Nonspendable	171,778
Restricted	-
Assigned	-
Unassigned	10,824,829
Total Fund Balances	10,996,607
Total Liabilities, Deferred Inflows of Resources and Fund Balances	19,143,586

The notes to the financial statements are an integral part of this statement.

Special Revenue		Capital Projects			
Library	Parks and Recreation	Citywide Capital	Buildings and Grounds	Nonmajor	Totals
1,128,153	469,307	6,651,852	2,684,395	2,388,099	21,188,797
1,774,596	-	-	-	-	5,511,938
142	2,534	165,766	7,345	1,365	1,248,623
-	-	29,777	-	-	34,446
3,574	-	-	-	200,227	3,832,517
-	428,595	-	-	-	428,595
-	-	-	-	89,385	2,752,004
12,241	38,518	-	491	-	223,028
2,918,706	938,954	6,847,395	2,692,231	2,679,076	35,219,948
22,116	126,313	131,510	812,917	58,495	2,146,210
-	7,499	1,930,832	12,020	769,809	4,865,727
19,971	31,716	-	1,387	-	184,648
-	-	-	-	2,752,004	2,752,004
56,505	101,027	-	-	-	157,532
98,592	266,555	2,062,342	826,324	3,580,308	10,106,121
1,774,596	-	-	-	-	6,649,575
-	411,281	-	-	-	411,281
1,774,596	411,281	-	-	-	7,060,856
1,873,188	677,836	2,062,342	826,324	3,580,308	17,166,977
12,241	38,518	-	491	-	223,028
1,033,277	-	-	241,086	456,237	1,730,600
-	222,600	4,785,053	1,624,330	1,432,503	8,064,486
-	-	-	-	(2,789,972)	8,034,857
1,045,518	261,118	4,785,053	1,865,907	(901,232)	18,052,971
2,918,706	938,954	6,847,395	2,692,231	2,679,076	35,219,948

The notes to the financial statements are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Reconciliation of Total Governmental Fund Balance to Net Position of Governmental Activities
April 30, 2023

Total Governmental Fund Balances	$ 18,052,971
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	114,207,503
Deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Deferred Items - IMRF	1,378,963
Deferred Items - Police Pension	945,912
Deferred Items - RBP	(109,313)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	
Accrued Interest Payable	(174,988)
Compensated Absences Payable	(749,742)
Net Pension Liability/(Asset) - IMRF	(1,222,147)
Net Pension Liability - Police Pension	(12,864,611)
Total OPEB Liability - RBP	(753,612)
Notes Payable	(360,972)
General Obligation Bonds Payable	(15,753,886)
Unamortized Loss on Refunding	28,249
Leases Payable	(93,046)
Net Position of Governmental Activities	102,531,281

The notes to the financial statements are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended April 30, 2023

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended April 30, 2023

	General
Revenues	
Taxes	$ 15,255,097
Intergovernmental	5,916,027
Licenses, Permits and Fees	832,248
Charges for Services	2,067,245
Fines and Forfeitures	100,782
Grants and Donations	-
Investment Income	289,131
Miscellaneous	69,087
Total Revenues	24,529,617
Expenditures	
General Government	5,448,180
Library	-
Parks and Recreation	-
Public Safety	6,177,039
Community Development	1,312,006
Public Works	3,333,022
Capital Outlay	-
Debt Service	
Principal Retirement	-
Interest and Fiscal Charges	-
Total Expenditures	16,270,247
Excess (Deficiency) of Revenues Over (Under) Expenditures	8,259,370
Other Financing Sources (Uses)	
Sale of Capital Assets	-
Debt Issuance	-
Transfers In	-
Transfers Out	(7,889,863)
	(7,889,863)
Net Change in Fund Balances	369,507
Fund Balances - Beginning	10,627,100
Fund Balances - Ending	10,996,607

The notes to the financial statements are an integral part of this statement.

Special Revenue		Capital Projects			
Library	Parks and Recreation	Citywide Capital	Buildings and Grounds	Nonmajor	Totals
1,665,847	-	-	-	473,129	17,394,073
52,529	-	29,777	-	1,177,614	7,175,947
140,950	-	465,106	168,005	164,375	1,770,684
13,825	695,128	880,006	199,586	876,986	4,732,776
2,433	-	-	-	11,585	114,800
-	6,800	-	-	-	6,800
19,533	2,309	36,964	47,977	79,710	475,624
60,725	302,483	1,014,482	55,863	47,698	1,550,338
1,955,842	1,006,720	2,426,335	471,431	2,831,097	33,221,042
-	-	-	-	167,403	5,615,583
1,014,370	-	-	-	-	1,014,370
-	2,978,143	-	-	-	2,978,143
-	-	-	-	17,321	6,194,360
-	-	-	-	-	1,312,006
-	-	152,882	367,622	143,401	3,996,927
-	-	2,132,206	8,238,317	2,193,853	12,564,376
750,000	-	210,000	570,000	531,812	2,061,812
99,002	-	109,813	235,719	121,418	565,952
1,863,372	2,978,143	2,604,901	9,411,658	3,175,208	36,303,529
92,470	(1,971,423)	(178,566)	(8,940,227)	(344,111)	(3,082,487)
-	-	-	-	100,851	100,851
-	-	-	-	131,184	131,184
29,489	2,232,541	2,902,227	803,877	355,216	6,323,350
-	-	(104,209)	-	(33,843)	(8,027,915)
29,489	2,232,541	2,798,018	803,877	553,408	(1,472,530)
121,959	261,118	2,619,452	(8,136,350)	209,297	(4,555,017)
923,559	-	2,165,601	10,002,257	(1,110,529)	22,607,988
1,045,518	261,118	4,785,053	1,865,907	(901,232)	18,052,971

The notes to the financial statements are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Fiscal Year Ended April 30, 2023

Net Change in Fund Balances - Total Governmental Funds	$ (4,555,017)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital Outlays	12,056,018
Depreciation Expense	(3,317,440)
Disposals - Cost	(694,201)
Disposals - Accumulated Depreciation	694,201
The net effect of deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Change in Deferred Items - IMRF	2,856,362
Change in Deferred Items - Police Pension	313,171
Change in Deferred Items - RBP	(222,078)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal on long-term debt consumes the current financial resources of the governmental funds.	
Change in Compensated Absences Payable	(58,234)
Change in Net Pension Liability/(Asset) - IMRF	(2,750,539)
Change in Net Pension Liability - Police Pension	(305,975)
Change in Total OPEB Liability - RBP	205,553
Debt Issuance	(131,184)
Retirement of Debt	2,063,702
Amortization of Loss on Refunding	(14,997)
Amortization of Premium	60,820
Changes to accrued interest on long-term debt in the Statement of Activities does not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	23,043
Changes in Net Position of Governmental Activities	6,223,205

The notes to the financial statements are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Net Position - Proprietary Funds
April 30, 2023

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Net Position - Proprietary Funds
April 30, 2023

	Business-Type Activities - Enterprise		
	Sewer	Water	Totals
ASSETS			
Current Assets			
Cash and Investments	$ 4,696,913	3,138,356	7,835,269
Receivables - Net of Allowances			
Accounts	298,530	1,216,207	1,514,737
Leases	-	1,438,594	1,438,594
Prepaids	6,898	28,663	35,561
Total Current Assets	5,002,341	5,821,820	10,824,161
Noncurrent Assets			
Capital Assets			
Nondepreciable	3,432,457	2,510,724	5,943,181
Depreciable	37,602,884	56,686,145	94,289,029
Accumulated Depreciation	(9,204,288)	(17,508,919)	(26,713,207)
Total Capital Assets	31,831,053	41,687,950	73,519,003
Other Assets			
Assets Held for Others	11,091,000	-	11,091,000
Total Noncurrent Assets	42,922,053	41,687,950	84,610,003
Total Assets	47,924,394	47,509,770	95,434,164
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Items - IMRF	86,973	188,650	275,623
Deferred Items - RBP	9,925	36,863	46,788
Deferred Items - ARO	-	2,671,538	2,671,538
Unamortized Loss (Gain) on Refunding	1,778	241	2,019
	98,676	2,897,292	2,995,968
Total Assets and Deferred Outflows of Resources	48,023,070	50,407,062	98,430,132

The notes to the financial statements are an integral part of this statements.

	Business-Type Activities - Enterprise		
	Sewer	Water	Totals
LIABILITIES			
Current Liabilities			
Accounts Payable	$ 2,044,347	408,751	2,453,098
Accrued Payroll	5,974	12,998	18,972
Accrued Interest Payable	11,953	47,901	59,854
Other Payables	434,188	5,502	439,690
Current Portion of Long-Term Debt	1,041,056	634,676	1,675,732
Total Current Liabilities	3,537,518	1,109,828	4,647,346
Noncurrent Liabilities			
Compensated Absences Payable	15,348	56,218	71,566
Net Pension Liability - IMRF	71,858	155,865	227,723
Total OPEB Liability - RBP	24,753	91,939	116,692
IEPA Loans Payable	-	301,187	301,187
General Obligation Bonds Payable - Net	2,110,000	2,430,277	4,540,277
Developer Agreements	1,352,593	1,302,809	2,655,402
Asset Retirement Obligation	-	2,783,000	2,783,000
Total Noncurrent Liabilities	3,574,552	7,121,295	10,695,847
Total Liabilities	7,112,070	8,231,123	15,343,193
DEFERRED INFLOWS OF RESOURCES			
Deferred Items - Leases	-	1,388,547	1,388,547
Deferred Items - IMRF	5,894	12,785	18,679
Deferred Items - RPB	13,515	50,199	63,714
Total Deferred Inflows of Resources	19,409	1,451,531	1,470,940
Total Liabilities and Deferred Inflows of Resources	7,131,479	9,682,654	16,814,133
NET POSITION			
Net Investment in Capital Assets	28,692,831	38,363,110	67,055,941
Unrestricted	12,198,760	2,361,298	14,560,058
Total Net Position	40,891,591	40,724,408	81,615,999

The notes to the financial statements are an integral part of this statements.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds
For the Fiscal Year Ended April 30, 2023

	Business-Type Activities - Enterprise		
	Sewer	Water	Totals
Operating Revenues			
Charges for Services	$ 1,616,929	5,332,272	6,949,201
Operating Expenses			
Operations	749,145	2,194,644	2,943,789
Depreciation and Amortization	731,872	1,179,826	1,911,698
Total Operating Expenses	1,481,017	3,374,470	4,855,487
Operating Income	135,912	1,957,802	2,093,714
Nonoperating Revenues (Expenses)			
Investment Income	50,335	44,227	94,562
Unrealized Gain	-	6,819	6,819
Connection Fees	302,500	594,585	897,085
Other Income (Expense)	3,210,204	(20,410)	3,189,794
Interest Expense	(49,623)	(152,928)	(202,551)
	3,513,416	472,293	3,985,709
Income Before Transfers	3,649,328	2,430,095	6,079,423
Transfers In	1,600,356	177,859	1,778,215
Transfers Out	(73,650)	-	(73,650)
	1,526,706	177,859	1,704,565
Change in Net Position	5,176,034	2,607,954	7,783,988
Net Position - Beginning	35,715,557	38,116,454	73,832,011
Net Position - Ending	40,891,591	40,724,408	81,615,999

The notes to the financial statements are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Cash Flows - Proprietary Funds
For the Fiscal Year Ended April 30, 2023

	Business-Type Activities - Enterprise		
	Sewer	Water	Totals
Cash Flows from Operating Activities			
Receipts from Customers and Users	$ 5,218,579	4,166,193	9,384,772
Payments to Employees	(499,696)	(259,124)	(758,820)
Payments to Suppliers	2,203,058	(492,635)	1,710,423
	6,921,941	3,414,434	10,336,375
Cash Flows from Noncapital Financing Activities			
Transfers In	1,600,356	177,859	1,778,215
Transfers (Out)	(73,650)	-	(73,650)
	1,526,706	177,859	1,704,565
Cash Flows from Capital and Related Financing Activities			
Purchase of Capital Assets	(3,333,959)	(2,087,070)	(5,421,029)
Debt Repayment	(1,175,000)	(1,486,080)	(2,661,080)
Interest Payments	(49,623)	(152,928)	(202,551)
	(4,558,582)	(3,726,078)	(8,284,660)
Cash Flows from Investing Activities			
Investment Income	50,335	51,046	101,381
Net Change in Cash and Cash Equivalents	3,940,400	(82,739)	3,857,661
Cash and Cash Equivalents - Beginning	756,513	3,221,095	3,977,608
Cash and Cash Equivalents - Ending	4,696,913	3,138,356	7,835,269
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities			
Operating Income	135,912	1,957,802	2,093,714
Adjustments to Reconcile Operating Income to Net Income to Net Cash Provided by (Used in) Operating Activities:			
Depreciation and Amortization Expense	731,872	1,179,826	1,911,698
Connection Fees/Other Income	3,512,704	574,175	4,086,879
(Increase) Decrease in Current Assets	88,946	(1,740,254)	(1,651,308)
Increase (Decrease) in Current Liabilities	2,452,507	1,442,885	3,895,392
Net Cash Provided by Operating Activities	6,921,941	3,414,434	10,336,375

The notes to the financial statement are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Fiduciary Net Position
April 30, 2023

	Police Pension Trust
ASSETS	
Cash and Cash Equivalents	$ 1,998,122
Investments	
Illinois Police Officers Pension Investment Fund	13,010,562
Receivables - Net of Allowances	
Other	2,363
Total Assets	15,011,047
LIABILITIES	
None	-
NET POSITION	
Net Position Restricted for Pensions	15,011,047

The notes to the financial statement are an integral part of this statement.

UNITED CITY OF YORKVILLE, ILLINOIS

Statement of Changes in Fiduciary Net Position
For the Fiscal Year Ended April 30, 2023

	Police Pension Trust
Additions	
Contributions - Employer	$ 1,334,771
Contributions - Plan Members	381,767
Total Contributions	1,716,538
Investment Income	
Interest Earned	143,076
Net Change in Fair Value	(26,079)
	116,997
Less Investment Expenses	(33,837)
Net Investment Income	83,160
Total Additions	1,799,698
Deductions	
Administration	26,932
Benefits and Refunds	1,245,047
Total Deductions	1,271,979
Change in Fiduciary Net Position	527,719
Net Position Restricted for Pensions	
Beginning	14,483,328
Ending	15,011,047

The notes to the financial statement are an integral part of this statement.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The United City of Yorkville (City) is an Illinois unit of local government. The financial statements include all functions, programs, and activities under control of the City Council. The City's major operations include public safety, public works, library, parks and recreation, community development, water and sewer services, and general administration. The City Council has oversight responsibility for the City, the Public Library and the Park and Recreation Board. Oversight responsibility includes designation of management and all other control over operations of these entities.

The government-wide financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the City's accounting policies established in GAAP and used by the City are described below.

REPORTING ENTITY

The City's financial reporting entity comprises the following:

Primary Government:	United City of Yorkville

In determining the financial reporting entity, the City complies with the provisions of GASB Statement No. 61, "The Financial Reporting Omnibus - an Amendment of GASB Statements No. 14 and No. 34," and includes all component units that have a significant operational or financial relationship with the City. Based upon the criteria set forth in the GASB Statement No. 61, there are no component units included in the reporting entity.

Police Pension Employees Retirement System

The City's police employees participate in the Police Pension Employees Retirement System (PPERS). PPERS functions for the benefit of these employees and is governed by a five-member pension board. Two members appointed by the City's Mayor, one elected pension beneficiary and two elected police employees constitute the pension board. The participants are required to contribute a percentage of salary as established by state statute and the City is obligated to fund all remaining PPERS costs based upon actuarial valuations. The State of Illinois is authorized to establish benefit levels and the City is authorized to approve the actuarial assumptions used in the determination of contribution levels. Although it is legally separate from the City, the PPERS is reported as if it were part of the primary City because its sole purpose is to provide retirement benefits for the City's police employees. The PPERS is reported as a pension trust fund.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

BASIS OF PRESENTATION

Government-Wide Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's public safety, highway and street maintenance and reconstruction, building code enforcement, public improvements, economic development, parks and recreation, planning and zoning, and general administrative services are classified as governmental activities. The City's sewer and water services are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are: (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets/deferred outflows and receivables as well as long-term debt/deferred inflows and obligations.

The City's net position is reported in three parts: net investment in capital assets; restricted; and unrestricted. The City first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions (general government, public safety, highways and streets, etc.) and business-type activities. The functions are supported by general government revenues (property, sales and use taxes, certain intergovernmental revenues, fines, permits and charges for services, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, which include 1) changes to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

The net costs (by function or business-type activity) are normally covered by general revenue (property, sales and use taxes, certain intergovernmental revenues, permits and charges for services, etc.).

This government-wide focus is more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets/deferred outflows, liabilities/deferred inflows, fund equity, revenues and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities categories.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

BASIS OF PRESENTATION – Continued

Fund Financial Statements – Continued

Nonmajor funds by category are summarized into a single column. GASB Statement No. 34 sets forth minimum criteria (percentage of the assets/deferred outflows, liabilities/deferred inflows, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. The City electively added funds, as major funds, which either have debt outstanding or a specific community focus. The nonmajor funds are combined in a column in the fund financial statements. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and
>
> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The various funds are reported by generic classification within the financial statements. The following fund types are used by the City:

Governmental Funds

The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the City:

General fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund is a major fund.

Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The City maintains nine special revenue funds. The Library Fund, a major fund, is used to account for the activity relating to the Yorkville Public Library. The primary revenue source for the Library Fund is property taxes. The Parks and Recreation Fund, also a major fund, is used to account for the revenues and expenditures associated with Yorkville's Parks and Recreation departments. The primary revenue source for the Parks and Recreation Fund is charges for services.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

BASIS OF PRESENTATION – Continued

Fund Financial Statements – Continued

Governmental Funds – Continued

Debt service funds are used to account for the accumulation of funds for the periodic payment of principal and interest on general long-term debt. The City maintains one debt service fund.

Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type/proprietary funds). The City maintains three capital projects funds. The Citywide Capital Fund, a major fund, is used to account for financial resources accumulated for maintenance of public infrastructure and to fund new capital improvements that benefit the public. The Buildings and Grounds Fund, also a major fund, is used to account for maintenance of existing and construction of new municipal owned buildings.

Proprietary Funds

The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The following is a description of the proprietary funds of the City:

Enterprise funds are required to account for operations for which a fee is charged to external users for goods or services and the activity is (a) financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges, or (c) establishes fees and charges based on a pricing policy designed to recover similar costs. The City maintains two enterprise funds. The Sewer Fund, a major fund, is used to account for the operation and sewer infrastructure maintenance of the City-owned sewer system, as well as the construction of new sewer systems within City limits. Revenues are generated through user maintenance fees. The Water Fund, also a major fund, is used to account for the operation and water infrastructure maintenance of the City-owned water distribution system, as well as the construction of new water systems. Revenues are generated through charges based on water consumption and user maintenance fees.

Fiduciary Funds

Fiduciary funds are used to report assets held in a trustee or custodial capacity by the City for others and therefore are not available to support City programs. The reporting focus is on net position and changes in net position and is reported using accounting principles similar to proprietary funds.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

BASIS OF PRESENTATION – Continued

Fund Financial Statements – Continued

Fiduciary Funds – Continued

Pension trust funds are used to account for assets held in a trustee capacity by the City for pension benefit payments. The Police Pension Fund accounts for the accumulation of resources to pay pension costs. Resources are contributed by police force members at rates fixed by state statutes and by the government through an annual property tax levy.

The City's pension trust fund is presented in the fiduciary fund financial statements. Since by definition these assets are being held for the benefit of a third party (pension participants, etc.) and cannot be used to address activities or obligations of the City, these funds are not incorporated into the government-wide statements.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined below.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate.

All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets/deferred outflows and liabilities/deferred inflows are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

All proprietary and pension trust funds utilize an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets/deferred outflows and liabilities/deferred inflows (whether current or noncurrent) associated with their activities are reported. Proprietary and pension trust fund equity is classified as net position.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING – Continued

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, both governmental and business-type activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability/deferred inflow is incurred or economic asset used. Revenues, expenses, gains, losses, assets/deferred outflows, and liabilities/deferred inflows resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when "measurable and available." Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year-end. The City recognizes property taxes when they become both measurable and available in accordance with GASB Codification Section P70.

A sixty-day availability is generally used for revenue recognition for all other governmental fund revenues. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are recognized when due.

In applying the susceptible to accrual concept under the modified accrual basis, those revenues susceptible to accrual are property taxes, state and utility taxes, franchise taxes, interest revenue, charges for services, and fines and forfeits. All other revenues are not susceptible to accrual because generally they are not measurable until received in cash.

All proprietary and pension trust funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY

Cash and Investments

Cash and cash equivalents on the Statement of Net Position are considered to be cash on hand, demand deposits, and cash with fiscal agent. For the purpose of the proprietary funds "Statement of Cash Flows," cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and all highly liquid investments with an original maturity of three months or less.

Investments are generally reported at fair value. Short-term investments are reported at cost, which approximates fair value. For investments, the City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Interfund Receivables, Payables and Activity

Interfund activity is reported as loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. All other interfund transactions are treated as transfers. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Receivables

In the government-wide financial statements, receivables consist of all revenues earned at year-end and not yet received. Major receivables balances for governmental activities include property taxes, state and utility taxes, franchise taxes, and grants. Business-type activities report utility charges as their major receivables.

Assets Held for Others

In June of 2004, the City entered into an intergovernmental agreement with Yorkville-Bristol Sanitary District for design and construction of the Rob Roy Creek Interceptor. At the date of completion, the Yorkville-Bristol Sanitary District owns and maintains the Interceptor. All costs associated with the construction of the infrastructure asset are recorded as Assets Held for Others in the City's financial statements. As of April 30, 2023, the balance of this project was $11,091,000 reported in the Sewer Fund. In connection with this project, the City issued General Obligation Alternate Revenue Source Bonds of 2005D in the fiscal year 2006 for $11,300,000, which were refunded in 2008, 2011 and again in 2022. At April 30, 2023, the outstanding balance of the 2022 refunding bonds is $3,900,000. See Note 3 for more information on this long-term debt issue.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY – Continued

Prepaids

Prepaids are valued at cost, which approximates market. The cost of governmental fund-type prepaids are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaids in both the government-wide and fund financial statements.

Deferred Outflows/Inflows of Resources

Deferred outflow/inflow of resources represents a consumption/acquisition of net assets that applies to a future period and therefore will not be recognized as an outflow of resources (expense)/inflow of resources (revenue) until that future time.

Capital Assets

Capital assets purchased or acquired with an original cost of $5,000 to $75,000, depending on asset class, (see chart on the following page) or more are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. General capital assets are long-lived assets of the City as a whole. Infrastructure such as streets, traffic signals and signs are capitalized. In the case of the initial capitalization of general infrastructure assets (i.e., those reported by the governmental activities) the government chose to include all such items regardless of their acquisition date. The valuation basis for general capital assets are historical cost, or where historical cost is not available, estimated historical cost based on replacement costs.

Capital assets in the proprietary funds are capitalized in the fund in which they are utilized. The valuation bases for proprietary fund capital assets are the same as those used for the general capital assets. Donated capital assets are capitalized at acquisition value on the date donated.

Depreciation on all assets is computed and recorded using the straight-line method of depreciation over the following estimated useful lives:

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY – Continued

Capital Assets – Continued

Capital Asset	Capitalized Threshold	Estimated Useful Life
Land	$ 25,000	N/A
Buildings	35,000	10 - 50 Years
Equipment	5,000	5 - 75 Years
Vehicles	5,000	5 - 15 Years
Infrastructure - Street and Storm Sewer	50,000	10 - 75 Years
Infrastructure - Water and Sewer	75,000	10 - 75 Years
Lease Assets - Equipment	40,000	10 - 40 Years

Compensated Absences

The City accrues accumulated unpaid vacation and associated employee-related costs when earned (or estimated to be earned) by the employee. In accordance with GASB Statement No. 16, no liability is recorded for nonvesting accumulation rights to receive sick pay benefits. However, a liability is recognized for that portion of accumulated sick leave that is estimated to be taken as "terminal leave" prior to retirement. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as expenses at the time of issuance.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY – Continued

Net Position

In the government-wide financial statements, equity is classified as net position and displayed in three components:

> Net Investment in Capital Assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
>
> Restricted – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislations.
>
> Unrestricted – All other net position balances that do not meet the definition of "restricted" or "net investment in capital assets."

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

BUDGETARY INFORMATION

Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual budgets are adopted for all funds. All annual appropriations lapse at fiscal year-end. During the year, several supplementary appropriations were necessary. The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- Prior to May 1, the Mayor submits to the City Council the proposed budget for the fiscal year commencing the following May 1. The operating budget includes proposed expenditures and the means of financing them.

- Public hearings are conducted at the City offices to obtain taxpayer comments.

- Prior to May 1, the budget is legally adopted by a vote of the City Council through passage of an ordinance.

- The budget officer is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY – Continued

DEFICIT FUND BALANCE

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

Fund	Deficit
Countryside TIF	$ 1,175,044
Downtown TIF	1,614,928

NOTE 3 – DETAIL NOTES ON ALL FUNDS

DEPOSITS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds except the pension trust fund. Each fund type's portion of this pool is displayed on the financial statements as "cash and investments." In addition, investments are separately held by several of the City's funds. The deposits and investments of the pension trust fund are held separately from those of other funds.

Permitted Deposits and Investments – Statutes authorize the City to make deposits/invest in commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, obligations of States and their political subdivisions, credit union shares, repurchase agreements, commercial paper rated within the three highest classifications by at least two standard rating services, the Illinois Funds, the Illinois Trust, and the Illinois Public Reserves Investment Management Trust.

The Illinois Funds is an investment pool managed by the Illinois Public Treasurer's Office which allows governments within the State to pool their funds for investment purposes. The Illinois Funds is not registered with the SEC as an investment company. Investments in Illinois Funds are valued at the share price, the price for which the investment could be sold.

The Illinois Trust was established for the purpose of allowing various public agencies including, but not limited to, counties, townships, cities, towns, villages, school districts, housing authorities and public water supply districts, to jointly invest funds in accordance with the Laws of the State of Illinois. Participation in the Illinois Trust is voluntary. The Illinois Trust is not registered with the SEC as an Investment Company. Investments in the Illinois Trust are valued at the share price, the price for which the investment could be sold.

The Illinois Public Reserves Investment Management Trust (I-PRIME) is an investment opportunity and cash management service for Illinois Municipal Treasurers acting on behalf of counties, townships, cities, towns, villages, special road districts, public water supply districts, fire protection districts, drainage districts, levee districts, sewer districts, housing authorities, and all other political corporations or subdivisions of the State of Illinois. Participation in I-PRIME is voluntary. I-PRIME is not registered with the SEC as an Investment Company. Investments in I-PRIME are valued at the share price, the price for which the investment could be sold.

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

DEPOSITS AND INVESTMENTS – Continued

City

Deposits. At year-end, the carrying amount of the City's deposits for governmental and business-type activities totaled $13,944,016 and the bank balances totaled $18,173,699.

Investments. The City has the following investment fair values and maturities:

		Investment Maturities (in Years)			
Investment Type	Fair Value	Less Than 1	1 to 5	6 to 10	More Than 10
U.S. Treasuries	$ 1,923,762	982,724	941,038	-	-
Illinois Funds	9,179,841	9,179,841	-	-	-
Illinois Trust	104,400	104,400	-	-	-
I-PRIME	3,872,047	3,872,047			
	15,080,050	14,139,012	941,038	-	-

At year-end, the City has the following recurring fair value measurements:

		Fair Value Measurements Using		
Investments by Fair Value Level	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Debt Securities				
U.S. Treasuries	$ 1,923,762	1,923,762	-	-
Investments Measured at the Net Asset Value (NAV)				
Illinois Funds	9,179,841			
Illinois Trust	104,400			
I-PRIME	3,872,047			
Total Investments at the (NAV)	13,156,288			
Total Investments Measured at Fair Value	15,080,050			

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

DEPOSITS AND INVESTMENTS – Continued

City – Continued

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's investment policy states that a variety of financial instruments and maturities, properly balanced, will help to insure liquidity and reduce risk or interest rate volatility and loss of principal. The policy does not state specific limits in investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in management of their own affairs, no for speculation, but for investment, considering the safety of their capital, as well as the probable income to be derived. The standard of prudence to be used by investment officials shall be the 'prudent person' standard and shall be applied in the context of managing an overall portfolio. At year-end, the City's investment in the Illinois Funds is rated AAA by Fitch, and the City's investment the Illinois Trust and I-PRIME are rated AAAm by Standard & Poor's.

Concentration Risk. This is the risk of loss attributed to the magnitude of the City's investment in a single issuer. The City's investment policy states that a variety of financial instruments and maturities, properly balanced, will help to insure liquidity and reduce risk or interest rate volatility and loss of principal. Diversifying instruments and maturities will avoid incurring unreasonable risks in the investment portfolio regarding specific security types, issuers or individual financial institutions. The City shall diversify to the best of its ability based on the type of funds invested and the cash flow needs of those funds. The City places no limit on the amount the City may invest in any one issuer. At year-end, the City does not have any investments over 5 percent of the total cash and investment portfolio (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments) over 5 percent of the total cash and investment portfolio.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's investment policy requires that all amounts in excess of any insurance limits be collateralized by approved securities or surety bonds issued by top-rated insurers, having a value of at least 110% of the deposits. Collateral is required as security whenever deposits exceed the insurance limits of the FDIC. Repurchase agreements must also be collateralized in the amount of 105% of the market value of principal and accrued interest. Collateral shall be held at an independent, third-party institution in the name of the City. The third-party institution shall comply with all qualifications and requirements as set forth in the Illinois Complied Statutes 30 ILCS 235/6. At year end, all deposits are collateralized.

For an investment, this is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At year-end, the City's investments in the Illinois Funds, the Illinois Trust, and I-PRIME are not subject to custodial credit risk.

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

DEPOSITS AND INVESTMENTS – Continued

Police Pension Fund

The Illinois Police Officers Pension Investment Fund (IPOPIF) is an investment trust fund responsible for the consolidation and fiduciary management of the pension assets of Illinois suburban and downstate police pension funds. IPOPIF was created by Public Act 101-0610, and codified within the Illinois Pension Code, becoming effective January 1, 2020, to streamline investments and eliminate unnecessary and redundant administrative costs, thereby ensuring assets are available to fund pension benefits for the beneficiaries of the participating pension funds. Participation in IPOPIF by Illinois suburban and downstate police pension funds is mandatory. Investments of the Fund are combined in a commingled external investment pool and held by IPOPIF. A schedule of investment expenses is included in IPOPIF's annual report. For additional information on IPOPIF's investments, please refer to their annual report, which can be obtained from IFPIF at 456 Fulton Street, Suite 402 Peoria, Illinois 61602 or at www.ipopif.org. The Fund transferred all eligible assets to the Investment Fund on November 1, 2022.

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IPOPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled $1,998,122 and the bank balances totaled $1,998,478.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Fund's deposits may not be returned to it. The Fund's investment policy requires all deposits in excess of federally insured limits (other than bank managed money market mutual funds) to be no less than 110% of the fair market value and secured by some form of collateral. The Fund will accept (1) United States Treasury Bills, Notes or Bonds, or (2) United States Government Agency Notes or Bonds as authorized by the Public Funds Investment Act but excluding the government sponsored agencies prohibited by the Department of Insurance. At year-end, the entire amount of the bank balance of deposits was covered by collateral, federal depository or equivalent insurance.

Investments. At year-end the Fund has $13,010,562 invested in IPOPIF, which is measured at the Net Asset Value (NAV) per share as determined by the pool. The pooled investments consist of the investments as noted in the target allocation table available at www.ipopif.org.

Investment Policy. IPOPIF's current investment policy was adopted by the Board of Trustees on December 17, 2021. IPOPIF is authorized to invest in all investments allowed by Illinois Compiled Statutes (ILCS). The IPOPIF shall not be subject to any of the limitations applicable to investments of pension fund assets currently held by the transferor pension funds under Sections 1-113.1 through 1-113.12 or Article 3 of the Illinois Pension Code.

Rate of Return

At year-end, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was (0.91%). The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LEASES RECEIVABLE

The City is a lessor on the following leases at year end:

Lease	Term	Start Date	Payments	Interest Rate
Verizon Cell Tower-Wheaton Woods	107 months	April 1, 2011	$4,490 to $6,145 per month, including interest	4.34%
SprintCom Cell Tower	261 months	February 10, 2004	$3,064 to $5,701 per month, including interest	4.34%
Verizon Cell Tower-Lehman Crossing	115 months	December 1, 2011	$2,194 to $2,622 per month, including interest	4.34%
Verizon Cell Tower-Tower Lane	204 months	May 1, 2019	$3,169 to $5,085 per month, including interest	4.34%

During the fiscal year, the City has recognized $72,914 of lease revenue.

The future principal and interest lease payments as of the year-end were as follows:

Fiscal Year	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2024	$ 38,376	17,847	42,813	61,596
2025	42,368	16,104	47,628	59,642
2026	46,629	14,181	52,738	57,474
2027	51,177	12,066	58,158	55,078
2028	56,021	9,752	63,900	52,446
2029	61,186	7,218	69,995	49,548
2030	66,686	4,454	76,445	46,385
2031	66,152	1,433	83,277	42,933
2032	-	-	77,037	39,276
2033	-	-	64,552	36,343
2034	-	-	70,502	33,419
2035	-	-	76,799	30,240
2036	-	-	83,476	26,775
2037	-	-	90,545	23,013
2038	-	-	98,028	18,941
2039	-	-	105,943	14,531
2040	-	-	50,206	11,029
2041	-	-	54,305	8,767
2042	-	-	58,638	6,326
2043	-	-	63,221	3,692
2044	-	-	50,388	918
	428,595	83,055	1,438,594	678,372

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

CAPITAL ASSETS

Governmental Activities

Governmental capital asset activity for the year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 31,247,764	1,378,602	-	32,626,366
Construction in Progress	7,829,838	9,441,492	6,302,176	10,969,154
	39,077,602	10,820,094	6,302,176	43,595,520
Depreciable Capital Assets				
Buildings	15,690,311	-	-	15,690,311
Equipment	9,365,165	599,754	291,589	9,673,330
Vehicles	3,376,017	516,075	402,612	3,489,480
Infrastructure	81,327,791	6,291,087	-	87,618,878
Lease Assets - Equipment	-	131,184	-	131,184
	109,759,284	7,538,100	694,201	116,603,183
Less Accumulated Depreciation				
Buildings	5,400,642	323,619	-	5,724,261
Equipment	7,146,859	345,019	291,589	7,200,289
Vehicles	2,582,347	323,154	402,612	2,502,889
Infrastructure	28,238,113	2,314,718	-	30,552,831
Lease Assets - Equipment	-	10,930	-	10,930
	43,367,961	3,317,440	694,201	45,991,200
Total Net Depreciable Capital Assets	66,391,323	4,220,660	-	70,611,983
Total Net Capital Assets	105,468,925	15,040,754	6,302,176	114,207,503

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

CAPITAL ASSETS – Continued

Governmental Activities – Continued

Depreciation expense was charged to governmental activities as follows:

General Government	$ 133,068
Library	181,757
Parks and Recreation	313,701
Public Safety	171,325
Public Works	2,517,589
	3,317,440

Business-Type Activities

Business-type capital asset activity for the year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 615,376	-	-	615,376
Construction in Progress	4,234,027	5,213,432	4,119,654	5,327,805
	4,849,403	5,213,432	4,119,654	5,943,181
Depreciable Capital Assets				
Equipment	19,210,280	345,408	-	19,555,688
Vehicles	618,559	133,664	-	752,223
Infrastructure	70,132,939	3,848,179	-	73,981,118
	89,961,778	4,327,251	-	94,289,029
Less Accumulated Depreciation				
Equipment	8,665,492	506,441	-	9,171,933
Vehicles	523,107	47,939	-	571,046
Infrastructure	15,639,287	1,330,941	-	16,970,228
	24,827,886	1,885,321	-	26,713,207
Total Net Depreciable Capital Assets	65,133,892	2,441,930	-	67,575,822
Total Net Capital Assets	69,983,295	7,655,362	4,119,654	73,519,003

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

CAPITAL ASSETS – Continued

Business-Type Activities – Continued

Depreciation expense was charged to business-type activities as follows:

Sewer	$ 730,111
Water	1,155,210
	1,885,321

PROPERTY TAXES

Property taxes for 2022 attach as an enforceable lien on January 1, 2023, on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by the County and are payable in two installments, on or about June 1 and September 1. The County collects such taxes and remits them periodically.

INTERFUND BALANCES

Interfund balances are advances in anticipation of receipts to cover temporary cash shortages. The composition of interfund balances as of the date of this report, is as follows:

Receivable Fund	Payable Fund	Amount
General	Nonmajor Governmental	$ 2,662,619
Nonmajor Governmental	Nonmajor Governmental	89,385
		2,752,004

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

INTERFUND TRANSFERS

Interfund transfers for the year consisted of the following:

Transfers In	Transfers Out	Amount	
Library	General	$ 29,489	(2)
Parks and Recreation	General	2,232,541	(2)
Citywide Capital	General	2,902,227	(2)
Buildings and Grounds	General	803,877	(2)
Nonmajor Governmental	General	321,373	(1)
Nonmajor Governmental	Nonmajor Governmental	33,843	(2)
Sewer	General	1,600,356	(1)
Water	Citywide Capital	104,209	(1)
Water	Sewer	73,650	(1)
		8,101,565	

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

The purpose of significant interfund transfers are as follows:

- $2,232,541 to the Parks and Recreation Fund to subsidize operations.
- $2,902,227 to the Citywide Capital Fund to fund the construction of current and future roadway projects.
- $803,877 to the Buildings and Grounds Fund to fund current and future City building projects and acquisitions.
- $1,600,356 to the Sewer Fund to finance debt service costs related to the 2022 refunding bond.

LEASES PAYABLE

The City has the following leases outstanding at year end:

Lease	Term	Start Date	Payments	Interest Rate
Body Cameras	5 years	December 1, 2022	$25,839 per year	4.34%

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LEASES PAYABLE – Continued

The future principal and interest lease payments as of the year-end were as follows:

Fiscal Year	Principal	Interest
2024	$ 21,801	4,038
2025	22,747	3,092
2026	23,734	2,105
2027	24,764	1,075
	93,046	10,310

LONG-TERM DEBT

Other Obligations

Other Obligations currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
Conover Sewer Recapture owed to John Conover as reimbursement for sewer extension, due in one lump sum payment of $1,890 in fiscal year 2023.	Governmental Activities	$ 1,890	-	1,890	-

Notes Payable

The City enters into notes payable to provide funds for acquisition of capital assets. Notes payable have been issued for the governmental activities. Notes payable are direct obligations and pledge the full faith and credit of the City. Notes payable currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
Promissory Note of 2019, payable in monthly installments of $71,570, which includes interest at 3.60%, through November 18, 2028.	Vehicle and Equipment	$ 418,222	-	57,250	360,972

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LONG-TERM DEBT – Continued

Illinois Environmental Protection Agency (IEPA) Loans Payable

The City has entered into loan agreements with the IEPA to provide low interest financing for sewer and water improvements. IEPA loans currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
IEPA (L17-1156300) Loan Payable of 2007, due in semi-annual installments of $28,263 to $61,744 including interest at 2.50% through August 9, 2026.	Water	$ 529,024	-	112,504	416,520

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. General obligation bonds issued for business-type activities are reported in the proprietary funds as they are expected to be repaid from proprietary revenues. General obligation bonds are direct obligations and pledge the full faith and credit of the City.

General obligation bonds currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
General Obligation Library Bonds of 2006, due in annual installments of $50,000 to $100,000 plus interest at 4.75% to 4.80% through December 30, 2024.	Library	$ 275,000	-	75,000	200,000
General Obligation Library Refunding Bonds of 2013, due in annual installments of $155,000 to $730,000 plus interest at 2.00% to 4.00% through December 30, 2024.	Library	2,105,000	-	675,000	1,430,000

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LONG-TERM DEBT – Continued

General Obligation Bonds – Continued

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
General Obligation Refunding Alternate Revenue Source Bonds of 2014, due in annual installments of $230,000 to $270,000 plus interest at 4.00% to 4.30% through December 1, 2029.	Countryside TIF	$ 1,235,000	-	-	1,235,000
General Obligation Alternate Revenue Source Bonds of 2014A, due in annual installments of $135,000 to $300,000 plus interest at 3.00% to 4.00% through December 1, 2033.	Citywide Capital	3,000,000	-	210,000	2,790,000
General Obligation Refunding Alternate Revenue Source Bonds of 2014B, due in annual installments of $255,000 to $320,000 plus interest at 2.00% to 3.00% through December 30, 2022.	Debt Service	320,000	-	320,000	-
General Obligation Refunding Alternate Revenue Source Bonds of 2014C, due in annual installments of $120,000 to $140,000 plus interest at 2.00% to 3.00% through December 30, 2024.	Water	410,000	-	135,000	275,000
General Obligation Alternate Revenue Source Bonds of 2015A, due in annual installments of $100,000 to $475,000 plus interest at 4.00% through December 1, 2034.	Countryside TIF	1,041,067	-	116,424	924,643
	Water	2,893,933	-	323,576	2,570,357

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LONG-TERM DEBT – Continued

General Obligation Bonds – Continued

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
General Obligation Refunding Alternate Revenue Source Bonds of 2016, due in annual installments of $430,000 to $1,475,000 plus interest at 4.00% to 4.25% through December 30, 2022.	Water	$ 915,000	-	915,000	-
General Obligation Alternate Revenue Source Bonds of 2021, due in annual installments of $320,000 to $530,000 plus interest at 2.00% to 4.00% through December 30, 2040.	Building and Grounds	8,250,000	-	320,000	7,930,000
General Obligation Refunding Alternate Revenue Source Bonds of 2022, due in annual installments of $1,270,000 to $1,320,000 plus interest at 1.142% through December 1, 2025.	Building and Grounds	1,010,000	-	250,000	760,000
	Sewer	4,160,000	-	1,020,000	3,140,000
		25,615,000	-	4,360,000	21,255,000

Activity	Beginning Balances	Issuances	Retirements	Ending Balances
Governmental	$ 17,236,067	-	1,966,424	15,269,643
Business-Type	8,378,933	-	2,393,576	5,985,357
	25,615,000	-	4,360,000	21,255,000

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LONG-TERM DEBT – Continued

Debt Certificates

The City issues debt certificates to provide funds for the acquisition and construction of major capital facilities. Debt certificates have been issued for both governmental and business-type activities. Debt Certificates issued for business-type activities are reported in the proprietary funds as they are expected to be repaid from proprietary revenues. Debt certificates currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
Illinois Rural Bond Bank Debt Certificates of 2003A, due in annual installments of $80,000 to $155,000 plus interest at 1.60% to 5.20% through February 1, 2023.	Sewer	$ 155,000	-	155,000	-

Asset Retirement Obligation

The City has recognized an asset retirement obligation (ARO) and related deferred outflow of resources in connection with its obligation to seal and abandon various water wells and for the demolition of the City's underground storage tanks at the end of their estimated useful lives in accordance with federal, state, and/or local requirements. The ARO was measured using actual historical costs for similar abandonments, adjusted for inflation through the end of the year. The estimated remaining useful lives of the water wells and underground storage ranges between 48 and 83 years.

Non-Commitment Debt

Special service area bonds outstanding as of the date of this report totaled $47,958,000, Kendall Marketplace business district bonds totaled $6,665,000 and Kendall Marketplace sales tax bonds totaled $4,755,000. These bonds are not an obligation of the government and are secured by the levy of an annual tax on the real property within the special service area, business district taxes, and sales taxes, respectively. The government is in no way liable for repayment but is only acting as agent for the property owners in levying/assessing and collecting the tax and forwarding the collections to bondholders.

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LONG-TERM DEBT – Continued

Long-Term Liability Activity

Changes in long-term liabilities during the fiscal year were as follows:

Type of Debt	Beginning Balances	Additions	Deductions	Ending Balances	Amounts Due within One Year
Governmental Activities					
Compensated Absences	$ 691,508	116,468	58,234	749,742	149,948
Net Pension Liability/(Asset) - IMRF	(1,528,392)	2,750,539	-	1,222,147	-
Net Pension Liability - Police Pension	12,558,636	305,975	-	12,864,611	-
Total OPEB Liability - RBP	959,165	-	205,553	753,612	-
Other Obligations	1,890	-	1,890	-	-
Notes Payable	418,222	-	57,250	360,972	59,347
General Obligation Bonds	17,236,067	-	1,966,424	15,269,643	1,711,716
Plus: Unamortized Premium	545,063	-	60,820	484,243	-
Leases Payable	-	131,184	38,138	93,046	38,376
	30,882,159	3,304,166	2,388,309	31,798,016	1,959,387
Business-Type Activities					
Compensated Absences	$ 123,365	632	316	123,681	52,115
Net Pension Liability/(Asset) - IMRF	(330,272)	557,995	-	227,723	-
Total OPEB Liability - RBP	143,322	-	26,630	116,692	-
IEPA Loans Payable	529,024	-	112,504	416,520	115,333
General Obligation Bonds	8,378,933	-	2,393,576	5,985,357	1,508,284
Plus: Unamortized Premium	76,232	-	13,028	63,204	-
Debt Certificates	155,000	-	155,000	-	-
Developer Agreements	2,505,402	150,000	-	2,655,402	-
Asset Retirement Obligation	2,783,000	-	-	2,783,000	-
	14,364,006	708,627	2,701,054	12,371,579	1,675,732

For the governmental activities, the compensated absences, the net pension liabilities/(asset), and the total OPEB liability are generally liquidated by the General Fund. The Vehicle and Equipment Fund makes payment on the notes payable and leases payable. General obligation bonds are being liquidated by the Library, Countryside TIF, Citywide Capital, Buildings and Grounds, and Debt Service funds. The other obligations are paid by governmental activities.

For the business-type activities, the Sewer and Water Funds liquidate compensated absences, the net pension liability/(asset), and the total OPEB liability. The Sewer and Water Funds are making payments on the IEPA loans payable, general obligation bonds, debt certificates and developer agreements. The Water Fund liquidates the asset retirement obligation.

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LONG-TERM DEBT – Continued

Debt Service Requirements to Maturity

The annual debt service requirements to maturity, including principal and interest, are as follows:

	Governmental Activities			
	Notes Payable		General Obligation Bonds	
Fiscal Year	Principal	Interest	Principal	Interest
2024	$ 59,347	12,223	1,711,716	477,272
2025	61,581	9,989	1,775,685	417,298
2026	63,867	7,703	1,126,889	354,959
2027	66,237	5,333	898,212	319,421
2028	68,691	2,879	940,858	285,506
2029	41,249	501	973,504	247,750
2030	-	-	1,021,150	208,427
2031	-	-	778,796	166,771
2032	-	-	796,442	144,319
2033	-	-	819,088	121,361
2034	-	-	841,734	97,697
2035	-	-	555,569	73,328
2036	-	-	480,000	60,600
2037	-	-	490,000	51,000
2038	-	-	500,000	41,200
2039	-	-	510,000	31,200
2040	-	-	520,000	21,000
2041	-	-	530,000	10,600
Total	360,972	38,628	15,269,643	3,129,709

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

LONG-TERM DEBT – Continued

Debt Service Requirements to Maturity – Continued

Fiscal Year	Business-Type Activities			
	IEPA Loan Payable		General Obligation Bonds	
	Principal	Interest	Principal	Interest
2024	$ 115,333	9,697	1,508,284	146,918
2025	118,235	6,795	1,529,315	117,424
2026	121,209	3,821	1,223,111	87,467
2027	61,743	773	161,788	68,981
2028	-	-	169,142	62,509
2029	-	-	176,496	55,743
2030	-	-	183,850	48,683
2031	-	-	191,204	41,329
2032	-	-	198,558	33,681
2033	-	-	205,912	25,739
2034	-	-	213,266	17,503
2035	-	-	224,431	8,972
Total	416,520	21,086	5,985,357	714,949

Legal Debt Margin

Chapter 65, Section 5/8-5-1 of the Illinois Compiled Statutes provides, "…no municipality having a population of less than 500,000 shall become indebted in any manner or for any purpose, to an amount, including existing indebtedness in the aggregate exceeding 8.625% on the value of the taxable property therein, to be ascertained by the last assessment for state and county purposes, previous to the incurring of the indebtedness or, until January 1, 1983, if greater, the sum that is produced by multiplying the municipality's 1978 equalized assessed valuation by the debt limitation percentage in effect on January 1, 1979."

Assessed Valuation - 2022	$ 700,198,445
Legal Debt Limit - 8.625% of Assessed Value	60,392,116
Amount of Debt Applicable to Limit	
General Obligation Bonds	1,630,000
Legal Debt Margin	58,762,116

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

NET POSITION CLASSIFICATIONS

Net investment in capital assets was comprised of the following as of year-end:

Governmental Activities	
Capital Assets - Net of Accumulated Depreciation	$ 114,207,503
Plus: Unspent Bond Proceeds	241,086
Less Capital Related Debt:	
Notes Payable of 2019	(360,972)
General Obligation Library Bonds of 2006	(200,000)
General Obligation Library Refunding Bonds of 2013	(1,430,000)
General Obligation Refunding Alternate Revenue Source Bonds of 2014	(1,235,000)
General Obligation Refunding Alternate Revenue Source Bonds of 2014A	(2,790,000)
General Obligation Alternate Revenue Source Bonds of 2015A	(924,643)
General Obligation Alternate Revenue Source Bonds of 2021	(7,930,000)
General Obligation Refunding Alternate Revenue Source Bonds of 2022	(760,000)
Leases	(93,046)
Loss on Refunding	28,249
Premium on Debt Issuance	(484,243)
Net Investment in Capital Assets	98,268,934
Business-Type Activities	
Capital Assets - Net of Accumulated Depreciation	$ 73,519,003
Less Capital Related Debt:	
IEPA (L17-1156300) Loan Payable of 2007	(416,520)
General Obligation Refunding Alternate Revenue Source Bonds of 2014C	(275,000)
General Obligation Alternate Revenue Source Bonds of 2015A	(2,570,357)
General Obligation Refunding Alternate Revenue Source Bonds of 2022	(3,140,000)
Loss on Refunding	2,019
Premium on Debt Issuance	(63,204)
Net Investment in Capital Assets	67,055,941

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

FUND BALANCE CLASSIFICATIONS

In the governmental funds' financial statements, the City considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The City first utilizes committed, then assigned and then unassigned fund balance when an expenditure is incurred for purposes for which all three unrestricted fund balances are available.

Nonspendable Fund Balance. Consists of resources that cannot be spent because they are either: a) not in a spendable form; or b) legally or contractually required to be maintained intact.

Restricted Fund Balance. Consists of resources that are restricted to specific purposes, that is, when constraints placed on the use of resources are either: a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance. Consists of resources constrained (issuance of an ordinance) to specific purposes by the government itself, using its highest level of decision-making authority, Members of the City Council; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.

Assigned Fund Balance. Consists of amounts that are constrained by Members of the City Council's intent to be used for specific purposes but are neither restricted nor committed. Intent is expressed by a) Members of the City Council itself or b) a body or official to which Members of the City Council has delegated the authority to assign amounts to be used for specific purposes. The City's highest level of decision-making authority is Members of the City Council, who is authorized to assign amounts to a specific purpose.

Unassigned Fund Balance. Consists of residual net resources of a fund that has not been restricted, committed, or assigned within the General Fund and deficit fund balances of other governmental funds.

Minimum Fund Balance Policy. The City's policy states that the General fund should maintain a minimum unrestricted fund balance of no less than 30% of the annual appropriations budget.

NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued

FUND BALANCE CLASSIFICATIONS – Continued

The following is a schedule of fund balance classifications for the governmental funds as of the date of this report:

		Special Revenue		Capital Projects			
	General	Library	Parks and Recreation	Citywide Capital	Buildings and Grounds	Nonmajor	Totals
Fund Balances							
Nonspendable							
Prepaids	$ 171,778	12,241	38,518	-	491	-	223,028
Restricted							
Library Operations	-	1,033,277	-	-	-	-	1,033,277
Motor Fuel Tax	-	-	-	-	-	319,840	319,840
Special Service Areas	-	-	-	-	-	48,820	48,820
Tax Increment Financing	-	-	-	-	-	87,577	87,577
Capital Projects - Bond Proceeds	-	-	-	-	241,086	-	241,086
	-	1,033,277	-	-	241,086	456,237	1,730,600
Assigned							
Capital Projects	-	-	-	4,785,053	1,624,330	1,432,503	7,841,886
Parks and Recreation	-	-	222,600	-	-	-	222,600
	-	-	222,600	4,785,053	1,624,330	1,432,503	8,064,486
Unassigned	10,824,829	-	-	-	-	(2,789,972)	8,034,857
Total Fund Balances	10,996,607	1,045,518	261,118	4,785,053	1,865,907	(901,232)	18,052,971

NOTE 4 – OTHER INFORMATION

RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and injuries to the City's employees. The City has purchased insurance from private insurance companies. Risks covered included certain types of liabilities and bonds. Premiums have been displayed as expenditures/expenses in appropriate funds. There were no significant changes in insurance coverages from the prior year and settlements did not exceed insurance coverage in any of the past three fiscal years.

NOTE 4 – OTHER INFORMATION – Continued

CONTINGENT LIABILITIES

Litigation

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's attorney, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

Grants

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

COMMITMENTS

Agreements with Developers – Governmental Activities

Under a Development and Annexation Agreement entered into in July of 2000, amended in October of 2001, the City agreed to reimburse eligible costs associated with a development located at Route 47 and Kennedy Road. Eligible costs of $5,977,027 are to be reimbursed from 65% of the sales tax generated in the development. Through April 30, 2023, the City has reimbursed $4,158,576, including $463,927 in the current year. All payments have been recorded as an expenditure of the General Fund.

Under an Annexation Agreement entered into in April of 2006, the City agreed to reimburse eligible costs associated with a development located at Route 47 between Base Line Road and Corneils Road. Eligible costs are to be reimbursed from 55% of City Admissions Taxes collected, limited to a period of ten years. Through April 30, 2023, the City has reimbursed $1,738,927, including $208,296 in the current year. All payments have been recorded as an expenditure of the General Fund. The agreement was amended in April of 2019 to rebate 100% of admissions tax received by the City from the developer for a period of twenty years, until September 2026, and the admissions tax rate was decreased from 5% to 2.75%. The 100% rebate went into effect beginning with the 2013 fiscal year.

NOTE 4 – OTHER INFORMATION – Continued

COMMITMENTS – Continued

Agreements with Developers – Governmental Activities – Continued

Under a Development/Economic Initiative Agreement entered into in January of 2007, the City agreed to reimburse eligible costs associated with a development located at Route 47 and Corneils Road. Eligible costs of $287,392 are to be reimbursed from 50% of the sales tax generated in the development, limited to a period of twenty years. Through April 30, 2023, the City has reimbursed $23,404, including $0 in the current year. All payments have been recorded as an expenditure of the General Fund.

Under a Development Agreement entered into in June of 2007, the City agreed to create a business district in the area around Route 34 and Cannonball Trail. Under the agreement, 50% of sales tax and 100% of the business district tax generated in the district are remitted by the City to an escrow agent to pay the debt service on the Special Service Area Revenue Bonds of 2007. The bonds are secured solely by the pledged revenues and are not obligations of the City and are therefore not recorded on the City's books. All payments have been recorded as an expenditure of the General Fund. Expenditures in the current year were $564,884 for sales taxes and $477,183 in business district taxes.

In February of 2011, the City amended a Development/Economic Initiative Agreement dated April 2007. Under the original agreement, the City agreed to reimburse 20% of eligible costs associated with a development located at Route 47 and Fountainview Drive from 50% of the sales tax generated in the development, limited to a period of twenty years. Under the amended agreement, the City will hold the sales tax rebates in an escrow account until certain land improvements has been completed. Through April 30, 2023, the City is holding $29,908 in escrow, including $4,650 in the current year. All payments have been recorded as an expenditure of the General Fund.

Under development agreements entered into in April 2012, the City agreed to reimburse eligible costs associated with a development located at within the Downtown TIF district. Eligible costs are to be reimbursed from 85% of the incremental property tax and 100% of the business district tax generated in the development, through December 31, 2029. Through April 30, 2023, the City has reimbursed $236,377 in incremental property taxes and $249,436 in business district taxes. Incremental property tax payments have been recorded as an expenditure of the Downtown TIF Fund and the Business District Tax Rebates have been recorded as an expenditure of the General Fund.

Under a development agreement entered into in May 2013, the City agreed to reimburse eligible costs associated with a development located at Route 34 and Route 47 in the Countryside TIF district. Eligible costs are to be reimbursed from 50% of the amusement tax and 100% of the business district tax generated in the development, limited to a period of 10 years. Through April 30, 2023, the City has reimbursed $385,574 in amusement taxes and $219,790 in business district taxes. For the current year, amusement tax rebate expenditures of $32,836 and business district rebate expenditures of $69,534 were recorded in the General Fund.

NOTE 4 – OTHER INFORMATION – Continued

COMMITMENTS – Continued

Agreements with Developers – Governmental Activities – Continued

Under a Development/Economic Initiative Agreement entered into in March of 2016, the City agreed to reimburse eligible costs associated with a development located within the Fountainview Subdivision. Eligible costs of $63,350 are to be reimbursed from 50% of the sales tax generated in the development, limited to a period of ten years. Through April 30, 2023, the City has reimbursed $27,722, including $5,196 in the current year. All payments have been recorded as an expenditure of the General Fund.

Under a Development/Economic Initiative Agreement entered into in April of 2019, the City agreed to accept all previously constructed public improvements and complete all remaining infrastructure improvements in the Raintree Subdivision Special Service Area, as stipulated in the agreement. The Developer has acquired certain vacant lots within the Raintree Subdivision, and has further agreed to pay certain impact fees and other contributions towards the City at agreed upon timeframes and complete construction on certain dwelling units. As of April 30, 2023, the City has incurred $97,391 in expenditures, including $4,377 in the current year, which have been fully reimbursed by the developer.

Under a development agreement entered into in August 2019, the City agreed to reimburse eligible costs associated with the renovation of the historic Kendall County jail. Eligible costs are to be reimbursed from incremental property taxes through 2034. Through April 30, 2023, the City has reimbursed $139,592 in renovation costs, including $1,808 in the current year, which are recorded as an expenditure of the Downtown TIF II Fund.

Agreements with Developers – Business-Type Activities

Under a reimbursement agreement entered into in August of 2003, the City and the developer of the Fox Hill subdivision agreed to reimburse eligible costs associated with the construction and over-sizing of water and sewer infrastructure lines within the area. Eligible costs are to be paid to the developer within twenty years of the agreement. This agreement was amended in April 2006 to include additional costs. Total eligible costs were $807,847, which accrues compounded interest of 5% annually. Interest for a portion of eligible costs was computed back to January 1, 1995. Total interest to date is $1,458,945. The amount recorded as a liability, including interest, as of April 30, 2023 is $2,505,402. Of this amount, 52% is recorded in the Water Fund. The remaining 48% of this amount is recorded in the Sewer Fund.

Hotel/Motel Tax Rebates

All hotels and motels located within the City limits are required to pay a tax of 3% based on the gross rental receipts from the renting, leasing or letting of a hotel or motel room. Proceeds from the hotel/motel tax are remitted to the Aurora Area Convention & Visitors Bureau (AACVB) for the purposes of promoting tourism and conventions within Yorkville, pursuant to State Statute. The City has recorded $137,264 in rebates in the General Fund for the fiscal year ended April 30, 2023.

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS

The City contributes to two defined benefit pension plans, the Illinois Municipal Retirement Fund, a defined benefit agent multiple-employer public employee retirement system and the Police Pension Plan which is a single-employer pension plan. A separate report is issued for the Police Pension Plan and may be obtained by writing to the City at 651 Prairie Pointe Drive, Yorkville, Illinois 60560. IMRF does issue a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole, but not by individual employer. That report may be obtained on-line at www.imrf.org. The benefit, benefit levels, employee contributions, and employer contributions are governed by Illinois Compiled Statutes (ILCS) and can only be amended by the Illinois General Assembly.

The aggregate amounts recognized for the two pension plans are:

	Net Pension Liability	Deferred Outflows	Deferred Inflows	Pension Expense
IMRF	$ 1,449,870	1,754,838	118,931	247,146
Police Pension	12,864,611	2,185,870	1,239,958	1,327,575
	14,314,481	3,940,708	1,358,889	1,574,721

Illinois Municipal Retirement (IMRF)

Plan Descriptions

Plan Administration. All employees (other than those covered by the Police Pension Plan) hired in positions that meet or exceed the prescribed annual hourly standard must be enrolled in IMRF as participating members. The plan is accounted for on the economic resources' measurement focus and the accrual basis of accounting. Employer and employee contributions are recognized when earned in the year that the contributions are required, benefits and refunds are recognized as an expense and liability when due and payable.

Benefits Provided. IMRF has three benefit plans. The vast majority of IMRF members participate in the Regular Plan (RP). The Sheriff's Law Enforcement Personnel (SLEP) plan is for sheriffs, deputy sheriffs, and selected police chiefs. Counties could adopt the Elected County Official (ECO) plan for officials elected prior to August 8, 2011 (the ECO plan was closed to new participants after that date).

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Illinois Municipal Retirement (IMRF) – Continued

Plan Descriptions – Continued

Benefits Provided – Continued. IMRF provides two tiers of pension benefits. Employees hired ***before*** January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

Employees hired ***on or after*** January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with ten years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the *lesser* of:

- 3% of the original pension amount
- or 1/2 of the increase in the Consumer Price Index of the original pension amount.

Plan Membership. As of December 31, 2022, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	51
Inactive Plan Members Entitled to but not yet Receiving Benefits	59
Active Plan Members	61
Total	171

Contributions. As set by statute, the City's Regular Plan Members are required to contribute 4.50% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. For the year-ended April 30, 2023, the City's contribution was 7.97% of covered payroll.

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Illinois Municipal Retirement (IMRF) – Continued

Plan Descriptions – Continued

Net Pension Liability/(Asset). The City's net pension liability/(asset) was measured as of December 31, 2022. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The total pension liability was determined by an actuarial valuation performed, as of December 31, 2022, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.25%
Salary Increases	2.85% to 13.75%
Cost of Living Adjustments	2.75%
Inflation	2.25%

For nondisabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Illinois Municipal Retirement (IMRF) – Continued

Plan Descriptions – Continued

Actuarial Assumptions – Continued.

Asset Class	Target	Long-Term Expected Real Rate of Return
Fixed Income	25.50%	4.90%
Domestic Equities	35.50%	6.50%
International Equities	18.00%	7.60%
Real Estate	10.50%	6.20%
Blended	9.50%	6.25% - 9.90%
Cash and Cash Equivalents	1.00%	4.00%

Discount Rate

The discount rate used to measure the total pension liability was 7.25%, same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all project future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability to changes in the discount rate. The table below presents the pension liability of the City calculated using the discount rate as well as what the City's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Net Pension Liability/(Asset)	$ 4,221,473	1,449,870	(657,243)

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Illinois Municipal Retirement (IMRF) – Continued

Changes in the Net Pension Liability/(Asset)

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability/ (Asset) (A) - (B)
Balances at December 31, 2021	$ 16,822,361	18,681,025	(1,858,664)
Changes for the Year:			
Service Cost	392,560	-	392,560
Interest on the Total Pension Liability	1,213,553	-	1,213,553
Difference Between Expected and Actual Experience of the Total Pension Liability	382,869	-	382,869
Changes of Assumptions	-	-	-
Contributions - Employer	-	404,024	(404,024)
Contributions - Employees	-	227,639	(227,639)
Net Investment Income	-	(2,103,296)	2,103,296
Benefit Payments, including Refunds of Employee Contributions	(559,948)	(559,948)	-
Other (Net Transfer)	-	152,081	(152,081)
Net Changes	1,429,034	(1,879,500)	3,308,534
Balances at December 31, 2022	18,251,395	16,801,525	1,449,870

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the year ended April 30, 2023, the City recognized pension expense of $247,146. At April 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Illinois Municipal Retirement (IMRF) – Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions – Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 398,200	(20,194)	378,006
Change in Assumptions	-	(98,737)	(98,737)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	1,249,772	-	1,249,772
Total Expenses to be Recognized in Future Periods	1,647,972	(118,931)	1,529,041
Pension Contributions Made Subsequent to the Measurement Date	106,866	-	106,866
Total Deferred Amounts Related to IMRF	1,754,838	(118,931)	1,635,907

The $106,866 reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the reporting year ended April 30, 2024. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2024	$ (11,706)
2025	323,529
2026	504,094
2027	713,124
2028	-
Thereafter	-
Total	1,529,041

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Police Pension Plan

Plan Descriptions

Plan Administration. The Police Pension Plan is a single-employer defined benefit pension plan that covers all sworn police personnel. The defined benefits and employee and minimum employer contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/3-1) and may be amended only by the Illinois legislature. The City accounts for the Fund as a pension trust fund. The Fund is governed by a five-member pension board. Two members of the Board are appointed by the City Mayor, one member is elected by pension beneficiaries and two members are elected by active police employees.

Plan Membership. At April 30, 2023, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	13
Inactive Plan Members Entitled to but not yet Receiving Benefits	8
Active Plan Members	33
Total	54

Benefits Provided. The following is a summary of the Police Pension Plan as provided for in Illinois State Statutes.

The Police Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of ½ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a police officer who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter. Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the police officer during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Police officer salary for the pension purposes is capped at $106,800, plus the lesser of ½ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., ½ percent for each month under 55).

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Police Pension Plan – Continued

Plan Descriptions – Continued

Benefits Provided – Continued. The monthly benefit of a Tier 2 police officer shall be increased annually at age 60 on the January 1st after the police officer retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or ½ of the change in the Consumer Price Index for the proceeding calendar year.

Contributions. Covered employees are required to contribute 9.91% of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The City is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the City to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the year-ended April 30, 2023, the City's contribution was 44.25% of covered payroll.

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of April 30, 2023, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.00%
Salary Increases	Graded by Years of Service
Cost of Living Adjustments	2.50%
Inflation	2.50%

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Police Pension Plan – Continued

Actuarial Assumptions – Continued

Mortality rates were based on the PubS-2010 base rates projected generationally using Scale MP2021.

Discount Rate

The discount rate used to measure the total pension liability was 7.00%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all project future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the City calculated using the discount rate as well as what the City's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Net Pension Liability	$ 17,426,325	12,864,611	9,203,592

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Police Pension Plan – Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at April 30, 2022	$ 27,041,964	14,483,328	12,558,636
Changes for the Year:			
Service Cost	723,495	-	723,495
Interest on the Total Pension Liability	1,845,726	-	1,845,726
Changes of Benefit Terms	-	-	-
Difference Between Expected and Actual Experience of the Total Pension Liability	148,948	-	148,948
Changes of Assumptions	(612,496)	-	(612,496)
Contributions - Employer	-	1,334,771	(1,334,771)
Contributions - Employees	-	381,767	(381,767)
Net Investment Income	-	83,160	(83,160)
Benefit Payments, including Refunds of Employee Contributions	(1,245,047)	(1,245,047)	-
Administrative Expense	(26,932)	(26,932)	-
Net Changes	833,694	527,719	305,975
Balances at April 30, 2023	27,875,658	15,011,047	12,864,611
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability			53.85%

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the year ended April 30, 2023, the City recognized pension expense of $1,327,575. At April 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM – DEFINED BENEFIT PENSION PLANS – Continued

Police Pension Plan – Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions – Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 519,437	(503,001)	16,436
Change in Assumptions	608,741	(736,957)	(128,216)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	1,057,692	-	1,057,692
Total Deferred Amounts Related to Police Pension	2,185,870	(1,239,958)	945,912

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2024	$ 188,625
2025	35,202
2026	541,521
2027	235,071
2028	19,743
Thereafter	(74,250)
Total	945,912

NOTE 4 – OTHER INFORMATION – Continued

OTHER POST-EMPLOYMENT BENEFITS

General Information about the OPEB Plan

Plan Description. The City's defined benefit OPEB plan, Retiree Benefits Plan (RBP), provides OPEB for all permanent full-time general and public safety employees of the City. RBP is a single-employer defined benefit OPEB plan administered by the City. Article 11 of the State Compiled Statutes grants the authority to establish and amend the benefit terms and financing requirements to the City Board. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Benefits Provided. RBP provides coverage under the City of Yorkville group health program by contributing the monthly premium to retirees and their dependents.

Plan Membership. As of April 30, 2023, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	8
Inactive Plan Members Entitled to but not yet Receiving Benefits	-
Active Plan Members	93
Total	101

Total OPEB Liability

The City's total OPEB liability was measured as of April 30, 2023 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs. The total OPEB liability in the April 30, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.50%
Salary Increases	3.50%
Discount Rate	3.77%
Healthcare Cost Trend Rates	6.75% for 2023, decreasing 0.25% per year to an ultimate rate of 4.5% for 2031 and later years
Retirees' Share of Benefit-Related Costs	100% of projected health insurance premiums for retirees

NOTE 4 – OTHER INFORMATION – Continued

OTHER POST-EMPLOYMENT BENEFITS – Continued

Total OPEB Liability – Continued

Actuarial Assumptions and Other Inputs – Continued. The discount rate was based upon the expected rate of return associated with funded benefits, and unfunded benefits, the 20-year municipal bond rate.

Mortality rates were based on the PubS-2010 table rates projected generationally using Scale MP2021 for Police Officers. For all others, the PubG-2010 table base rates projected generationally using Scale MP2021 was used.

Change in the Total OPEB Liability

	Total Total OPEB Liability
Balance at April 30, 2022	$ 1,102,487
Changes for the Year:	
Service Cost	52,680
Interest on the Total Pension Liability	36,695
Changes of Benefit Terms	-
Difference Between Expected and Actual Experience	(283,584)
Changes of Assumptions or Other Inputs	21,122
Benefit Payments	(59,096)
Net Changes	(232,183)
Balance at April 30, 2023	870,304

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The discount rate used to measure the total pension liability was 3.77%, while the prior valuation used 3.42%. The following presents the total OPEB liability, calculated using the discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher:

	1% Decrease (2.77%)	Current Discount Rate (3.77%)	1% Increase (4.77%)
Total OPEB Liability	$ 940,471	870,304	804,307

NOTE 4 – OTHER INFORMATION – Continued

OTHER POST-EMPLOYMENT BENEFITS – Continued

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability, calculated using varied Healthcare Trend Rates, as well as what the total OPEB liability would be if it were calculated using a Healthcare Trend Rate that is one percentage point lower or one percentage point higher:

	(Varies)	Healthcare Cost Trend Rates (Varies)	(Varies)
Total OPEB Liability	$ 775,842	870,304	981,736

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended April 30, 2023, the City recognized OPEB expense of $82,767. At April 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 267,570	(265,230)	2,340
Change in Assumptions	81,375	(209,954)	(128,579)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	-	-
Total Deferred Amounts Related to OPEB	348,945	(475,184)	(126,239)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

NOTE 4 – OTHER INFORMATION – Continued

OTHER POST-EMPLOYMENT BENEFITS – Continued

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB – Continued

Fiscal Year	Net Deferred (Inflows) of Resources
2024	$ (6,608)
2025	(6,608)
2026	(6,608)
2027	(6,608)
2028	(6,608)
Thereafter	(93,199)
Total	(126,239)

SUBSEQUENT EVENT

On August 2, 2023, the United City of Yorkville issued $9,985,000 of Series 2023A General Obligation Alternate Revenue Source with interest rates ranging from 4.375% to 5.000% and maturing on December 30, 2053.

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements. Such information includes:

- Schedule of Employer Contributions
  - Illinois Municipal Retirement Fund
  - Police Pension Fund

- Schedule of Changes in the Employer's Net Pension Liability/(Asset)
  - Illinois Municipal Retirement Fund
  - Police Pension Fund

- Schedule of Investment Returns
  - Police Pension Fund

- Schedule of Changes in the Employer's Total OPEB Liability
  - Retiree Benefit Plan

- Budgetary Comparison Schedule
  - General Fund
  - Library – Special Revenue Fund
  - Parks and Recreation – Special Revenue Fund

Notes to the Required Supplementary Information

Budgetary Information – Budgets are adopted on a basis consistent with generally accepted accounting principles.

UNITED CITY OF YORKVILLE, ILLINOIS

Illinois Municipal Retirement Fund

Required Supplementary Information
Schedule of Employer Contributions
April 30, 2023

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 311,346	$ 311,346	$ -	$ 2,853,781	10.91%
2017	308,134	308,134	-	2,898,722	10.63%
2018	344,487	344,487	-	3,217,682	10.71%
2019	350,666	350,666	-	3,506,685	10.00%
2020	365,540	365,540	-	3,665,848	9.97%
2021	440,315	440,315	-	4,060,573	10.84%
2022	428,230	428,230	-	4,128,183	10.37%
2023	371,172	371,172	-	4,659,881	7.97%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	21 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	2.85% - 13.75%, Including Interest
Investment Rate of Return	7.25%
Retirement Age	See the Notes to the Financial Statements
Mortality	For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

Note:
This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

UNITED CITY OF YORKVILLE, ILLINOIS

Police Pension Fund

Required Supplementary Information
Schedule of Employer Contributions
April 30, 2023

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2015	$ 571,437	$ 624,168	$ 52,731	$ 2,220,146	28.11%
2016	722,940	722,940	-	2,294,948	31.50%
2017	825,413	825,413	-	2,320,642	35.57%
2018	966,211	966,211	-	2,543,266	37.99%
2019	963,361	963,361	-	2,449,210	39.33%
2020	1,111,484	1,111,484	-	2,631,165	42.24%
2021	1,226,371	1,230,604	4,233	2,744,017	44.85%
2022	1,334,771	1,334,771	-	2,694,486	49.54%
2023	1,320,595	1,334,771	14,176	3,016,544	44.25%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	17 Years
Asset Valuation Method	Fair Value
Inflation	2.50%
Salary Increases	Graded by years of service
Investment Rate of Return	7.00%
Retirement Age	Tier 1 - 20% at 50 to 100% at age 65
	Tier 2 - 5% at 50 to 100% at age 65
Mortality	PubS-2010 base rates projected generationally using Scale MP2021

Note:
This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

UNITED CITY OF YORKVILLE, ILLINOIS

Illinois Municipal Retirement Fund

Required Supplementary Information
Schedule of Changes in the Employer's Net Pension Liability/(Asset)
April 30, 2023

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Illinois Municipal Retirement Fund

Required Supplementary Information
Schedule of Changes in the Employer's Net Pension Liability/(Asset)
April 30, 2023

	12/31/2015	12/31/2016
Total Pension Liability		
Service Cost	$ 303,003	317,347
Interest	764,628	825,222
Differences Between Expected and Actual Experience	40,167	27,153
Change of Assumptions	-	-
Benefit Payments, Including Refunds of Member Contributions	(295,309)	(318,792)
Net Change in Total Pension Liability	812,489	850,930
Total Pension Liability - Beginning	10,191,193	11,003,682
Total Pension Liability - Ending	11,003,682	11,854,612
Plan Fiduciary Net Position		
Contributions - Employer	$ 311,346	308,134
Contributions - Members	129,289	132,252
Net Investment Income	49,844	684,949
Benefit Payments, Including Refunds of Member Contributions	(295,309)	(318,792)
Other (Net Transfer)	(289,688)	39,225
Net Change in Plan Fiduciary Net Position	(94,518)	845,768
Plan Net Position - Beginning	9,896,191	9,801,673
Plan Net Position - Ending	9,801,673	10,647,441
Employer's Net Pension Liability/(Asset)	$ 1,202,009	1,207,171
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	89.08%	89.82%
Covered Payroll	$ 2,853,781	2,898,722
Employer's Net Pension Liability/(Asset) as a Percentage of Covered Payroll	42.12%	41.64%

Changes of Assumptions. Changes in assumptions related to the discount rate were made in 2015 through 2018 and 2020. Changes in assumptions related to the demographics were made in 2017.

Note: This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022
330,734	316,829	356,154	384,165	376,700	392,560
887,780	924,525	1,024,674	1,104,694	1,136,979	1,213,553
132,182	507,597	213,134	(69,685)	189,246	382,869
(449,845)	508,408	-	(340,717)	-	-
(365,819)	(442,124)	(499,031)	(509,477)	(749,354)	(559,948)
535,032	1,815,235	1,094,931	568,980	953,571	1,429,034
11,854,612	12,389,644	14,204,879	15,299,810	15,868,790	16,822,361
12,389,644	14,204,879	15,299,810	15,868,790	16,822,361	18,251,395
335,204	365,769	324,580	429,468	443,761	404,024
139,927	167,364	172,689	173,017	188,122	227,639
1,792,699	(594,987)	2,196,500	1,983,375	2,628,659	(2,103,296)
(365,819)	(442,124)	(499,031)	(509,477)	(749,354)	(559,948)
(226,729)	196,498	(8,647)	(97,125)	(10,755)	152,081
1,675,282	(307,480)	2,186,091	1,979,258	2,500,433	(1,879,500)
10,647,441	12,322,723	12,015,243	14,201,334	16,180,592	18,681,025
12,322,723	12,015,243	14,201,334	16,180,592	18,681,025	16,801,525
66,921	2,189,636	1,098,476	(311,802)	(1,858,664)	1,449,870
99.46%	84.59%	92.82%	101.96%	111.05%	92.06%
3,109,498	3,467,005	3,582,558	3,844,833	3,994,256	4,539,593
2.15%	63.16%	30.66%	(8.11%)	(46.53%)	31.94%

UNITED CITY OF YORKVILLE, ILLINOIS

Police Pension Fund

Required Supplementary Information
Schedule of Changes in the Employer's Net Pension Liability
April 30, 2023

	4/30/2015	4/30/2016
Total Pension Liability		
Service Cost	$ 522,029	576,907
Interest	986,212	1,097,143
Changes of Benefit Terms	-	-
Differences Between Expected and Actual Experience	(483,445)	322,766
Change of Assumptions	999,313	1,116,723
Benefit Payments, Including Refunds of Member Contributions	(435,435)	(443,314)
Administrative Expenses	-	-
Net Change in Total Pension Liability	1,588,674	2,670,225
Total Pension Liability - Beginning	14,306,459	15,895,133
Total Pension Liability - Ending	15,895,133	18,565,358
Plan Fiduciary Net Position		
Contributions - Employer	$ 624,168	722,940
Contributions - Members	214,237	222,736
Contributions - Others	-	-
Net Investment Income	343,590	(30,493)
Benefit Payments, Including Refunds of Member Contributions	(435,435)	(443,314)
Administrative Expense	(14,285)	(13,448)
Net Change in Plan Fiduciary Net Position	732,275	458,421
Plan Net Position - Beginning	5,690,471	6,422,746
Plan Net Position - Ending	6,422,746	6,881,167
Employer's Net Pension Liability	$ 9,472,387	11,684,191
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	40.41%	37.06%
Covered Payroll	$ 2,220,146	2,294,948
Employer's Net Pension Liability as a Percentage of Covered Payroll	426.66%	509.13%

Note: This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

4/30/2017	4/30/2018	4/30/2019	4/30/2020	4/30/2021	4/30/2022	4/30/2023
611,857	589,463	650,245	672,849	745,174	726,664	723,495
1,283,144	1,349,196	1,374,562	1,517,322	1,613,488	1,715,607	1,845,726
-	-	-	43,601	-	-	-
123,907	(1,529,007)	105,712	51,301	137,349	278,036	148,948
(565,454)	498,740	612,775	(54,912)	(97,277)	270,434	(612,496)
(469,494)	(501,417)	(597,064)	(798,961)	(906,100)	(975,134)	(1,245,047)
-	-	-	-	-	-	(26,932)
983,960	406,975	2,146,230	1,431,200	1,492,634	2,015,607	833,694
18,565,358	19,549,318	19,956,293	22,102,523	23,533,723	25,026,357	27,041,964
19,549,318	19,956,293	22,102,523	23,533,723	25,026,357	27,041,964	27,875,658
825,413	966,211	963,361	1,111,484	1,230,604	1,334,771	1,334,771
234,058	249,421	243,941	269,903	261,904	278,502	381,767
32,388	-	-	-	-	-	-
473,420	421,975	717,071	(121,161)	3,124,939	(731,141)	83,160
(469,494)	(501,417)	(597,064)	(787,372)	(893,334)	(955,800)	(1,245,047)
(11,774)	(12,266)	(12,693)	(11,589)	(12,766)	(19,334)	(26,932)
1,084,011	1,123,924	1,314,616	461,265	3,711,347	(93,002)	527,719
6,881,167	7,965,178	9,089,102	10,403,718	10,864,983	14,576,330	14,483,328
7,965,178	9,089,102	10,403,718	10,864,983	14,576,330	14,483,328	15,011,047
11,584,140	10,867,191	11,698,805	12,668,740	10,450,027	12,558,636	12,864,611
40.74%	45.55%	47.07%	46.17%	58.24%	53.56%	53.85%
2,320,642	2,543,266	2,449,210	2,631,165	2,744,017	2,694,486	3,016,544
499.18%	427.29%	477.66%	481.49%	380.83%	466.09%	426.47%

UNITED CITY OF YORKVILLE, ILLINOIS

Police Pension Fund

Required Supplementary Information
Schedule of Investment Returns
April 30, 2023

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2015	5.89%
2016	(0.43%)
2017	6.54%
2018	5.09%
2019	7.56%
2020	(1.08%)
2021	26.92%
2022	(4.76%)
2023	(0.91%)

Note:
This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

UNITED CITY OF YORKVILLE, ILLINOIS

Retiree Benefit Plan

Required Supplementary Information
Schedule of Changes in the Employer's Total OPEB Liability
April 30, 2023

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Retiree Benefit Plan

Required Supplementary Information
Schedule of Changes in the Employer's Total OPEB Liability
April 30, 2023

	4/30/2019
Total OPEB Liability	
Service Cost	$ 43,414
Interest	40,335
Changes in Benefit Terms	-
Differences Between Expected and Actual Experience	-
Change of Assumptions or Other Inputs	12,225
Benefit Payments	(122,570)
Net Change in Total OPEB Liability	(26,596)
Total OPEB Liability - Beginning	1,077,271
Total OPEB Liability - Ending	1,050,675
Covered-Employee Payroll	$ 5,675,523
Total OPEB Liability as a Percentage of Covered-Employee Payroll	18.51%

Notes:
This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Changes of Assumptions. Changes of assumptions related to the discount rate were made in 2019 through 2023.

4/30/2020	4/30/2021	4/30/2022	4/30/2023
46,531	62,448	63,305	52,680
37,312	29,424	24,995	36,695
-	-	-	-
-	328,449	-	(283,584)
72,122	(136,858)	(112,346)	21,122
(132,377)	(126,246)	(104,947)	(59,096)
23,588	157,217	(128,993)	(232,183)
1,050,675	1,074,263	1,231,480	1,102,487
1,074,263	1,231,480	1,102,487	870,304
5,874,167	6,432,473	6,657,610	7,482,410
18.29%	19.14%	16.56%	11.63%

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Taxes	$ 14,316,507	14,316,507	15,255,097
Intergovernmental	5,282,917	5,282,917	5,916,027
Licenses, Permits and Fees	574,500	574,500	832,248
Charges for Services	1,950,962	1,950,962	2,067,245
Fines and Forfeitures	115,350	115,350	100,782
Investment Income	7,500	7,500	289,131
Miscellaneous	92,000	92,000	69,087
Total Revenues	22,339,736	22,339,736	24,529,617
Expenditures			
General Government	5,634,497	5,581,497	5,448,180
Public Safety	6,435,737	6,435,737	6,177,039
Community Development	1,240,747	1,380,747	1,312,006
Public Works	3,322,350	3,322,350	3,333,022
Total Expenditures	16,633,331	16,720,331	16,270,247
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,706,405	5,619,405	8,259,370
Other Financing (Uses)			
Transfers Out	(5,706,405)	(5,759,405)	(7,889,863)
Net Change in Fund Balance	-	(140,000)	369,507
Fund Balance - Beginning			10,627,100
Fund Balance - Ending			10,996,607

UNITED CITY OF YORKVILLE, ILLINOIS

Library - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Taxes	$ 1,667,234	1,667,234	1,665,847
Intergovernmental	29,151	29,151	52,529
Licenses, Permits and Fees	50,000	50,000	140,950
Charges for Services	11,500	11,500	13,825
Fines and Forfeitures	1,000	1,000	2,433
Investment Income	1,350	1,350	19,533
Miscellaneous	3,250	59,299	60,725
Total Revenues	1,763,485	1,819,534	1,955,842
Expenditures			
Library	985,307	1,057,356	1,014,370
Debt Service			
Principal Retirement	750,000	750,000	750,000
Interest and Fiscal Charges	99,013	99,013	99,002
Total Expenditures	1,834,320	1,906,369	1,863,372
Excess (Deficiency) of Revenues Over (Under) Expenditures	(70,835)	(86,835)	92,470
Other Financing Sources			
Transfers In	23,638	23,638	29,489
Net Change in Fund Balance	(47,197)	(63,197)	121,959
Fund Balance - Beginning			923,559
Fund Balance - Ending			1,045,518

UNITED CITY OF YORKVILLE, ILLINOIS

Parks and Recreation - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Charges for Services	$ 650,000	665,000	695,128
Grants and Donations	15,000	15,000	6,800
Investment Income	150	150	2,309
Miscellaneous	210,781	210,781	302,483
Total Revenues	875,931	890,931	1,006,720
Expenditures			
Parks and Recreation			
Park Operations	1,539,676	1,539,676	1,531,380
Recreation Operations	1,515,796	1,678,796	1,446,763
Total Expenditures	3,055,472	3,218,472	2,978,143
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,179,541)	(2,327,541)	(1,971,423)
Other Financing Sources			
Transfers In	2,179,541	2,232,541	2,232,541
Net Change in Fund Balance	-	(95,000)	261,118
Fund Balance - Beginning			-
Fund Balance - Ending			261,118

OTHER SUPPLEMENTARY INFORMATION

Other supplementary information includes financial statements and schedules not required by the GASB, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such statements and schedules include:

- Budgetary Comparison Schedules – Major Governmental Funds
- Combining Statements – Nonmajor Governmental Funds
- Budgetary Comparison Schedules – Nonmajor Governmental Funds
- Budgetary Comparison Schedules – Enterprise Funds

MAJOR GOVERNMENTAL FUNDS

GENERAL FUND

The General Fund accounts for all financial resources except those required to be accounted for in another fund.

SPECIAL REVENUE FUNDS

Special Revenue Funds are created to account for the proceeds of specific revenue sources (other than fiduciary funds or capital project funds) that are legally restricted to expenditure for specified purposes.

Library Fund

The Library Fund is used to account for the activity relating to the Yorkville Public Library.

Parks and Recreation Fund

The Parks and Recreation Fund is used to account for the revenues and expenditures associated with the Yorkville Parks and Recreation departments.

CAPITAL PROJECTS FUND

Capital Projects Funds are created to account for all resources used for the acquisition of capital facilities by a governmental unit except those financed by Proprietary Funds.

Citywide Capital Fund

The Citywide Capital Fund is used to account for financial resources accumulated for maintenance of public infrastructure and to fund new capital improvements that benefit the public.

Buildings and Grounds Fund

The Buildings and Grounds Fund is used to account for maintenance of existing and construction of new municipal owned buildings.

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Taxes			
Property Tax	$ 3,544,194	3,544,194	3,552,451
Sales Tax	4,553,445	4,553,445	4,618,030
Non-Home Rule Sales Tax	3,543,838	3,543,838	3,756,857
Municipal Utility Tax	1,000,000	1,000,000	1,295,956
Excise Tax	183,090	183,090	201,150
Cable TV Franchise Tax	295,000	295,000	286,541
Hotel Tax	110,000	110,000	152,516
Video Gaming Tax	230,000	230,000	302,526
Admissions and Amusement Tax	335,000	335,000	473,179
Business District Tax	504,940	504,940	593,914
Auto Rental Tax	17,000	17,000	21,977
	14,316,507	14,316,507	15,255,097
Intergovernmental			
State Income Taxes	2,848,816	2,848,816	3,355,846
State Use Tax	807,488	807,488	882,974
Cannabis Excise Tax	41,989	41,989	33,520
Township Road and Bridge Tax	116,077	116,077	115,949
Personal Property Replacement Tax	25,000	25,000	55,258
Federal Grants	1,422,797	1,422,797	1,427,968
State Grants	20,000	20,000	43,485
Miscellaneous	750	750	1,027
	5,282,917	5,282,917	5,916,027
Licenses, Permits and Fees			
Liquor Licenses	65,000	65,000	86,362
Other Licenses	9,500	9,500	9,740
Building Permits	500,000	500,000	736,146
	574,500	574,500	832,248
Charges for Services			
Garbage Surcharge	1,553,021	1,553,021	1,642,610
Collection Fees - Sanitary District	170,000	170,000	191,474
Administrative Chargeback	225,941	225,941	225,941
Police Special Detail	2,000	2,000	7,220
	1,950,962	1,950,962	2,067,245

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Revenues - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Fines and Forfeitures			
Circuit Court Fines	$ 35,000	35,000	58,931
Administrative Adjudication	20,000	20,000	9,461
Police Tows	60,000	60,000	31,950
Other	350	350	440
	115,350	115,350	100,782
Investment Income (Loss)			
Investment Income	7,500	7,500	278,853
Unrealized Gain (Loss)	-	-	10,278
	7,500	7,500	289,131
Miscellaneous			
Reimbursements			
Engineering	5,000	5,000	-
Liability Insurance	10,000	10,000	10,301
Other	22,000	22,000	19,870
Miscellaneous Income	55,000	55,000	38,916
	92,000	92,000	69,087
Total Revenues	22,339,736	22,339,736	24,529,617

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
General Government			
Administration	$ 892,366	892,366	848,594
Finance	599,027	599,027	568,380
Administrative Services	4,143,104	4,090,104	4,031,206
	5,634,497	5,581,497	5,448,180
Public Safety			
Police Department	6,435,737	6,435,737	6,177,039
Community Development			
Building and Zoning	1,240,747	1,380,747	1,312,006
Public Works			
Streets Operations	1,745,293	1,745,293	1,717,927
Health and Sanitation	1,577,057	1,577,057	1,615,095
	3,322,350	3,322,350	3,333,022
Total Expenditures	16,633,331	16,720,331	16,270,247

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Detailed Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
General Government			
Administration			
Salaries - Mayor	$ 10,000	10,000	9,800
Salaries - Liquor Commissioner	1,000	1,000	1,000
Salaries - Alderman	48,000	48,000	44,600
Salaries - Administration	474,258	474,258	465,013
Retirement Plan Contribution	42,749	42,749	37,524
FICA Contribution	37,918	37,918	36,406
Group Health Insurance	63,330	63,330	64,338
Group Life Insurance	572	572	453
Dental Insurance	6,508	6,508	6,083
Vision Insurance	964	964	877
Training and Conferences	17,000	17,000	10,463
Travel and Lodging	10,000	10,000	8,404
Computer Replacement Chargeback	6,815	6,815	6,920
Publishing and Advertising	5,000	5,000	2,461
Printing and Duplicating	7,000	7,000	1,105
Telecommunications	35,000	35,000	36,403
Filing Fees	500	500	302
Codification	10,000	10,000	5,158
Postage and Shipping	2,500	2,500	487
Dues and Subscriptions	22,000	22,000	25,469
Professional Services	12,000	12,000	15,174
Utilities	35,730	35,730	42,293
Rental and Lease Purchase	7,500	7,500	2,717
Office Cleaning	26,022	26,022	12,849
Office Supplies	10,000	10,000	12,295
	892,366	892,366	848,594
Finance			
Salaries and Wages	336,380	336,380	326,134
Retirement Plan Contribution	30,321	30,321	26,266
FICA Contribution	24,548	24,548	23,588
Group Health Insurance	74,496	74,496	65,061
Group Life Insurance	382	382	370

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
General Government - Continued			
Finance - Continued			
Dental Insurance	$ 4,339	4,339	3,695
Vision Insurance	643	643	624
Training and Conferences	3,500	3,500	1,590
Auditing Services	28,695	28,695	28,695
Travel and Lodging	600	600	-
Computer Replacement Chargeback	2,223	2,223	1,623
Printing and Duplicating	3,250	3,250	3,169
Telecommunications	2,250	2,250	2,384
Postage and Shipping	1,200	1,200	2,177
Dues and Subscriptions	1,500	1,500	835
Professional Services	80,000	80,000	78,043
Rental and Lease Purchase	2,200	2,200	2,059
Office Supplies	2,500	2,500	2,067
	599,027	599,027	568,380
Administrative Services			
Police Special Detail Wages	2,000	2,000	7,220
Unemployment Insurance	16,500	16,500	21,197
Liability Insurance	405,061	405,061	408,518
Group Health Insurance - Retirees	45,420	45,420	22,464
Dental Insurance - Retirees	-	-	60
Vision Insurance - Retirees	-	-	19
Purchasing Services	55,707	55,707	11,065
IDOR Adminstration Fee	64,411	64,411	69,286
GC Housing Rental Assistance	10,187	10,187	10,242
Amusement Tax Rebate	36,000	36,000	32,836
Kencom	178,583	178,583	240,925
Information Technology Services	400,000	400,000	288,383
Building and Grounds Chargeback	154,526	154,526	154,526
Corporate Counsel	110,000	110,000	109,642
Litigation Counsel	100,000	100,000	46,992
Professional Services	38,400	38,400	33,273
Special Counsel	35,000	35,000	8,554

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
General Government - Continued			
Administrative Services - Continued			
Engineering Services	$ 450,000	450,000	399,880
Kendall Area Transit	25,000	25,000	23,550
Cable Consortium Fee	65,000	65,000	-
Hotel Tax Rebate	99,000	99,000	137,264
Economic Development	175,100	175,100	172,820
City Property Tax Rebate	1,368	1,368	1,370
Sales Tax Rebate	950,000	950,000	1,038,657
Business District Rebate	494,841	494,841	582,036
Admission Tax Rebate	145,000	145,000	208,296
Bad Debt	1,000	1,000	-
Reimbursable Repairs	10,000	10,000	2,131
Contingency	75,000	22,000	-
	4,143,104	4,090,104	4,031,206
Total General Government	5,634,497	5,581,497	5,448,180
Public Safety			
Police Department			
Salaries - Police Officers	2,132,588	2,132,588	2,023,682
Salaries - Command Staff	551,192	551,192	545,168
Salaries - Sergeants	574,834	574,834	573,255
Salaries - Police Clerks	166,921	166,921	164,708
Salaries - Crossing Guard	30,000	30,000	20,530
Part Time Salaries	70,000	70,000	59,206
Overtime	111,000	111,000	98,758
Retirement Plan Contribution	15,046	15,046	13,276
Employer Contribution - Police Pension	1,334,771	1,334,771	1,334,771
FICA Contribution	270,666	270,666	258,918
Group Health Insurance	649,929	649,929	590,268
Group Life Insurance	4,331	4,331	4,107
Dental Insurance	44,463	44,463	43,330
Vision Insurance	6,573	6,573	6,206
Tuition Reimbursement	6,250	6,250	3,618
Police Commission	7,810	7,810	6,435

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Public Safety - Continued			
Police Department - Continued			
Training and Conferences	$ 24,500	24,500	23,791
Travel and Lodging	10,000	10,000	6,851
Vehicle and Equipment Chargeback	47,825	47,825	47,825
Computer Replacement Chargeback	21,276	21,276	17,627
Printing and Duplicating	5,000	5,000	3,152
Telecommunications	43,500	43,500	39,451
Postage and Shipping	1,600	1,600	750
Dues and Subscriptions	11,000	11,000	11,980
Professional Services	45,115	45,115	38,371
Adjudication Services	22,050	22,050	14,172
New World Live Scan	2,000	2,000	-
Kendall Co. - Juve Probation	6,500	6,500	5,173
Rental and Lease Purchase	6,000	6,000	5,101
Office Cleaning	26,022	26,022	12,754
Outside Repair and Maintenance	57,000	57,000	41,600
Wearing Apparel	15,000	15,000	15,044
Office Supplies	4,500	4,500	4,701
Operating Supplies	17,100	17,100	41,033
Community Services	3,000	3,000	3,297
Ballistic Vests	3,375	3,375	1,920
Gasoline	78,000	78,000	87,289
Ammunition	9,000	9,000	8,921
Total Public Safety	6,435,737	6,435,737	6,177,039
Community Development			
Building and Zoning			
Salaries and Wages	743,420	743,420	745,841
Retirement Plan Contribution	67,011	67,011	60,301
FICA Contribution	55,572	55,572	55,514
Group Health Insurance	121,479	121,479	101,800
Group Life Insurance	940	940	899
Dental Insurance	9,733	9,733	9,550
Vision Insurance	1,499	1,499	1,431

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Community Development - Continued			
Building and Zoning - Continued			
Training and Conferences	$ 7,850	7,850	4,074
Travel and Lodging	7,000	7,000	4,852
Computer Replacement Chargebacks	8,518	8,518	8,428
Publishing and Advertising	2,500	2,500	397
Printing and Duplicating	3,000	3,000	915
Telecommunications	5,000	5,000	3,890
Postage and Shipping	500	500	258
Inspections	90,000	90,000	87,120
Dues and Subscriptions	3,500	3,500	1,290
Professional Services	75,000	215,000	192,143
Rental and Lease Purchase	5,500	5,500	2,269
Vehicle Maintenance Services	4,725	4,725	1,324
Office Supplies	2,000	2,000	1,785
Operating Supplies	18,250	18,250	18,342
Gasoline	7,750	7,750	9,583
Total Community Development	1,240,747	1,380,747	1,312,006
Public Works			
Streets Operations			
Salaries and Wages	589,189	589,189	585,881
Part Time Salaries	16,800	16,800	-
Overtime	22,500	22,500	15,821
Retirement Plan Contribution	55,137	55,137	48,355
FICA Contribution	46,684	46,684	45,443
Group Health Insurance	150,660	150,660	138,437
Group Life Insurance	799	799	1,037
Dental Insurance	10,908	10,908	10,387
Vision Insurance	1,728	1,728	1,454
Training and Conferences	6,000	6,000	1,311
Travel and Lodging	3,000	3,000	725
Vehicle and Equipment Chargeback	549,408	549,408	549,408
Computer Replacement Chargeback	8,780	8,780	6,866

UNITED CITY OF YORKVILLE, ILLINOIS

General Fund

Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Public Works - Continued			
Streets Operations - Continued			
Traffic Signal Maintenance	$ 20,000	20,000	42,176
Telecommunications	7,600	7,600	5,208
Mosquito Control	6,615	6,615	7,404
Tree and Stump Removal	30,000	30,000	17,974
Professional Services	9,225	9,225	9,503
Julie Services	4,500	4,500	3,439
Rental and Lease Purchase	6,000	6,000	10,059
Office Cleaning	1,460	1,460	1,260
Vehicle Maintenance Services	65,000	65,000	104,338
Wearing Apparel	8,000	8,000	11,212
Operating Supplies	18,000	18,000	11,101
Vehicle Maintenance Supplies	30,000	30,000	26,382
Small Tools and Equipment	24,000	24,000	13,957
Repair and Maintenance	20,000	20,000	9,212
Julie Supplies	1,200	1,200	1,005
Gasoline	32,100	32,100	38,572
	1,745,293	1,745,293	1,717,927
Health and Sanitation			
Garbage Services	1,568,057	1,568,057	1,607,475
Leaf Pickup	9,000	9,000	7,620
	1,577,057	1,577,057	1,615,095
Total Public Works	3,322,350	3,322,350	3,333,022
Total Expenditures	16,633,331	16,720,331	16,270,247

UNITED CITY OF YORKVILLE, ILLINOIS

Library - Special Revenue Fund

Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Taxes			
Property Tax	$ 1,667,234	1,667,234	1,665,847
Intergovernmental			
Personal Property Replacement Tax	8,000	8,000	18,312
Grants	21,151	21,151	34,217
	29,151	29,151	52,529
Licenses, Permits and Fees			
Development Fees	50,000	50,000	140,950
Charges for Services			
Library Subscription Cards	8,500	8,500	10,974
Program Fees	-	-	6
Copy Fees	3,000	3,000	2,845
	11,500	11,500	13,825
Fines and Forfeitures	1,000	1,000	2,433
Investment Income	1,350	1,350	19,533
Miscellaneous			
Rental Income	500	500	200
Miscellaneous Income	2,750	58,799	60,525
	3,250	59,299	60,725
Total Revenues	1,763,485	1,819,534	1,955,842

UNITED CITY OF YORKVILLE, ILLINOIS

Library - Special Revenue Fund

Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Library			
Salaries and Wages	$ 291,111	291,111	307,963
Part Time Salaries	213,000	213,000	161,256
Retirement Plan Contribution	26,240	26,240	24,289
FICA Contribution	37,585	37,585	34,436
Group Health Insurance	102,663	102,663	102,604
Group Life Insurance	586	586	583
Dental Insurance	7,135	7,135	7,518
Vision Insurance	1,051	1,051	1,083
Unemployment Insurance	1,000	1,000	1,539
Administrative Chargeback	22,638	22,638	27,950
Liability Insurance	-	15,000	15,000
Training and Conferences	3,000	3,000	555
Travel and Lodging	1,500	1,500	727
Publishing and Advertising	2,500	2,500	567
Telecommunications	8,000	8,000	6,845
Postage and Shipping	750	750	1,146
Building and Grounds Chargeback	6,428	6,428	6,428
Dues and Subscriptions	11,000	11,000	8,642
Professional Services	40,000	40,000	23,157
Legal Services	3,000	3,000	-
Automation	21,000	21,000	18,877
Utilities	23,320	23,320	21,069
Office Cleaning	-	-	36,040
Outside Repair and Maintenance	50,000	107,049	121,291
Office Supplies	8,000	8,000	4,073
Operating Supplies	4,000	4,000	5,002
Custodial Supplies	7,000	7,000	4,353
Computer Equipment and Software	28,000	28,000	10,864
Library Programming	2,000	2,000	319
Employee Recognition	300	300	177
E-Book Subscriptions	3,500	3,500	3,000
Audio Books	3,500	3,500	2,068
DVD's and CD's	4,000	4,000	2,417
Books	51,500	51,500	52,532
Total Library	985,307	1,057,356	1,014,370

UNITED CITY OF YORKVILLE, ILLINOIS

Library - Special Revenue Fund

Schedule of Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Debt Service			
Principal Retirement	$ 750,000	750,000	750,000
Interest and Fiscal Charges	99,013	99,013	99,002
Total Debt Service	849,013	849,013	849,002
Total Expenditures	1,834,320	1,906,369	1,863,372

UNITED CITY OF YORKVILLE, ILLINOIS

Parks and Recreation - Special Revenue Fund

Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Charges for Services			
Fees for Programs	$ 605,000	605,000	640,692
Library Chargeback	-	15,000	15,000
Concessions	45,000	45,000	39,436
Total Charges for Services	650,000	665,000	695,128
Grants and Donations			
Sponsorships and Donations	15,000	15,000	6,800
Investment Income	150	150	2,309
Miscellaneous			
Rental Income	85,781	85,781	101,873
Hometown Days Revenue	120,000	120,000	165,729
Reimbursements	-	-	21,125
Miscellaneous Income	5,000	5,000	13,756
Total Miscellaneous	210,781	210,781	302,483
Total Revenue	875,931	890,931	1,006,720

UNITED CITY OF YORKVILLE, ILLINOIS

Parks and Recreation - Special Revenue Fund

Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Parks and Recreation			
Park Operations			
Salaries and Wages	$ 698,640	698,640	692,910
Part Time Salaries	67,250	67,250	62,116
Overtime	5,000	5,000	5,983
Retirement Plan Contribution	64,943	64,943	57,803
FICA Contribution	57,313	57,313	57,851
Group Health Insurance	163,125	163,125	141,730
Group Life Insurance	1,138	1,138	1,104
Dental Insurance	12,469	12,469	12,398
Vision Insurance	1,826	1,826	1,760
Training and Conferences	9,000	9,000	765
Travel and Lodging	3,000	3,000	22
Vehicle and Equipment Chargeback	154,854	154,854	204,854
Computer Replacement Chargeback	10,814	10,814	12,197
Telecommunications	9,000	9,000	9,510
Professional Services	11,400	11,400	9,789
Legal Services	1,000	1,000	2,355
Rental and Lease Purchase	8,428	8,428	8,219
Office Cleaning	4,456	4,456	3,533
Outside Repairs and Maintenance	40,000	40,000	28,422
Wearing Apparel	6,220	6,220	13,677
Operating Supplies	30,000	30,000	33,524
Small Tools and Equipment	11,000	11,000	10,913
Repairs and Maintenance	71,000	71,000	60,772
Athletic Fields and Equipment	55,000	55,000	52,774
Gasoline	42,800	42,800	46,399
Total Park Operations	1,539,676	1,539,676	1,531,380
Recreation Operations			
Salaries and Wages	416,678	455,946	464,286
Part Time Salaries	27,500	27,500	16,584
Concession Wages	15,000	15,000	12,701
Preschool Wages	60,000	60,000	51,931
Instructor Wages	40,000	40,000	28,880
Retirement Plan Contribution	43,860	47,064	39,905
FICA Contribution	41,339	44,133	42,846

UNITED CITY OF YORKVILLE, ILLINOIS

Parks and Recreation - Special Revenue Fund

Schedule of Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Parks and Recreation - Continued			
Recreation Operations - Continued			
Group Health Insurance	$ 116,325	137,506	82,352
Group Life Insurance	728	826	862
Dental Insurance	6,590	7,868	6,666
Vision Insurance	1,008	1,185	1,006
Training and Conferences	5,000	5,000	2,969
Travel and Lodging	3,000	3,000	1,813
Computer Replacement Chargeback	8,290	8,290	7,474
Publishing and Advertising	55,000	55,000	12,621
Telecommunications	8,750	8,750	15,203
Scholarships	2,500	2,500	-
Postage and Shipping	3,500	3,500	2,406
Dues and Subscriptions	3,000	3,000	3,169
Professional Services	140,000	140,000	122,304
Utilities	10,600	10,600	8,420
Rental and Lease Purchase	6,000	6,000	1,412
Office Cleaning	15,128	15,128	16,548
Outside Repairs and Maintenance	78,000	78,000	43,292
Hometown Days Expenditures	120,000	120,000	156,063
Program Supplies	240,000	335,000	249,385
Concession Supplies	18,000	18,000	20,133
Office Supplies	3,000	3,000	3,229
Operating Supplies	25,000	25,000	30,604
Repairs and Maintenance	2,000	2,000	1,699
Total Recreation Operations	1,515,796	1,678,796	1,446,763
Total Expenditures	3,055,472	3,218,472	2,978,143

UNITED CITY OF YORKVILLE, ILLINOIS

Citywide Capital - Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
Grants	$ 1,174,620	1,174,620	29,777
Licenses, Permits and Fees			
Building Permits	-	-	276,710
Development Fees	2,500	2,500	14,396
Road Contribution Fee	50,000	50,000	174,000
Charges for Services			
Road Infrastructure Fee	846,600	846,600	880,006
Investment Income	150	150	36,964
Miscellaneous	1,117,000	1,117,000	1,014,482
Total Revenues	3,190,870	3,190,870	2,426,335
Expenditures			
Public Works	249,827	249,827	152,882
Capital Outlay	4,918,224	4,918,224	2,132,206
Debt Service			
Principal Retirement	210,000	210,000	210,000
Interest and Fiscal Charges	109,813	109,813	109,813
Total Expenditures	5,487,864	5,487,864	2,604,901
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,296,994)	(2,296,994)	(178,566)
Other Financing Sources (Uses)			
Transfers In	804,352	804,352	2,902,227
Transfers Out	(104,209)	(104,209)	(104,209)
	700,143	700,143	2,798,018
Net Change in Fund Balance	(1,596,851)	(1,596,851)	2,619,452
Fund Balance - Beginning			2,165,601
Fund Balance - Ending			4,785,053

UNITED CITY OF YORKVILLE, ILLINOIS

Citywide Capital - Capital Projects Fund

Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Public Works			
Street Lighting and Signs	$ 131,827	131,827	77,042
Sidewalk and Street Lighting Supplies	55,000	55,000	51,583
Professional Services	10,000	10,000	-
Engineering Services	17,000	17,000	14,054
Asphalt Patching	35,000	35,000	9,715
Bad Debt	1,000	1,000	488
Total Public Works	249,827	249,827	152,882
Capital Outlay			
Fox Hill Improvements	75,000	75,000	135,732
Mill Road Improvement	200,000	200,000	448,532
US 34 (Center/Eldamain Road) Project	106,576	106,576	-
Road To Better Roads Program	1,435,000	1,435,000	650,514
Bristol Bridge Road	635,300	635,300	128,958
Shared Use Path Maintenance	140,000	140,000	-
Raintree Village Improvements	190,000	190,000	4,377
Parking Lot Maintenance	151,000	151,000	1,024
Sidewalk Replacement Program	200,000	200,000	171,753
RT 71 (RT47/Orchard Road) Project	25,253	25,253	-
US 34 (IL 47/Orchard Road) Project	84,903	84,903	-
Baseline Road Improvements	35,000	35,000	36,900
Rebuild Illinois Project	330,192	330,192	-
Corneils Road Improvements	145,000	145,000	-
Kennedy Road (Freedom Place)	100,000	100,000	101,671
Kennedy Road (North)	450,000	450,000	420,836
Van Emmon LAFO Project	583,000	583,000	-
Kennedy Road Bike Trail	32,000	32,000	31,909
Total Capital Outlay	4,918,224	4,918,224	2,132,206

UNITED CITY OF YORKVILLE, ILLINOIS

Citywide Capital - Capital Projects Fund

Schedule of Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Debt Service			
Principal Retirement	$ 210,000	210,000	210,000
Interest and Fiscal Charges	109,813	109,813	109,813
Total Debt Service	319,813	319,813	319,813
Total Expenditures	5,487,864	5,487,864	2,604,901

UNITED CITY OF YORKVILLE, ILLINOIS

Buildings and Grounds - Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Licenses, Permits and Fees			
Development Fees	$ 30,000	30,000	168,005
Charges for Services			
Buildings and Grounds Chargeback	199,586	199,586	199,586
Investment Income	1,200	1,200	47,977
Miscellaneous	-	-	55,863
Total Revenues	230,786	230,786	471,431
Expenditures			
Public Works	368,158	368,158	367,622
Capital Outlay	9,700,000	9,700,000	8,238,317
Debt Service			
Principal Retirement	570,000	570,000	570,000
Interest and Fiscal Charges	233,402	233,402	235,719
Total Expenditures	10,871,560	10,871,560	9,411,658
Excess (Deficiency) of Revenues Over (Under) Expenditures	(10,640,774)	(10,640,774)	(8,940,227)
Other Financing Sources			
Transfers In	776,443	776,443	803,877
Net Change in Fund Balance	(9,864,331)	(9,864,331)	(8,136,350)
Fund Balance - Beginning			10,002,257
Fund Balance - Ending			1,865,907

UNITED CITY OF YORKVILLE, ILLINOIS

Buildings and Grounds - Capital Projects Fund

Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Public Works			
Salaries and Wages	$ 54,720	54,720	60,247
Overtime	-	-	2,494
Retirement Plan Contribution	4,932	4,932	5,155
FICA Contribution	4,186	4,186	5,098
Group Health Insurance	1,800	1,800	1,950
Group Life Insurance	127	127	123
Dental Insurance	933	933	931
Vision Insurance	157	157	152
Vehicle and Equipment Chargeback	55,000	55,000	-
Computer Replacement Chargeback	1,401	1,401	-
Facility Management Services	68,362	68,362	61,914
Telecommunications	540	540	3,151
Property and Building Maintenance Services	150,000	150,000	175,711
Professional Services	-	-	36
Wearing Apparel	1,000	1,000	1,747
Property and Building Maintenance Supplies	25,000	25,000	48,913
Total Public Works	368,158	368,158	367,622
Capital Outlay			
City Hall Improvements	8,200,000	8,200,000	6,841,632
Public Works Facility	1,500,000	1,500,000	1,396,685
Total Capital Outlay	9,700,000	9,700,000	8,238,317
Debt Service			
Principal Retirement	570,000	570,000	570,000
Interest and Fiscal Charges	233,402	233,402	235,719
Total Debt Service	803,402	803,402	805,719
Total Expenditures	10,871,560	10,871,560	9,411,658

NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENTS

UNITED CITY OF YORKVILLE, ILLINOIS

Nonmajor Governmental Funds

Combining Balance Sheet
April 30, 2023

	Special Revenue	Debt Service	Capital Projects	Totals
ASSETS				
Cash and Investments	$ 168,948	-	2,219,151	2,388,099
Receivables - Net of Allowances				
Accounts	-	-	1,365	1,365
Other Taxes	200,227	-	-	200,227
Due from Other Funds	89,385	-	-	89,385
Total Assets	458,560	-	2,220,516	2,679,076
LIABILITIES				
Accounts Payable	40,291	-	18,204	58,495
Due to Other Funds	2,752,004	-	-	2,752,004
Deposit Payable	-	-	769,809	769,809
Total Liabilities	2,792,295	-	788,013	3,580,308
FUND BALANCES				
Restricted	456,237	-	-	456,237
Assigned	-	-	1,432,503	1,432,503
Unassigned	(2,789,972)	-	-	(2,789,972)
Total Fund Balances	(2,333,735)	-	1,432,503	(901,232)
Total Liabilities, Deferred Inflows of Resources and Fund Balances	458,560	-	2,220,516	2,679,076

UNITED CITY OF YORKVILLE, ILLINOIS

Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended April 30, 2023

	Special Revenue	Debt Service	Capital Projects	Totals
Revenues				
Taxes	$ 473,129	-	-	473,129
Intergovernmental	1,177,614	-	-	1,177,614
Licenses, Permits and Fees	-	8,425	155,950	164,375
Charges for Services	-	-	876,986	876,986
Fines and Forfeitures	-	-	11,585	11,585
Investment Income	79,710	-	-	79,710
Miscellaneous	-	-	47,698	47,698
Total Revenues	1,730,453	8,425	1,092,219	2,831,097
Expenditures				
General Government	92,504	-	74,899	167,403
Public Safety	-	-	17,321	17,321
Public Works	143,267	-	134	143,401
Capital Outlay	1,084,392	-	1,109,461	2,193,853
Debt Service				
Principal Retirement	116,424	320,000	95,388	531,812
Interest and Fiscal Charges	91,607	9,798	20,013	121,418
Total Expenditures	1,528,194	329,798	1,317,216	3,175,208
Excess (Deficiency) of Revenues Over (Under) Expenditures	202,259	(321,373)	(224,997)	(344,111)
Other Financing Sources				
Sale of Capital Assets	-	-	100,851	100,851
Debt Issuance	-	-	131,184	131,184
Transfers In	-	321,373	33,843	355,216
Transfers Out	(33,843)	-	-	(33,843)
	(33,843)	321,373	265,878	553,408
Net Change in Fund Balances	168,416	-	40,881	209,297
Fund Balances - Beginning	(2,502,151)	-	1,391,622	(1,110,529)
Fund Balances - Ending	(2,333,735)	-	1,432,503	(901,232)

NONMAJOR SPECIAL REVENUE FUNDS

Special Revenue Funds are created to account for the proceeds of specific revenue sources (other than fiduciary funds or capital project funds) that are legally restricted to expenditure for specified purposes.

Fox Hill Special Service Area Fund

The Fox Hill Special Service Area Fund is used to account for the revenues and expenditures associated with the maintenance of the common areas of the Fox Hill Estates subdivision.

Sunflower Special Service Area Fund

The Sunflower Special Service Fund is used to account for revenues and expenditures associated with the maintenance of the common areas of the Sunflower Estates subdivision.

Motor Fuel Tax Fund

The Motor Fuel Tax Fund is used to account for allotments of motor fuel taxes from the State of Illinois made on per capita basis. These taxes are to be used to construct and maintain street, traffic signals and signs.

Land Cash Fund

The Land Cash Fund is used to account for the revenues and expenditures associated with the construction of park facilities.

Countryside TIF Fund

The Countryside TIF Fund is used to account for the accumulation of monies for the payment of the 2014 General Refunding Obligation Bond Series and 2015A General Obligation Refunding Bond Series. These bonds were issued to refund the 2005 General Obligation Bond Series, which were issued to finance retail development at Countryside Center.

Downtown TIF Fund

The Downtown TIF Fund is used to account for revenues and expenditures associated with the development activities of the downtown area located primarily along Hydraulic Avenue, Illinois Route 47 and Benjamin Street within Yorkville's historic commercial core.

Downtown TIF II Fund

The Downtown TIF II Fund is used to account for revenues and expenditures associated with the development activities of the downtown area located primarily south of Hydraulic Avenue and just north of Washington Street, between White Oak Estate to the west and Benjamin Street to the east.

UNITED CITY OF YORKVILLE, ILLINOIS

Nonmajor Governmental - Special Revenue Funds

Combining Balance Sheet
April 30, 2023

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Nonmajor Governmental - Special Revenue Funds

Combining Balance Sheet
April 30, 2023

	Fox Hill Special Service Area	Sunflower Special Service Area
ASSETS		
Cash and Investments	$ 37,299	12,036
Receivables - Net of Allowances		
Other Taxes	-	-
Due from Other Funds	-	-
Total Assets	37,299	12,036
LIABILITIES		
Accounts Payable	265	250
Due to Other Funds	-	-
Total Liabilities	265	250
FUND BALANCES		
Restricted	37,034	11,786
Unassigned	-	-
Total Fund Balances	37,034	11,786
Total Liabilities and Fund Balances	37,299	12,036

Motor Fuel Tax	Land Cash	Countryside TIF	Downtown TIF	Downtown TIF II	Totals
119,613	-	-	-	-	168,948
200,227	-	-	-	-	200,227
-	-	-	-	89,385	89,385
319,840	-	-	-	89,385	458,560
-	-	132	37,836	1,808	40,291
-	-	1,174,912	1,577,092	-	2,752,004
-	-	1,175,044	1,614,928	1,808	2,792,295
319,840	-	-	-	87,577	456,237
-	-	(1,175,044)	(1,614,928)	-	(2,789,972)
319,840	-	(1,175,044)	(1,614,928)	87,577	(2,333,735)
319,840	-	-	-	89,385	458,560

UNITED CITY OF YORKVILLE, ILLINOIS

Nonmajor Governmental - Special Revenue Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended April 30, 2023

	Fox Hill Special Service Area	Sunflower Special Service Area
Revenues		
Taxes	$ 21,501	21,000
Intergovernmental	-	-
Investment Income	-	-
Total Revenues	21,501	21,000
Expenditures		
General Government	-	-
Public Works	6,043	11,600
Capital Outlay	-	-
Debt Service		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Total Expenditures	6,043	11,600
Excess (Deficiency) of Revenues Over (Under) Expenditures	15,458	9,400
Other Financing (Uses)		
Transfers Out	-	-
Net Change in Fund Balances	15,458	9,400
Fund Balances - Beginning	21,576	2,386
Fund Balances - Ending	37,034	11,786

Motor Fuel Tax	Land Cash	Countryside TIF	Downtown TIF	Downtown TIF II	Totals
-	-	232,124	100,931	97,573	473,129
1,177,614	-	-	-	-	1,177,614
79,710	-	-	-	-	79,710
1,257,324	-	232,124	100,931	97,573	1,730,453
-	-	16,322	72,811	3,371	92,504
125,624	-	-	-	-	143,267
1,081,272	-	-	3,120	-	1,084,392
-	-	116,424	-	-	116,424
-	-	91,607	-	-	91,607
1,206,896	-	224,353	75,931	3,371	1,528,194
50,428	-	7,771	25,000	94,202	202,259
-	(33,843)	-	-	-	(33,843)
50,428	(33,843)	7,771	25,000	94,202	168,416
269,412	33,843	(1,182,815)	(1,639,928)	(6,625)	(2,502,151)
319,840	-	(1,175,044)	(1,614,928)	87,577	(2,333,735)

UNITED CITY OF YORKVILLE, ILLINOIS

Fox Hill Special Service Area - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Property Tax	$ 21,500	21,500	21,501
Expenditures			
Public Works			
Outside Repair and Maintenance	59,200	59,200	6,043
Net Change in Fund Balance	(37,700)	(37,700)	15,458
Fund Balance - Beginning			21,576
Fund Balance - Ending			37,034

UNITED CITY OF YORKVILLE, ILLINOIS

Sunflower Special Service Area - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Property Tax	$ 21,000	21,000	21,000
Expenditures			
Public Works			
Pond Maintenance	5,000	5,000	5,160
Outside Repair and Maintenance	12,200	12,200	6,440
Total Expenditures	17,200	17,200	11,600
Net Change in Fund Balance	3,800	3,800	9,400
Fund Balance - Beginning			2,386
Fund Balance - Ending			11,786

UNITED CITY OF YORKVILLE, ILLINOIS

Motor Fuel Tax - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental	$ 1,175,560	1,175,560	1,177,614
Investment Income	1,000	1,000	79,710
Total Revenues	1,176,560	1,176,560	1,257,324
Expenditures			
Public Works			
Supplies	190,000	190,000	125,624
Capital Outlay			
Streets and Alleys	1,087,045	1,087,045	1,081,272
Total Expenditures	1,277,045	1,277,045	1,206,896
Net Change in Fund Balance	(100,485)	(100,485)	50,428
Fund Balance - Beginning			269,412
Fund Balance - Ending			319,840

UNITED CITY OF YORKVILLE, ILLINOIS

Countryside TIF - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Property Taxes	$ 232,133	232,133	232,124
Expenditures			
General Government			
Administrative Fees	15,804	15,804	15,804
Professional Services	2,000	2,000	518
Debt Service			
Principal Retirement	116,424	116,424	116,424
Interest and Fiscal Charges	93,063	93,063	91,607
Total Expenditures	227,291	227,291	224,353
Net Change in Fund Balance	4,842	4,842	7,771
Fund Balance - Beginning			(1,182,815)
Fund Balance - Ending			(1,175,044)

UNITED CITY OF YORKVILLE, ILLINOIS

Downtown TIF - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Property Taxes	$ 96,000	96,000	100,931
Expenditures			
General Government			
Administrative Fees	31,102	31,102	31,102
TIF Incentive Payout	38,390	38,390	37,836
Professional Services	5,000	5,000	3,873
Capital Outlay			
Project Costs	10,000	10,000	-
Route 47 Expansion	3,120	3,120	3,120
Total Expenditures	87,612	87,612	75,931
Net Change in Fund Balance	8,388	8,388	25,000
Fund Balance - Beginning			(1,639,928)
Fund Balance - Ending			(1,614,928)

UNITED CITY OF YORKVILLE, ILLINOIS

Downtown TIF II - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Property Taxes	$ 99,353	99,353	97,573
Expenditures			
General Government			
TIF Incentive Payout	25,500	25,500	1,808
Professional Services	5,000	5,000	1,563
Total Expenditures	30,500	30,500	3,371
Net Change in Fund Balance	68,853	68,853	94,202
Fund Balance - Beginning			(6,625)
Fund Balance - Ending			87,577

NONMAJOR DEBT SERVICE FUND

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

UNITED CITY OF YORKVILLE, ILLINOIS

Debt Service Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Licenses, Permits and Fees			
Recapture Fees	$ 8,000	8,000	8,425
Expenditures			
Debt Service			
Principal	320,000	320,000	320,000
Interest and Fiscal Charges	10,075	10,075	9,798
Total Expenditures	330,075	330,075	329,798
Excess (Deficiency) of Revenues			
Over (Under) Expenditures	(322,075)	(322,075)	(321,373)
Other Financing Sources			
Transfers In	322,075	322,075	321,373
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning			-
Fund Balance - Ending			-

NONMAJOR CAPITAL PROJECTS FUND

Capital Projects Funds are created to account for all resources used for the acquisition of capital facilities by a governmental unit except those financed by Proprietary Funds.

Vehicle and Equipment Fund

The Vehicle and Equipment Fund is used to account for financial resources accumulated to purchase vehicles, equipment and other capital assets for use in the Police, General Government, Public Works and Park and Recreation departments.

UNITED CITY OF YORKVILLE, ILLINOIS

Vehicle and Equipment - Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Revenues			
Licenses, Permits and Fees			
Development Fees	$ 100,500	100,500	127,850
Engineering Capital Fee	10,000	10,000	28,100
Charges for Services	896,070	896,070	876,986
Fines and Forfeitures			
DUI Fines	6,000	6,000	10,805
Electronic Citations	800	800	780
Miscellaneous	40,500	40,500	47,698
Total Revenues	1,053,870	1,053,870	1,092,219
Expenditures			
General Government	86,983	86,983	74,899
Public Safety	53,750	53,750	17,321
Public Works	1,250	1,250	134
Capital Outlay	2,021,670	2,021,670	1,109,461
Debt Service			
Principal Retirement	57,253	57,253	95,388
Interest and Fiscal Charges	14,317	14,317	20,013
Total Expenditures	2,235,223	2,235,223	1,317,216
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,181,353)	(1,181,353)	(224,997)
Other Financing Sources			
Sale of Capital Assets	52,000	52,000	100,851
Debt Issuance	-	-	131,184
Transfers In	-	-	33,843
	52,000	52,000	265,878
Net Change in Fund Balance	(1,129,353)	(1,129,353)	40,881
Fund Balance - Beginning			1,391,622
Fund Balance - Ending			1,432,503

UNITED CITY OF YORKVILLE, ILLINOIS

Vehicle and Equipment - Capital Projects Fund

Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
General Government Capital			
Supplies			
Computer Equipment and Software	$ 86,983	86,983	74,899
Police Capital			
Contractual Services	53,750	53,750	17,321
Capital Outlay			
Equipment	20,000	20,000	145,809
Vehicles	180,000	180,000	179,701
Total Police Capital	253,750	253,750	342,831
Public Works Capital			
Contractual Services	750	750	134
Supplies	500	500	-
Capital Outlay			
Equipment	439,940	439,940	305,803
Vehicles	786,474	786,474	136,318
Total Public Works Capital	1,227,664	1,227,664	442,255
Park and Recreation Capital			
Capital Outlay			
Outside Repair and Maintenance	1,600	1,600	-
Park Improvements	310,000	310,000	81,645
Equipment	73,156	73,156	55,481
Vehicles	210,500	210,500	204,704
Total Park and Recreation Capital	595,256	595,256	341,830
Debt Service			
Principal Retirement	57,253	57,253	95,388
Interest and Fiscal Charges	14,317	14,317	20,013
Total Debt Service	71,570	71,570	115,401
Total Expenditures	2,235,223	2,235,223	1,317,216

ENTERPRISE FUNDS

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where it has been decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purpose.

Sewer Fund

The Sewer Fund is used to account for the operation and sewer infrastructure maintenance of the City-owned sewer system, as well as the construction of new sewer systems within City limits. Revenues are generated through user maintenance fees.

Water Fund

The Water Fund is used to account for the operation and water infrastructure maintenance of the City-owned water distribution system, as well as the construction of new water systems. Revenues are generated through charges based on water consumption and user maintenance fees.

UNITED CITY OF YORKVILLE, ILLINOIS

Sewer - Enterprise Fund

Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services	$ 1,571,200	1,571,200	1,616,929
Operating Expenses			
Operations	4,690,281	4,690,281	749,145
Depreciation and Amortization	-	-	731,872
Total Operating Expenses	4,690,281	4,690,281	1,481,017
Operating Income (Loss)	(3,119,081)	(3,119,081)	135,912
Nonoperating Revenues (Expenses)			
Investment Income	750	750	50,335
Connection Fees	205,000	205,000	302,500
Other Income	2,227,415	2,227,415	3,210,204
Interest Expense	(54,773)	(54,773)	(49,623)
	2,378,392	2,378,392	3,513,416
Income (Loss) Before Capital Grants and Transfers	(740,689)	(740,689)	3,649,328
Capital Grants	1,000,000	1,000,000	-
Transfers In	1,600,356	1,600,356	1,600,356
Transfers Out	(73,650)	(73,650)	(73,650)
	2,526,706	2,526,706	1,526,706
Change in Net Position	1,786,017	1,786,017	5,176,034
Net Position - Beginning			35,715,557
Net Position - Ending			40,891,591

UNITED CITY OF YORKVILLE, ILLINOIS

Water - Enterprise Fund

Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended April 30, 2023

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services	$ 5,093,543	5,093,543	5,332,272
Operating Expenses			
Operations	6,038,995	6,038,995	2,194,644
Depreciation and Amortization	-	-	1,179,826
Total Operating Expenses	6,038,995	6,038,995	3,374,470
Operating Income (Loss)	(945,452)	(945,452)	1,957,802
Nonoperating Revenues (Expenses)			
Investment Income	2,000	2,000	44,227
Unrealized Gain	-	-	6,819
Connection Fees	300,000	300,000	594,585
Other Income (Expense)	105,601	105,601	(20,410)
Interest Expense	(168,029)	(168,029)	(152,928)
	239,572	239,572	472,293
Income (Loss) Before Capital Grants and Transfers	(705,880)	(705,880)	2,430,095
Capital Grants	100,000	100,000	-
Transfers In	177,859	177,859	177,859
	277,859	277,859	177,859
Change in Net Position	(428,021)	(428,021)	2,607,954
Net Position - Beginning			38,116,454
Net Position - Ending			40,724,408

SUPPLEMENTAL SCHEDULES

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

Promissory Note of 2019
April 30, 2023

Date of Issue	November 18, 2019
Date of Maturity	November 18, 2028
Authorized Issue	$548,273
Interest Rate	3.60%
Interest Dates	Monthly
Principal Maturity Dates	Monthly
Payable at	First National Bank of Omaha

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Requirements		
	Principal	Interest	Totals
2024	$ 59,347	12,223	71,570
2025	61,581	9,989	71,570
2026	63,867	7,703	71,570
2027	66,237	5,333	71,570
2028	68,691	2,879	71,570
2029	41,249	501	41,750
	360,972	38,628	399,600

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

IEPA (L17-1156300) Loan Payable of 2007
April 30, 2023

Date of Issue	November 9, 2006
Date of Maturity	August 9, 2026
Authorized Issue	$1,889,244
Denomination of Bonds	$5,000
Interest Rate	2.50%
Interest Dates	August 9 and February 9
Principal Maturity Dates	August 9 and February 9
Payable at	Illinois Environmental Protection Agency

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Aug. 9	Amount	Feb. 9	Amount
2024	$ 115,333	9,697	125,030	2023	5,207	2024	4,490
2025	118,235	6,795	125,030	2024	3,765	2025	3,030
2026	121,209	3,821	125,030	2025	2,287	2026	1,534
2027	61,743	773	62,516	2026	773	2027	-
	416,520	21,086	437,606		12,032		9,054

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Library Bonds of 2006
April 30, 2023

Date of Issue	August 1, 2006
Date of Maturity	December 30, 2024
Authorized Issue	$1,500,000
Denomination of Bonds	$5,000
Interest Rates	4.75% to 4.80%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	BNY Midwest Trust Company

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 30	Amount	Dec. 30	Amount
2024	$ 100,000	9,550	109,550	2023	4,775	2023	4,775
2025	100,000	4,800	104,800	2024	2,400	2024	2,400
	200,000	14,350	214,350		7,175		7,175

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Library Refunding Bonds of 2013
April 30, 2023

Date of Issue	May 9, 2013
Date of Maturity	December 30, 2024
Authorized Issue	$6,625,000
Denomination of Bonds	$5,000
Interest Rates	2.00% to 4.00%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Bank of New York Mellon

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 30	Amount	Dec. 30	Amount
2024	$ 700,000	57,200	757,200	2023	28,600	2023	28,600
2025	730,000	29,200	759,200	2024	14,600	2024	14,600
	1,430,000	86,400	1,516,400		43,200		43,200

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Refunding Alternate Revenue Source Bonds of 2014
April 30, 2023

Date of Issue	January 6, 2014
Date of Maturity	December 1, 2029
Authorized Issue	$1,235,000
Denomination of Bonds	$5,000
Interest Rates	4.00% to 4.30%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	The Bank of New York Trust Company

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2024	$ -	50,715	50,715	2023	25,357	2023	25,358
2025	-	50,715	50,715	2024	25,357	2024	25,358
2026	230,000	50,715	280,715	2025	25,357	2025	25,358
2027	235,000	41,515	276,515	2026	20,757	2026	20,758
2028	245,000	32,115	277,115	2027	16,057	2027	16,058
2029	255,000	22,193	277,193	2028	11,096	2028	11,097
2030	270,000	11,610	281,610	2029	5,805	2029	5,805
	1,235,000	259,578	1,494,578		129,786		129,792

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Refunding Alternate Revenue Source Bonds of 2014A
April 30, 2023

Date of Issue	August 5, 2014
Date of Maturity	December 1, 2033
Authorized Issue	$4,295,000
Denomination of Bonds	$5,000
Interest Rates	3.00% to 4.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Amalgamated

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2024	$ 210,000	103,037	313,037	2023	51,519	2023	51,518
2025	220,000	96,737	316,737	2024	48,369	2024	48,368
2026	225,000	90,137	315,137	2025	45,069	2025	45,068
2027	230,000	83,387	313,387	2026	41,694	2026	41,693
2028	245,000	76,200	321,200	2027	38,100	2027	38,100
2029	250,000	66,400	316,400	2028	33,200	2028	33,200
2030	265,000	56,400	321,400	2029	28,200	2029	28,200
2031	275,000	45,800	320,800	2030	22,900	2030	22,900
2032	280,000	34,800	314,800	2031	17,400	2031	17,400
2033	290,000	23,600	313,600	2032	11,800	2032	11,800
2034	300,000	12,000	312,000	2033	6,000	2033	6,000
	2,790,000	688,498	3,478,498		344,251		344,247

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Refunding Alternate Revenue Source Bonds of 2014C
April 30, 2023

Date of Issue	August 5, 2014
Date of Maturity	December 30, 2024
Authorized Issue	$1,290,000
Denomination of Bonds	$5,000
Interest Rates	2.00% to 3.00%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Amalgamated

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 30	Amount	Dec. 30	Amount
2024	$ 140,000	8,250	148,250	2023	4,125	2023	4,125
2025	135,000	4,050	139,050	2024	2,025	2024	2,025
	275,000	12,300	287,300		6,150		6,150

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Refunding Alternate Revenue Source Bonds of 2015A
April 30, 2023

Date of Issue	July 8, 2015
Date of Maturity	December 1, 2034
Authorized Issue	$5,575,000
Denomination of Bonds	$5,000
Interest Rate	4.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Amalgamated

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2024	$ 460,000	139,800	599,800	2024	69,900	2023	69,900
2025	475,000	121,400	596,400	2025	60,700	2024	60,700
2026	215,000	102,400	317,400	2026	51,200	2025	51,200
2027	220,000	93,800	313,800	2027	46,900	2026	46,900
2028	230,000	85,000	315,000	2028	42,500	2027	42,500
2029	240,000	75,800	315,800	2029	37,900	2028	37,900
2030	250,000	66,200	316,200	2030	33,100	2029	33,100
2031	260,000	56,200	316,200	2031	28,100	2030	28,100
2032	270,000	45,800	315,800	2032	22,900	2031	22,900
2033	280,000	35,000	315,000	2033	17,500	2032	17,500
2034	290,000	23,800	313,800	2034	11,900	2033	11,900
2035	305,000	12,200	317,200	2035	6,100	2034	6,100
	3,495,000	857,400	4,352,400		428,700		428,700
Governmental	924,643	226,868	1,151,511		113,434		113,434
Business-Type	2,570,357	630,532	3,200,889		315,266		315,266
	3,495,000	857,400	4,352,400		428,700		428,700

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Alternate Revenue Source Bonds of 2021
April 30, 2023

Date of Issue	May 27, 2021
Date of Maturity	December 30, 2040
Authorized Issue	$8,250,000
Denomination of Bonds	$5,000
Interest Rates	2.00% to 4.00%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Amalgamated

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 30	Amount	Dec. 30	Amount
2024	$ 330,000	211,100	541,100	2023	105,550	2023	105,550
2025	345,000	197,900	542,900	2024	98,950	2024	98,950
2026	360,000	184,100	544,100	2025	92,050	2025	92,050
2027	375,000	169,700	544,700	2026	84,850	2026	84,850
2028	390,000	154,700	544,700	2027	77,350	2027	77,350
2029	405,000	139,100	544,100	2028	69,550	2028	69,550
2030	420,000	122,900	542,900	2029	61,450	2029	61,450
2031	435,000	106,100	541,100	2030	53,050	2030	53,050
2032	445,000	97,400	542,400	2031	48,700	2031	48,700
2033	455,000	88,500	543,500	2032	44,250	2032	44,250
2034	465,000	79,400	544,400	2033	39,700	2033	39,700
2035	475,000	70,100	545,100	2034	35,050	2034	35,050
2036	480,000	60,600	540,600	2035	30,300	2035	30,300
2037	490,000	51,000	541,000	2036	25,500	2036	25,500
2038	500,000	41,200	541,200	2037	20,600	2037	20,600
2039	510,000	31,200	541,200	2038	15,600	2038	15,600
2040	520,000	21,000	541,000	2039	10,500	2039	10,500
2041	530,000	10,600	540,600	2040	5,300	2040	5,300
	7,930,000	1,836,600	9,766,600		918,300		918,300

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Long-Term Debt Requirements

General Obligation Refunding Alternate Revenue Source Bonds of 2022
April 30, 2023

Date of Issue	January 6, 2022
Date of Maturity	December 1, 2025
Authorized Issue	$5,170,000
Denomination of Bonds	$5,000
Interest Rate	1.142%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Amalgamated

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due on			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2024	$ 1,280,000	44,538	1,324,538	2023	22,269	2023	22,269
2025	1,300,000	29,920	1,329,920	2024	14,960	2024	14,960
2026	1,320,000	15,074	1,335,074	2025	7,537	2025	7,537
	3,900,000	89,532	3,989,532		44,766		44,766
Governmental	760,000	17,415	777,415		14,283		14,475
Business-Type	3,140,000	72,117	3,212,117		59,020		59,812
	3,900,000	89,532	3,989,532		73,303		74,287

UNITED CITY OF YORKVILLE, ILLINOIS

Consolidated Year-End Financial Report
April 30, 2023

CSFA #	Program Name	State	Federal	Other	Totals
494-00-1004	Local Highway Safety Improvement Program	$ 46,694	-	-	46,694
494-42-0495	Local Surface Transportation Program	39,703	-	-	39,703
	Other Grant Programs and Activities	-	1,438,165	31,761	1,469,926
	All Other Costs Not Allocated	-	-	28,794,987	28,794,987
	Totals	86,397	1,438,165	28,826,748	30,351,310

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

October 12, 2023

The Honorable City Mayor
Members of the City Council
United City of Yorkville, Illinois

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the United City of Yorkville, Illinois, as of and for the year ended April 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated October 12, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

STATISTICAL SECTION
(Unaudited)

This part of the annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue sources.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

UNITED CITY OF YORKVILLE, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
April 30, 2023 (Unaudited)

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
April 30, 2023 (Unaudited)

	2014	2015	2016	2017
Governmental Activities				
Net Investment in Capital Assets	$ 63,873,210	66,706,243	70,624,870	74,001,408
Restricted	1,946,088	2,744,103	3,064,646	2,634,940
Unrestricted	3,566,727	3,328,570	(6,321,934)	(6,198,767)
Total Governmental Activities Net Position	69,386,025	72,778,916	67,367,582	70,437,581
Business-Type Activities				
Net Investment in Capital Assets	34,717,042	46,482,812	49,232,266	53,490,328
Restricted	-	-	-	-
Unrestricted	13,015,100	1,891,407	2,346,622	3,158,076
Total Business-Type Activities Net Position	47,732,142	48,374,219	51,578,888	56,648,404
Primary Government				
Net Investment in Capital Assets	98,590,252	113,189,055	119,857,136	127,491,736
Restricted	1,946,088	2,744,103	3,064,646	2,634,940
Unrestricted	16,581,827	5,219,977	(3,975,312)	(3,040,691)
Total Primary Government Net Position	117,118,167	121,153,135	118,946,470	127,085,985

* Accrual Basis of Accounting

Note: The City implemented GASB Statement No. 68 for the year ended April 30, 2016.

2018	2019	2020	2021	2022	2023
83,186,083	83,800,089	86,397,801	90,458,186	93,931,218	98,268,934
1,992,274	1,741,515	1,862,586	2,083,335	7,859,306	1,489,514
(8,300,460)	(7,317,467)	(8,257,280)	(6,122,164)	(5,482,448)	2,772,833
76,877,897	78,224,137	80,003,107	86,419,357	96,308,076	102,531,281
57,257,183	58,098,381	55,429,397	58,409,514	60,848,375	67,055,941
-	-	-	-	-	-
4,884,605	6,235,797	12,763,017	12,920,276	12,983,636	14,560,058
62,141,788	64,334,178	68,192,414	71,329,790	73,832,011	81,615,999
140,443,266	141,898,470	141,827,198	148,867,700	154,779,593	165,324,875
1,992,274	1,741,515	1,862,586	2,083,335	7,859,306	1,489,514
(3,415,855)	(1,081,670)	4,505,737	6,798,112	7,501,188	17,332,891
139,019,685	142,558,315	148,195,521	157,749,147	170,140,087	184,147,280

UNITED CITY OF YORKVILLE, ILLINOIS

Changes in Net Position - Last Ten Fiscal Years*
April 30, 2023 (Unaudited)

	2014	2015	2016	2017	2018	2019	2020	2021	2022 **	2023
Expenses										
Governmental Activities										
General Government	$ 5,808,954	4,075,153	4,533,840	4,467,831	3,976,577	5,023,227	6,213,208	5,960,831	4,822,508	5,317,707
Public Safety	918,131	4,393,482	6,073,977	6,053,696	5,689,480	6,008,959	6,526,618	982,014	1,017,179	1,196,127
Community Development	2,029,523	592,588	649,507	734,317	629,894	869,044	816,350	2,513,280	2,471,380	3,264,494
Public Works	3,874,698	3,140,446	3,955,539	4,450,509	6,236,169	4,124,935	4,874,549	5,733,468	5,893,447	6,348,333
Library	407,537	930,024	877,154	930,739	941,123	974,154	1,017,437	828,098	1,044,496	1,310,456
Parks and Recreation	3,444,587	2,381,698	2,225,512	2,003,935	2,432,818	2,963,434	2,678,769	5,097,124	5,545,928	7,360,959
Interest on Long-Term Debt	698,519	611,243	540,506	570,061	536,177	500,169	464,883	409,695	627,947	495,196
Total Governmental Activities Expenses	17,181,949	16,124,634	18,856,035	19,211,088	20,442,238	20,463,922	22,591,814	21,524,510	21,422,885	25,293,272
Business-Type Activities										
Water	1,595,266	2,792,755	3,257,504	3,251,836	3,271,956	3,256,582	1,762,508	1,740,041	1,632,962	1,530,640
Sewer	2,710,511	1,704,058	1,789,770	1,701,742	1,806,076	1,589,599	3,271,485	3,405,189	3,630,501	3,527,398
Recreation Center	232,882	-	-	-	-	-	-	-	-	-
Total Business-Type Activities Expenses	4,538,659	4,496,813	5,047,274	4,953,578	5,078,032	4,846,181	5,033,993	5,145,230	5,263,463	5,058,038
Total Primary Government Expenses	21,720,608	20,621,447	23,903,309	24,164,666	25,520,270	25,310,103	27,625,807	26,669,740	26,686,348	30,351,310
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	2,381,788	2,885,990	3,072,590	3,222,388	3,629,476	3,798,007	3,637,639	5,246,355	3,508,715	4,053,221
Public Safety	-	-	-	-	-	-	-	-	-	-
Public Works	-	-	-	-	-	-	-	-	1,182,864	1,712,703
Library	74,037	44,522	53,372	71,213	123,156	125,800	129,530	113,930	121,557	157,208
Parks and Recreation	299,478	352,714	408,469	455,675	453,466	579,155	527,941	357,208	549,231	695,128
Operating Grants/Contributions	1,135,659	943,410	774,856	610,480	694,321	854,662	888,037	3,037,020	2,834,644	2,709,423
Capital Grants/Contributions	1,229,829	768,423	3,317,330	3,814,671	6,448,555	1,011,418	3,270,712	1,815,564	1,131,958	29,777
Total Governmental Activities Program Revenues	5,120,791	4,995,059	7,626,617	8,174,427	11,348,974	6,369,042	8,453,859	10,570,077	9,328,969	9,357,460
Business-Type Activities										
Charges for Services										
Water	2,394,494	2,626,114	3,624,374	4,127,783	4,655,750	4,557,352	4,440,881	1,731,961	1,714,066	1,919,429
Sewer	1,130,954	1,186,389	1,388,258	1,390,806	1,688,339	1,552,159	1,601,247	5,062,645	4,944,694	5,926,857
Recreation	44,891	-	-	-	-	-	-	-	-	-
Operating Grants/Contributions	-	-	-	-	-	-	-	-	-	-
Capital Grants/Contributions	1,658,648	6,805	2,029,848	3,257,187	3,945,565	-	1,994,526	1,124,323	340,549	-
Total Business-Type Activities Program Revenues	5,228,987	3,819,308	7,042,480	8,775,776	10,289,654	6,109,511	8,036,654	7,918,929	6,999,309	7,846,286
Total Primary Government Program Revenues	10,349,778	8,814,367	14,669,097	16,950,203	21,638,628	12,478,553	16,490,513	18,489,006	16,328,278	17,203,746

	2014	2015	2016	2017	2018	2019	2020	2021	2022 **	2023
Net (Expense) Revenue										
Governmental Activities	$ (12,061,158)	(11,129,575)	(11,229,418)	(11,036,661)	(9,093,264)	(14,094,880)	(14,137,955)	(10,954,433)	(12,093,916)	(15,935,812)
Business-Type Activities	690,328	(677,505)	1,995,206	3,822,198	5,211,622	1,263,330	3,002,661	2,773,699	1,735,846	2,788,248
Total Primary Government										
Net (Expense) Revenue	(11,370,830)	(11,807,080)	(9,234,212)	(7,214,463)	(3,881,642)	(12,831,550)	(11,135,294)	(8,180,734)	(10,358,070)	(13,147,564)
General Revenues and Other Changes in Net Position										
Governmental Activities										
Taxes										
Property	4,670,934	4,850,981	4,901,983	4,899,485	4,925,489	5,041,762	5,195,891	5,248,398	5,544,463	5,807,376
Sales	4,573,026	4,782,712	4,904,967	5,200,763	5,327,756	5,429,231	5,635,945	6,341,989	7,933,942	8,374,887
Income	1,613,102	1,735,422	1,715,155	1,602,410	1,640,291	1,966,699	1,870,977	2,470,986	3,175,556	3,355,846
Utility	1,633,242	1,600,296	1,585,758	1,615,153	1,587,270	1,647,511	1,545,821	1,527,572	1,707,542	1,783,647
Other	988,822	1,127,859	1,265,439	1,331,191	1,445,549	1,600,502	1,652,074	1,668,294	2,173,425	2,515,864
Investment Income (Loss)	14,895	(176,911)	9,828	30,481	85,356	154,071	239,155	15,488	(24,510)	475,624
Miscellaneous	737,693	1,736,079	761,857	561,229	705,968	1,494,246	456,998	376,595	2,096,524	1,550,338
Transfers	(1,626,263)	(1,133,972)	(1,134,654)	(1,134,052)	(184,099)	(921,615)	(679,936)	(278,639)	(624,307)	(1,704,565)
Total Governmental Activities	12,605,451	14,522,466	14,010,333	14,106,660	15,533,580	16,412,407	15,916,925	17,370,683	21,982,635	22,159,017
Business-Type Activities										
Investment Income (Loss)	11,491	11,206	6,685	13,623	36,002	28,777	67,934	1,777	(24,493)	101,381
Miscellaneous	182,783	174,404	64,678	99,643	61,661	84,652	107,705	83,261	166,561	3,189,794
Transfers	1,626,263	1,133,972	1,134,654	1,134,052	184,099	921,615	679,936	278,639	624,307	1,704,565
Total Business-Type Activities	1,820,537	1,319,582	1,206,017	1,247,318	281,762	1,035,044	855,575	363,677	766,375	4,995,740
Total Primary Government	14,425,988	15,842,048	15,216,350	15,353,978	15,815,342	17,447,451	16,772,500	17,734,360	22,749,010	27,154,757
Changes in Net Position										
Governmental Activities	544,293	3,392,891	2,780,915	3,069,999	6,440,316	2,317,527	1,778,970	6,416,250	9,888,719	6,223,205
Business-Type Activities	2,510,865	642,077	3,201,223	5,069,516	5,493,384	2,298,374	3,858,236	3,137,376	2,502,221	7,783,988
Total Primary Government	3,055,158	4,034,968	5,982,138	8,139,515	11,933,700	4,615,901	5,637,206	9,553,626	12,390,940	14,007,193

* Accrual Basis of Accounting

** In 2022, expenses related to non-capital costs in the Citywide Captial Projects Fund were moved from the General Government function to the Public Works function.

UNITED CITY OF YORKVILLE, ILLINOIS

Fund Balances of Governmental Funds - Last Ten Fiscal Years*
April 30, 2023 (Unaudited)

	2014	2015	2016	2017
General Fund				
Nonspendable	$ 156,680	145,012	138,312	150,464
Restricted	-	984,526	1,216,288	984,514
Unassigned	3,703,901	3,696,520	4,337,106	5,079,111
Total General Fund	3,860,581	4,826,058	5,691,706	6,214,089
All Other Governmental Funds				
Nonspendable	34,385	33,284	37,376	37,664
Restricted	1,951,407	1,767,419	1,848,358	1,650,426
Committed	527,635	537,853	480,034	421,586
Assigned	824,301	4,788,775	3,004,149	1,625,937
Unassigned	(534,087)	(624,928)	(584,901)	(511,528)
Total All Other Governmental Funds	2,803,641	6,502,403	4,785,016	3,224,085
Total All Governmental Funds	6,664,222	11,328,461	10,476,722	9,438,174

* Modified Accrual Basis of Accounting

2018	2019	2020	2021	2022	2023
83,305	85,744	63,193	152,003	162,600	171,778
726,019	458,685	203,874	-	-	-
5,687,049	6,335,394	7,244,993	9,020,351	10,464,500	10,824,829
6,496,373	6,879,823	7,512,060	9,172,354	10,627,100	10,996,607
16,392	18,266	13,515	38,268	51,745	51,250
1,266,255	1,282,830	1,658,712	2,083,335	7,859,306	1,730,600
467,816	435,216	398,488	43,801	-	-
743,997	1,125,471	1,099,847	1,605,360	6,941,081	8,064,486
(1,441,197)	(1,260,507)	(2,469,332)	(2,716,429)	(2,871,244)	(2,789,972)
1,053,263	1,601,276	701,230	1,054,335	11,980,888	7,056,364
7,549,636	8,481,099	8,213,290	10,226,689	22,607,988	18,052,971

UNITED CITY OF YORKVILLE, ILLINOIS

Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years*
April 30, 2023 (Unaudited)

	2014	2015	2016	2017
Revenues				
Taxes	$ 5,176,481	11,830,762	12,103,254	12,466,013
Intergovernmental	9,469,590	3,312,823	3,180,626	3,343,533
Licenses, Permits and Fees	393,746	379,242	493,619	706,782
Charges for Services	2,169,670	2,749,195	2,897,718	2,888,281
Fines and Forfeitures	191,887	154,789	143,094	154,213
Investment Income (Loss)	14,895	(176,911)	9,828	30,481
Miscellaneous	737,693	1,736,079	761,857	561,229
Total Revenues	18,153,962	19,985,979	19,589,996	20,150,532
Expenditures				
General Government	5,685,541	3,910,635	3,928,055	4,293,081
Public Safety	3,834,655	4,337,573	4,689,129	4,907,384
Community Development	407,537	592,588	649,507	734,317
Public Works	2,207,757	2,361,827	2,460,192	2,344,878
Library	737,191	748,905	694,441	748,026
Parks and Recreation	1,644,065	2,041,792	1,803,333	1,936,083
Capital Outlay	2,050,456	3,285,489	3,653,071	3,656,703
Debt Service				
Principal Retirement	1,099,223	844,112	1,040,880	1,149,185
Interest and Fiscal Charges	641,673	496,090	604,406	563,433
Total Expenditures	18,308,098	18,619,011	19,523,014	20,333,090
Excess (Deficiency) of Revenues Over (Under) Expenditures	(154,136)	1,366,968	66,982	(182,558)
Other Financing Sources (Uses)				
Disposal of Capital Assets	16,325	-	48,446	278,062
Debt Issuance	8,053,963	6,670,678	1,627,183	-
Bond Premium/(Discount)	115,109	119,680	122,288	-
Payment to Escrow Agent	(7,787,598)	(2,359,115)	(1,581,984)	-
Transfers In	2,881,535	1,375,448	1,326,090	1,524,658
Transfers Out	(4,507,798)	(2,509,420)	(2,460,744)	(2,658,710)
	(1,228,464)	3,297,271	(918,721)	(855,990)
Net Change in Fund Balances	(1,382,600)	4,664,239	(851,739)	(1,038,548)
Debt Service as a Percentage of Noncapital Expenditures	11.540%	9.497%	10.293%	9.793%

* Modified Accrual Basis of Accounting
** In 2022, expenses related to non-capital costs in the Citywide Captial Projects Fund were moved from the General Government function to the Public Works function.

2018	2019	2020	2021	2022**	2023
12,662,678	12,995,856	13,211,204	13,838,886	16,424,479	17,394,073
3,164,026	4,279,863	3,620,336	6,464,863	6,954,683	7,182,747
1,016,223	1,208,345	1,128,865	1,475,431	1,296,907	1,770,684
3,047,606	3,176,017	3,078,023	4,125,547	3,854,197	4,732,776
142,269	118,600	88,222	116,515	211,263	114,800
85,356	154,071	239,155	15,488	(24,510)	475,624
705,968	1,494,246	445,275	362,668	2,096,524	1,550,338
20,824,126	23,426,998	21,811,080	26,399,398	30,813,543	33,221,042
5,036,599	4,946,923	5,921,054	7,752,809	5,264,752	5,615,583
5,302,038	5,356,149	5,818,063	5,686,873	6,019,369	6,194,360
629,894	869,044	816,350	828,098	1,154,892	1,312,006
2,223,750	2,288,047	2,337,032	2,990,739	3,224,616	3,996,927
758,411	791,441	834,724	799,301	834,944	1,014,370
2,632,896	2,562,757	2,224,304	2,478,660	2,381,042	2,978,143
5,037,740	2,782,137	1,516,238	1,618,216	6,534,677	12,564,376
1,195,669	1,462,304	1,485,368	1,540,392	1,597,659	2,061,812
514,068	515,118	474,199	426,199	616,595	565,952
23,331,065	21,573,920	21,427,332	24,121,287	27,628,546	36,303,529
(2,506,939)	1,853,078	383,748	2,278,111	3,184,997	(3,082,487)
2,500	-	11,723	13,927	35,598	100,851
800,000	-	548,273	-	9,260,000	131,184
-	-	-	-	525,011	-
-	-	(531,617)	-	-	-
2,753,031	2,213,618	2,023,602	3,384,573	8,729,848	6,323,350
(2,937,130)	(3,135,233)	(2,703,538)	(3,663,212)	(9,354,155)	(8,027,915)
618,401	(921,615)	(651,557)	(264,712)	9,196,302	(1,472,530)
(1,888,538)	931,463	(267,809)	2,013,399	12,381,299	(4,555,017)
9.228%	10.629%	9.769%	9.673%	10.624%	10.837%

UNITED CITY OF YORKVILLE, ILLINOIS

Assessed Value and Actual Value of Taxable Property - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

Fiscal Year	Tax Levy Year	Residential Property	Farm	Commercial Property
2014	2013	$ 311,316,069	$ 2,618,131	$ 99,434,012
2015	2014	310,655,449	2,743,283	90,744,145
2016	2015	320,914,471	2,861,401	84,529,087
2017	2016	354,408,067	2,963,511	84,099,111
2018	2017	386,855,913	3,083,218	83,975,023
2019	2018	416,780,620	3,202,140	83,874,064
2020	2019	450,745,939	3,259,791	83,974,878
2021	2020	484,024,398	3,360,133	79,649,698
2022	2021	524,668,429	3,524,082	79,815,145
2023	2022	599,625,774	3,936,704	80,620,321

Data Source: Office of the County Clerk

Note: Property is assess at 33% of actual value.

Industrial Property	Railroad Property	Total Taxable Assessed Value	Estimated Actual Value of Taxable Property	Total Direct Tax Rate
$ 6,656,792	$ 17,328	$ 420,042,332	$ 1,260,126,996	0.7738
12,668,201	17,328	416,828,406	1,250,485,218	0.7581
13,000,039	17,329	421,322,327	1,263,966,981	0.7361
14,944,561	17,328	456,432,578	1,369,297,734	0.6795
15,349,880	17,328	489,281,362	1,467,844,086	0.6471
15,386,433	60,243	519,303,500	1,557,910,500	0.6242
15,509,884	89,004	553,579,496	1,660,738,488	0.6029
15,586,411	75,859	582,696,499	1,748,089,497	0.5880
15,512,284	77,628	623,597,568	1,870,792,704	0.5710
15,925,318	90,328	700,198,445	2,085,143,583	0.5377

UNITED CITY OF YORKVILLE, ILLINOIS

Principal Property Taxpayers - Current Tax Levy Year and Nine Tax Levy Years Ago
April 30, 2023 (Unaudited)

	2022 Tax Levy			2013 Tax Levy		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Wrigley Manufacturing Co., LLC	$ 4,668,910	1	0.67%	$ 2,706,507	6	0.64%
Yorkville Marketplace LLC	3,851,349	2	0.55%	3,968,109	3	0.94%
Yorkville Apartments Holdings LLC	3,486,011	3	0.50%	2,254,626	9	0.54%
Menards, Inc	2,991,882	4	0.43%	7,568,986	1	1.80%
Fox River Harmony Housing LLC	2,779,144	5	0.40%	2,341,056	7	0.56%
Rainy Properties LLC	2,555,759	6	0.37%			
Cedarhurst of Yorkville Real Estate LLC	2,098,088	7	0.30%			
Target Corporation	1,900,000	8	0.27%	3,092,795	5	0.74%
Alliance Development Corporation	1,866,429	9	0.27%			
Kendall Holdings	1,592,230	10	0.23%	6,001,794	2	1.43%
Copley Ventures, Inc.				3,726,607	4	0.89%
Boombah Properties LLC				2,269,648	8	0.54%
Prime Yorkville LLC				1,805,566	10	0.43%
	27,789,802		4.00%	35,735,694		8.51%

Data Source: Office of the County Clerk

UNITED CITY OF YORKVILLE, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years
April 30, 2023 (Unaudited)

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years
April 30, 2023 (Unaudited)

	2013	2014	2015
City Direct Rates			
Corporate	0.2484	0.2503	0.2380
Bonds and Interest	0.0797	0.0397	0.0113
IMRF	0.1071	0.1080	-
Police Protection	0.0833	0.0840	0.2407
Police Pension	0.1493	0.1694	0.1959
Audit	0.0071	0.0072	0.0069
Liability Insurance	0.0095	0.0096	0.0091
Social Security	0.0714	0.0720	0.0342
School Crossing Guard	0.0060	0.0060	-
Revenue Recapture	-	-	-
Unemployment Insurance	0.0119	0.0120	-
Total Direct Rates	0.7738	0.7581	0.7361
Overlapping Rates			
Kendall County	0.8009	0.8085	0.7909
Kendall County Forest Preserve	0.1640	0.1826	0.1787
Bristol Township	0.4239	0.4172	0.3960
Bristol - Kendall Fire District	0.7718	0.8041	0.8077
Yorkville Community Unit School District #115	7.4081	7.7083	7.8713
Waubonsee Community College District #516	0.5691	0.5973	0.5885
Yorkville Public Library	0.3241	0.3299	0.3287
Total Overlapping Rates	10.4619	10.8479	10.9618
Total Direct and Overlapping Rates	11.2357	11.6060	11.6979

Data Source: Office of the County Clerk

Notes:
(1) Rates are per $100 of Assessed Value.
(2) Representative tax rates for other government units are from Bristol Township

2016	2017	2018	2019	2020	2021	2022
0.2197	0.2049	0.1931	0.1811	0.1694	0.1579	0.1417
-	-	-	-	-	-	-
-	-	-	-	-	-	-
0.1999	0.2003	0.1709	0.1562	0.1484	0.1596	0.1625
0.2117	0.1969	0.2140	0.2223	0.2291	0.2141	0.1984
0.0066	0.0061	0.0057	0.0054	0.0052	0.0048	0.0043
0.0088	0.0082	0.0077	0.0072	0.0069	0.0064	0.0058
0.0329	0.0307	0.0289	0.0271	0.0258	0.0241	0.0216
-	-	0.0039	0.0036	0.0034	0.0032	0.0029
-	-	-	-	-	0.0009	0.0006
-	-	-	-	-	-	-
0.6795	0.6471	0.6242	0.6029	0.5880	0.5710	0.5377
0.7477	0.7088	0.6728	0.6409	0.6232	0.6016	0.5908
0.1755	0.1752	0.1503	0.1542	0.1582	0.1620	0.1476
0.3408	0.2787	0.2618	0.0952	0.0912	0.1535	0.1412
0.7592	0.7425	0.7300	0.7202	0.7159	0.7050	0.6988
7.5634	7.3444	7.1852	7.0338	6.9567	6.7867	6.6524
0.5601	0.5514	0.5413	0.5273	0.4378	0.4698	0.4642
0.3080	0.2994	0.2892	0.2829	0.2775	0.2678	0.2553
10.4547	10.1004	9.8306	9.4545	9.2605	9.1465	8.9502
11.1342	10.7475	10.4548	10.0574	9.8485	9.7175	9.4879

UNITED CITY OF YORKVILLE, ILLINOIS

Property Tax Levies and Collections - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

Fiscal Year	Tax Levy Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years***	Total Collections to Date **	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2014	2012*	$ 3,318,990	$ 3,193,672	96.22%	-	$ 3,193,672	96.22%
2015	2013*	3,250,204	3,234,448	99.52%	-	3,234,448	99.52%
2016	2014*	3,159,892	3,146,278	99.57%	-	3,146,278	99.57%
2017	2015*	3,101,185	3,071,484	99.04%	-	3,071,484	99.04%
2018	2016	3,101,322	3,093,892	99.76%	-	3,093,892	99.76%
2019	2017	3,165,651	3,149,635	99.49%	-	3,149,635	99.49%
2020	2018	3,241,457	3,231,926	99.71%	-	3,231,926	99.71%
2021	2019	3,337,703	3,327,913	99.71%	-	3,327,913	99.71%
2022	2020	3,426,430	3,415,461	99.68%	-	3,415,461	99.68%
2023	2021	3,560,742	3,552,451	99.77%	-	3,552,451	99.77%

Data Source: Office of the County Treasurer

* The 2012, 2013, 2014 and 2015 tax levy extended amounts include bonds and interest in the amount of $723,689, $486,150, $334,816, $165,564 & $47,525, respectively, that were previously abated.

** Includes property taxes collected in the current year that may be attributable to prior years. These collections, if any, are immaterial as 99% or greater of the current year's tax levy has historically been collected during the respective fiscal year. Additionally, information to associate any non-current tax collections to a specific tax levy is not readily available.

*** Information for collections in subsequent years is unavailable.

Note: Property in the City is reassessed each year. Property is assessed at 33% of actual value.

UNITED CITY OF YORKVILLE, ILLINOIS

Estimate of Taxable Sales by Category - Last Ten Calendar Years
April 30, 2023 (Unaudited)

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Estimate of Taxable Sales by Category - Last Ten Calendar Years
April 30, 2023 (Unaudited)

	2013	2014	2015
General Merchandise	$ 594,685	593,361	608,996
Food	266,937	289,897	385,034
Drinking and Eating Places	293,131	299,300	332,752
Apparel	88,739	87,834	95,975
Furniture & H.H. & Radio	3,370	2,710	2,597
Lumber, Building Hardware	413,711	446,440	470,357
Automobile and Filling Stations	156,091	146,062	160,717
Drugs and Miscellaneous Retail	597,615	566,665	362,225
Agriculture and All Others	89,359	161,114	232,923
Manufacturers	89,239	90,998	102,011
Total	2,592,877	2,684,381	2,753,587
City Direct Sales Tax Rate	1.00%	1.00%	1.00%

Data Source: Illinois Department of Revenue - Local Tax Allocation Division

Data available for calendar year only.

2016	2017	2018	2019	2020	2021	2022
597,618	581,090	596,620	565,194	553,360	672,669	673,531
377,825	417,028	452,298	485,658	522,083	552,205	621,989
376,762	401,725	413,204	429,128	454,292	606,299	595,743
99,354	94,459	99,121	49,305	34,163	65,116	73,247
2,373	1,590	1,902	1,150	891	6,702	11,409
510,521	539,760	558,358	592,844	745,531	802,407	789,516
188,830	187,127	220,232	251,785	295,001	358,029	428,416
506,123	487,129	484,825	527,795	554,512	1,010,887	979,753
135,378	213,964	219,283	239,758	221,374	251,437	333,121
116,723	36,167	30,503	30,270	32,510	45,663	57,179
2,911,507	2,960,039	3,076,346	3,172,887	3,413,717	4,371,414	4,563,903
1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%

UNITED CITY OF YORKVILLE, ILLINOIS

Direct and Overlapping Sales Tax Rates - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

Fiscal Year	State Sales Tax	Local Sales Tax to City	City Non-Home Rule Sales Tax	County Sales Tax	County Public Safety Property	Total Sales Tax Rate
2014	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2015	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2016	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2017	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2018	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2019	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2020	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2021	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2022	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%
2023	5.00%	1.00%	1.00%	0.25%	1.00%	8.25%

Data Source: Illinois Department of Revenue

The above tax rates are for General Merchandise.

UNITED CITY OF YORKVILLE, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

See Following Page

UNITED CITY OF YORKVILLE, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

	Governmental Activities				
Fiscal Year	General Obligation and Alternative Revenue Source Bonds	Notes Payable	Other Commitments	Leases	General Obligation and Alternative Revenue Source Bonds
2014	$ 12,520,000	$ 940,341	$ 1,890	$ -	$ 16,855,000
2015	16,120,000	901,907	1,890	-	15,700,000
2016	15,325,990	938,210	1,890	-	18,555,000
2017	14,252,531	820,482	1,890	-	20,613,544
2018	13,138,403	1,500,822	1,890	-	18,605,065
2019	11,967,952	1,170,850	1,890	-	16,503,368
2020	10,718,207	926,655	1,890	-	13,685,179
2021	9,406,558	673,426	1,890	-	10,841,111
2022	17,781,130	418,222	1,890	-	8,455,165
2023	15,753,886	360,972	-	93,046	6,048,561

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Business-Type Activities					
Debt Certificates	IEPA Loans Payable	Other Commitments	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
$ 6,680,000	$ 1,880,084	$ 1,919,909	$ 40,797,224	8.70%	$ 2,291
5,865,000	1,694,504	1,942,898	42,226,199	8.72%	2,325
5,220,000	1,504,138	2,000,619	43,545,847	8.38%	2,360
1,230,000	1,308,862	2,061,951	40,289,260	7.61%	2,139
1,010,000	1,108,550	2,126,965	37,491,695	6.95%	1,971
580,000	903,070	2,194,902	33,322,032	5.82%	1,656
445,000	745,816	2,272,473	28,795,220	4.75%	1,397
305,000	638,766	2,386,097	24,252,848	3.81%	1,126
155,000	529,024	2,505,402	29,845,833	4.53%	1,386
-	416,520	2,655,402	25,328,387	3.52%	1,063

UNITED CITY OF YORKVILLE, ILLINOIS

Ratios of General Bonded Debt Outstanding - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

Fiscal Year	General Obligation and Alternative Revenue Source Bonds	Less: Amounts Available in Debt Service	Total	Percentage of Total Taxable Assessed Value of Property (1)	Per Capita (2)
2014	$ 29,375,000	$ -	$ 29,375,000	6.99%	$ 1,650
2015	31,820,000	-	31,820,000	7.63%	1,752
2016	33,880,990	-	33,880,990	8.04%	1,836
2017	34,866,075	-	34,866,075	7.64%	1,851
2018	31,743,468	-	31,743,468	6.49%	1,669
2019	28,471,320	-	28,471,320	5.48%	1,415
2020	24,403,386	-	24,403,386	4.41%	1,184
2021	20,247,669	-	20,247,669	3.47%	940
2022	26,236,295	-	26,236,295	4.21%	1,218
2023	21,802,447	-	21,802,447	3.11%	915

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Actual Value of Taxable Property for property value data.

(2) See the Schedule of Demographic and Economic Statistics for personal income and population data.

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Direct and Overlapping Governmental Activities Debt
April 30, 2023 (Unaudited)

Governmental Unit	(1) Gross Debt	(2) Percentage of Debt Applicable to City *	(3) City's Share of Debt
United City of Yorkville	$ 16,207,904	100.000%	$ 16,207,904
Overlapping Debt			
County of Kendall (4)	14,985,000	16.85%	2,524,973
Forest Preserve District of Kendall County	22,565,000	16.85%	3,802,203
Yorkville-Bristol Sanitary District	6,850,000	97.94%	6,708,890
Yorkville Community Unit School District #115	49,205,000	60.68%	29,857,594
Waubonsee Community College District #516	30,550,000	5.84%	1,784,120
Joliet Junior College District #525	107,100,000	0.00%	2,142
Plano Community Unit School District #88	35,385,788	0.52%	184,006
Newark Community Consolidated School District #66	650,000	0.47%	3,055
Total Overlapping Debt	267,290,788		44,866,982
Total Direct and Overlapping Debt	283,498,692		61,074,886

Data Source: Kendall County Tax Extension Department

* Determined by ratio of assessed valuation of property subject to taxation in the City to valuation of property subject to taxation in overlapping unit.

Notes:
(1) As of March 22, 2023.
(2) Percentages are based on 2021 EAV's, the latest available.
(3) The United City of Yorkville has $59,378,000 in outstanding non-committal debt which is expected to be from sources other than City revenues.
(4) Includes Public Building Commission.

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Legal Debt Margin - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

	2014	2015	2016	2017
Legal Debt Limit	$ 36,228,651	35,951,450	36,339,051	39,367,310
Total Net Debt Applicable to Limit	19,290,000	14,855,000	13,420,000	6,835,000
Legal Debt Margin	16,938,651	21,096,450	22,919,051	32,532,310
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	53.25%	41.32%	36.93%	17.36%

2018	2019	2019	2021	2022	2023
42,200,517	44,789,927	47,746,232	50,257,573	53,785,290	60,392,116
6,045,000	5,000,000	4,230,000	3,405,000	2,535,000	1,630,000
36,155,517	39,789,927	43,516,232	46,852,573	51,250,290	58,762,116
14.32%	11.16%	8.86%	6.78%	4.71%	2.70%

Legal Debt Margin Calculation for Fiscal Year 2023

Assessed Value	$ 700,198,445
Bonded Debt Limit - 8.625% of Assessed Value	60,392,116
Amount of Debt Applicable to Limit	1,630,000
Legal Debt Margin	58,762,116

UNITED CITY OF YORKVILLE, ILLINOIS

Pledged-Revenue Coverage - Last Ten Fiscal Years
Governmental Activities
April 30, 2023 (Unaudited)

Fiscal Year	Incremental Property/ Property Tax	Municipal Utility Tax	Motor Fuel Tax	Municipal Sales Tax	Net Available Revenue	Debt Service		Coverage
						Principal	Interest	
2014	$ 315,790	$ -	$ -	$ 2,586,460	$ 2,902,250	$ 400,000	$ 230,917	4.60
2015	327,984	418,509	-	2,704,651	3,451,144	225,000	56,789	12.25
2016	164,852	393,680	-	2,778,116	3,336,648	255,000	53,550	10.81
2017	215,360	359,947	-	2,940,976	3,516,283	270,000	50,150	10.98
2018	198,294	334,595	-	3,002,133	3,535,022	275,000	44,750	11.06
2019	198,918	329,742	-	3,070,663	3,599,323	285,000	39,250	11.10
2020	279,643	971,440	-	3,222,256	4,473,339	290,000	34,025	13.81
2021	222,099	1,010,210	-	3,617,361	4,849,670	295,000	28,225	15.00
2022	347,161	1,209,606	-	4,450,012	6,006,779	310,000	19,375	18.24
2023	333,055	1,295,956	-	4,618,030	6,247,041	320,000	9,798	18.94

Notes:
Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements.

Series 2014, 2014A and 2015A Bonds are payable from revenues from Sales Taxes and incremental taxes, if any, from the Countryside TIF.

UNITED CITY OF YORKVILLE, ILLINOIS

Pledged-Revenue Coverage - Last Ten Fiscal Years
Business-Type Activities
April 30, 2023 (Unaudited)

Fiscal Year	Water and Sewer Revenues	Less: Operating Expenses	State Income Tax	Non-Home Rule Sales Tax	Net Available Revenue	Debt Service		Coverage
						Principal	Interest	
2014	$ 3,379,454	$ 1,695,780	$ 1,613,102	$ 1,986,566	$ 3,296,776	$ 1,050,000	$ 759,986	1.82
2015	3,646,020	1,929,555	1,735,422	2,078,061	5,529,948	1,175,000	704,410	2.94
2016	4,493,694	2,386,468	1,715,155	2,126,851	5,949,232	1,245,000	624,002	3.18
2017	4,364,434	2,366,493	1,602,410	2,259,787	5,860,138	1,290,000	592,364	3.11
2018	5,642,966	2,570,417	1,640,291	2,325,623	7,038,463	1,878,991	831,200	2.60
2019	5,571,153	2,331,257	1,966,699	2,358,568	7,565,163	1,982,668	719,080	2.80
2020	5,500,876	2,570,624	1,870,977	2,413,689	7,214,918	2,730,483	602,768	2.16
2021	5,798,153	2,669,714	2,470,986	2,724,628	8,324,053	2,787,837	492,459	2.54
2022	6,175,376	2,906,277	3,175,556	3,483,930	9,928,585	6,512,545	457,580	1.42
2023	6,949,201	2,943,789	3,355,846	3,756,857	11,118,115	2,393,576	202,218	4.28

Notes:
Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Water and Sewer revenues exclude capital contributions and developer donations. Operating expenses do not include depreciation or amortization expenses.

UNITED CITY OF YORKVILLE, ILLINOIS

Demographic and Economic Statistics - Last Ten Calendar Years
April 30, 2023 (Unaudited)

Calendar Year	Population (1)	Personal Income (4)	Per Capita Personal Income (4)	Median Age (1)	School Enrollment (2)	Unemployment Rate (3)
2013	17,804	$ 468,864,947	$ 49,123	31.1	5,630	8.20%
2014	18,161	484,322,292	50,690	31.6	5,786	6.40%
2015	18,451	519,692,602	54,516	31.6	5,801	4.80%
2016	18,833	529,121,652	55,621	32.3	5,980	5.20%
2017	19,022	539,704,085	58,331	32.3	6,026	4.50%
2018	20,119	572,600,072	61,642	33.7	6,233	3.50%
2019	20,613	605,818,372	64,079	33.7	6,319	3.40%
2020	21,533	636,555,184	67,671	33.3	6,245	8.50%
2021	21,533	658,834,615	70,039	32.7	6,266	5.30%
2022	23,835	718,873,132	75,592	34.5	6,596	4.30%

Data Source:
(1) U.S. Census Buerau
(2) Data provided by School District Administrative Offices
(3) Illinois Department of Employment Security, Economic Information and Analysis
(4) U.S. Bureau of Economic Analysis: Chicago-Naperville-Elgin Metropolitan Statistical Area

UNITED CITY OF YORKVILLE, ILLINOIS

Principal Employers - Current Calendar Year and Nine Calendar Years Ago
April 30, 2023 (Unaudited)

	2023 Calendar Year			2013 Calendar Year		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Raging Waves (Seasonal)	400	1	1.86%	450	1	2.66%
Wrigley Manufacturing Co.	400	1	1.86%	323	2	1.91%
Super Target	265	2	1.23%	180	3	1.06%
Jewel/Osco	198	3	0.92%	130	5	0.77%
Menards Mega Store	157	4	0.73%	140	4	0.83%
Newlywed Foods	134	5	0.62%	115	6	0.68%
Home Depot	125	6	0.58%	90	7	0.53%
Boombah, Inc	99	7	0.46%	85	8	0.50%
Wheatland Title	93	8	0.43%	65	9	0.38%
Hillside Health Care Center	80	9	0.37%	90	7	0.53%
Aurora Speciality Textiles	75	10	0.35%			
Kohl's				115	6	0.68%
Marshalls				50	10	0.30%
Brenart Eye Clinic				50	10	0.30%
C.J. Insulation				50	10	0.30%
	2,026		9.41%	1,933		11.42%

Data Source: City Records and Illinois Manufacturers Directory.

UNITED CITY OF YORKVILLE, ILLINOIS

Full-Time and Part-Time Government Employees by Function - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

	2014	2015	2016
Full Time			
General Government			
Administration	4.0	4.0	4.0
Finance	4.0	4.0	4.0
Community Development	4.0	4.0	4.0
Public Safety			
Police			
Officers	28.0	29.0	29.0
Civilians	3.0	3.0	3.0
Public Works			
Streets	5.3	5.3	5.3
Water	5.3	5.3	5.3
Sewer	3.3	3.3	3.3
Parks & Recreation			
Parks	8.5	8.5	6.5
Recreation	4.5	5.5	5.5
Library	5.0	4.0	4.0
Part Time			
General Government			
Administration	1.0	-	1.0
Community Development	1.0	1.0	1.0
Public Safety			
Police			
Officers	5.0	6.0	5.0
Civilians	10.0	9.0	9.0
Public Works			
Streets	-	1.0	1.0
Water	-	2.0	2.0
Sewer	-	-	-
Parks & Recreation			
Parks	4.0	7.0	7.0
Recreation	3.0	23.0	32.0
Library	25.0	31.0	27.0
Total	123.9	155.9	159.0

Data Source: City Human Resource Department

2017	2018	2019	2020	2021	2022	2023
4.0	5.5	5.5	5.5	5.5	4.5	4.5
4.0	4.0	4.0	4.0	4.0	4.0	4.0
4.0	5.0	6.0	6.0	6.0	7.0	8.3
29.0	30.0	27.0	31.0	32.0	32.0	33.0
3.0	3.0	3.0	3.0	3.0	3.0	3.0
5.3	5.3	5.3	5.3	5.3	7.3	7.6
5.3	5.3	4.3	5.8	5.8	5.8	6.1
3.3	3.3	2.3	3.8	3.8	1.0	1.0
					3.8	3.1
7.5	7.5	8.5	7.5	7.5	9.5	8.0
5.5	6.0	6.0	6.0	5.0	5.0	8.5
4.0	4.0	5.0	5.0	4.0	4.0	6.0
1.0	-	-	-	-	-	-
3.0	2.0	-	-	-	-	-
5.0	4.0	3.0	3.0	1.0	1.0	1.0
8.0	9.0	8.0	10.0	3.0	7.0	7.0
1.0	3.0	-	3.0	-	-	-
1.0	-	-	1.0	-	-	-
-	-	-	1.0	-	-	-
7.0	7.0	6.0	6.0	1.0	6.0	3.0
35.0	33.0	33.0	48.0	17.0	48.0	28.0
28.0	24.0	23.0	32.0	22.0	29.0	18.0
163.9	160.9	150.0	187.0	126.0	178.0	150.0

UNITED CITY OF YORKVILLE, ILLINOIS

Operating Indicators by Function/Program - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

	2014	2015	2016	2017
Police				
Arrests Made	390	503	466	602
Parking Violations	628	515	655	426
Traffic Violations	1,097	987	1,252	881
Reports Taken	1,840	1,788	1,911	1,916
Calls for Service	11,633	12,458	13,727	11,953
Community Development				
Permits Issued	576	577	681	871
Public Works				
Street Resurfacing (Miles)	1.69	0.65	2.12	6.01
Snow and Ice Control (Tons of Salt)	1,349	1,509	1,490	1,285
Pothole Repairs (Tons of Asphalt)	252	442	610	511
Water				
Number of Accounts	6,135	6,361	6,465	6,644
Total Annual Consumption (Cubic Feet)	62,743,823	59,385,852	61,736,969	64,208,149
Average Daily Consumption (Cubic Feet)	171,901	162,701	169,142	175,913

*Police information is presented on a calendar year basis. Operating indicators are through June 2023.

Data Source: Various City Departments

2018	2019	2020	2021	2022	2023	
619	665	401	502	201	421	*
274	170	56	49	45	175	*
1,022	604	6,053	6,050	2,929	5,176	*
2,045	2,022	2,251	2,504	921	2,223	*
12,047	13,043	12,449	13,450	5,752	13,538	*
1,003	980	2,247	1,975	1,519	1,552	
7.51	4.39	3.05	2.35	7.87	4.51	
1,748	1,730	1,130	1,786	1,885	1,614	
218	212	202	31	33	119	
6,805	7,038	7,265	7,492	7,913	8,203	
68,062,433	68,173,114	66,979,711	73,117,169	77,527,954	75,269,793	
186,472	186,776	183,506	200,321	212,405	206,219	

UNITED CITY OF YORKVILLE, ILLINOIS

Capital Asset Statistics by Function/Program - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

	2014	2015	2016
Public Safety			
Police			
Stations	1	1	1
Patrol Units	20	22	20
Public Works			
Streets (Miles)	83	84	88
Traffic Signals	26	26	26
Storm Sewers (Miles)	83	83	90
Water			
Water Mains (Miles)	68	68	72
Fire Hydrants	1,349	1,349	1,415
Sewer			
Sanitary Sewers (Miles)	60	60	64
Lift Stations	7	7	7

Data Source: Various City Departments

2017	2018	2019	2020	2021	2022	2023
1	1	1	1	1	1	1
20	22	21	20	22	23	23
90	95	95	138	140	140	116
26	26	26	26	26	26	27
96	106	106	136	140	141	152
77	85	85	134	137	138	139
1,515	1,645	1,647	1,929	1,972	1,981	2,026
68	74	74	108	108	108	108
7	7	7	7	7	7	7

UNITED CITY OF YORKVILLE, ILLINOIS

New Permits and Construction Values - Last Ten Fiscal Years
April 30, 2023 (Unaudited)

Fiscal Year	Commercial Construction		Residential Construction Single-Family		Residential Construction Multi-Family		Total	
	Permits Issued	Construction Value	Permits Issued	Construction Value	Permits Issued	Construction Value	Permits Issued	Construction Value
2014	11	$ 3,215,000	73	$ 11,451,799	-	$ -	84	$ 14,666,799
2015	10	38,279,500	72	13,063,555	-	-	82	51,343,055
2016	6	1,060,000	98	16,451,049	-	-	104	17,511,049
2017	6	2,361,795	159	28,818,289	-	-	165	31,180,084
2018	10	25,292,000	165	28,598,202	48	2,640,000	223	56,530,202
2019	8	3,626,350	217	34,439,272	5	324,254	230	38,389,876
2020	11	3,992,100	139	20,410,448	34	3,813,608	184	28,216,156
2021	8	1,044,324	272	41,739,549	118	13,588,257	398	56,372,130
2022	7	3,016,607	210	34,888,478	148	18,461,906	365	56,366,991
2023	7	1,680,000	197	34,027,249	141	19,776,340	345	55,483,589

Data Source: City Records

UNITED CITY OF YORKVILLE, ILLINOIS

MANAGEMENT LETTER

FOR THE FISCAL YEAR ENDED
APRIL 30, 2023

800 Game Farm Road
Yorkville, IL 60560
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Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS
668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
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October 12, 2023

The Honorable City Mayor
Members of the City Council
United City of Yorkville, Illinois

In planning and performing our audit of the financial statements of the United City of Yorkville (City), Illinois, for the year ended April 30, 2023, we considered its internal control structure in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control structure.

We do not intend to imply that our audit failed to disclose commendable aspects of your system and structure. For your consideration we herein submit our comments and suggestions which are designed to assist in effecting improvements in internal controls and procedures. Those less significant matters, if any, which arose during the course of the audit, were reviewed with management as the audit fieldwork progressed.

The accompanying comments and recommendations are intended solely for the information and use of the Finance Committee, City Council, management, and others within the United City of Yorkville, Illinois.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various City personnel. We would be pleased to discuss our comments and suggestions in further detail with you at your convenience, to perform any additional study of these matters, or to review the procedures necessary to bring about desirable changes.

We commend the finance department for the well-prepared audit package, and we appreciate the courtesy and assistance given to us by the entire City staff.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

CURRENT RECOMMENTATIONS

1. **GASB STATEMENT NO. 94 PRIVATE-PUBLIC AND PUBLIC-PUBLIC PARTNERSHIPS AND AVAILABILITY PAYMENT ARRANGEMENTS**

Comment

In March 2022, the Governmental Accounting Standards Board (GASB) issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, which provides guidance regarding the information needs of financial statement users by improving the comparability of financial statements among governments that enter into public-private and public-public partnerships (PPPs) and availability payment arrangements (APAs) and by enhancing the understandability, reliability, relevance, and consistency of information about PPPs and APAs. A PPP is an arrangement in which a government (the transferor) contracts with an operator to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definitions Service Concession Arrangements (SCAs) if (a) the operator collects and is compensated by fees from third parties, (b) the transferor (government) determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services, and (c) the transferor (government) is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement. An APA is an arrangement in which a government compensates an operator for activities that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements* is applicable to the City's financial statements for the year ended April 30, 2024.

Recommendation

Lauterbach & Amen, LLP will work directly with the City to review the new criteria associated with PPPs and PPAs to determine the appropriate financial reporting for these activities under GASB Statement No. 94.

Management's Response

Management acknowledges this comment and, if applicable, will work to implement it when required by GASB.

2. **GASB STATEMENT NO. 96 SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS**

Comment

In May 2020, the Governmental Accounting Standards Board (GASB) issued Statement No. 96, *Subscription-Based Information Technology Arrangements*, which provides guidance regarding the information needs of financial statement users by improving accounting and financial reporting for Subscription-Based Information Technology Arrangements (SBITAs) by governments. It establishes uniform accounting and financial reporting requirements for SBITAs, improves the comparability of financial statements among governments that have entered into SBITAs, and enhances the understandability, reliability, relevance, and consistency of information about SBITAs. GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* is applicable to the City's financial statements for the year ended April 30, 2024.

Recommendation

Lauterbach & Amen, LLP will work directly with the City to review the new SBITA criteria in conjunction with the City's current arrangements to determine the appropriate financial reporting for these activities under GASB Statement No. 96.

Management's Response

Management acknowledges this comment and, if applicable, will work to implement it when required by GASB.

3. **GASB STATEMENT NO. 100 ACCOUNTING CHANGES AND ERROR CORRECTIONS**

Comment

In June 2022, the Governmental Accounting Standards Board (GASB) issued Statement No. 100, *Accounting Changes and Error Corrections*, which establishes accounting and financial reporting requirements for (a) accounting changes, and (b) the correction of an error in previously issued financial statements (error correction). Accounting changes are (a) changes in accounting principle, (b) changes in accounting estimates, or (c) changes to or within the financial reporting entity. Error corrections are (a) errors from mathematical mistakes, mistakes in the application of accounting principles, or oversight or misuse of facts that existed at the time the financial statements were issued, or (b) a change from (i) applying an accounting principle that is not generally accepted to transactions or other events that previously were significant to (ii) applying a generally accepted accounting principle to those transactions or other events is an error correction. GASB Statement No. 100 requires that (a) changes in accounting principal and error corrections are reported retroactively, (b) changes in accounting estimates are reported prospectively, and (c) changes to or within the financial reporting entity should be reported by adjusting the current reporting period's beginning net position, fund balance, or fund net position, as applicable, for the effect of the change as if the change occurred as of the beginning of the reporting period. GASB Statement No. 100, *Accounting Changes and Error Corrections* is applicable to the City's financial statements for the year ended April 30, 2025.

3. **GASB STATEMENT NO. 100 ACCOUNTING CHANGES AND ERROR CORRECTIONS** – Continued

Recommendation

Lauterbach & Amen, LLP will work directly with the City to review any accounting changes or error corrections to determine the appropriate financial reporting for these activities under GASB Statement No. 100.

Management's Response

Management acknowledges this comment and, if applicable, will work to implement it when required by GASB.

4. **GASB STATEMENT NO. 101 COMPENSATED ABSENCES**

Comment

In June 2022, the Governmental Accounting Standards Board (GASB) issued Statement No. 101, *Compensated Absences*, which establishes standards of accounting and financial reporting for (a) compensated absences, and (b) associated salary-related payments, including certain defined contribution pensions and defined contribution other postemployment benefits (OPEB). The statement requires that a liability should be recognized for any type of leave that has not been used at year-end if (a) The leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Examples of leave that should be reviewed, and potentially measured under GASB Statement No. 101 are vacation leave, paid time off leave, holiday leave, and sick leave. Examples of leave that are excluded from GASB Statement No. 101 are parental leave, military leave, and jury duty leave. GASB Statement No. 101, *Compensated Absences* is applicable to the City's financial statements for the year ended April 30, 2025.

Recommendation

Lauterbach & Amen, LLP will work directly with the City to review the new compensated absences and associated salary-related payments, including certain defined contribution pensions and defined contribution other postemployment benefits criteria to determine the appropriate financial reporting for these activities under GASB Statement No. 101.

Management's Response

Management acknowledges this comment and, if applicable, will work to implement it when required by GASB.

PRIOR RECOMMENDATIONS

1. GASB STATEMENT NO. 87 LEASES

Comment

In June 2017, the Governmental Accounting Standards Board (GASB) issued Statement No. 87, *Leases*, which provides guidance regarding the information needs of financial statement users by improving accounting and financial reporting for leases by governments. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. In accordance with GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance,* which was issued as temporary relieve to governments and other stakeholders in light of the COVID-19 pandemic, GASB Statement No. 87, *Leases* is applicable to the City's financial statements for the year ended April 30, 2023.

Recommendation

Lauterbach & Amen, LLP will work directly with the City to review the new lease criteria in conjunction with the City's current leases to determine the appropriate financial reporting for these activities under GASB Statement No. 87.

Status

This comment has been implemented and will not be repeated in the future.

2. FUNDS WITH DEFICIT FUND BALANCE

Comment

Previously and during the current year-end audit procedures, we noted funds with deficit fund balance. See the following deficit fund balances at April 30, 2023 and April 30, 2022:

Fund	4/30/2023	4/30/2022
Countryside TIF	$ 1,175,044	1,182,815
Downtown TIF	1,614,928	1,639,928
Downtown TIF II	-	6,625

Recommendation

We recommended the City investigate the causes of the various deficits and adopt appropriate future funding measures.

PRIOR RECOMMENDATIONS – Continued

2. **FUNDS WITH DEFICIT FUND BALANCE** – Continued

Status

This comment has not been implemented and will be repeated in the future.

Management Response

Management is aware of the negative equity position of the Countryside TIF and Downtown TIF Funds, and believes that over time the development within the City's TIF's will yield sufficient property tax increment to meet debt service requirements and eliminate the fund's negative equity.

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

Agenda Item Number

Consent Agenda #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – September 26, 2023

Meeting and Date: City Council – October 24, 2023

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jori Behland (Name) Administration (Department)

Agenda Item Notes:

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

DRAFT

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 651 PRAIRIE POINTE DRIVE ON TUESDAY, SEPTEMBER 26, 2023

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

ROLL CALL

City Clerk Behland called the roll.

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

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

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

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: https://us02web.zoom.us/j/87183973669?pwd=cnJZZ1ovYlpPVjFyb2F2OVdOZ3NKQT09. The Zoom meeting ID was 871 8397 3669.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – September 12, 2023
2. Bill Payments for Approval
   $ 1,034,352.26 (vendors)
   $ 388,949.87 (payroll period ending 9/15/23)
   $ 1,423,302.13 (total)
3. Treasurer's Reports for June – August 2023 (ADM 2023-31)

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

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

REPORTS

MAYOR'S REPORT

Yorktoberfest

Director of Parks and Recreation Evans reported that Yorktoberfest is Friday, September 29th and Saturday, September 30th at Riverfront Park East (131 E. Hydraulic Ave). Kiwanis Club of Yorkville presents this event and will have great food, live music, and family fun.

Goal-Setting Meeting

Mayor Purcell told the Council that staff will schedule a goal-setting meeting in the coming weeks. He asked the Council if they would prefer the weekend; most would hold it during the week instead. City Administrator Olson will be in touch with the final date.

2023 Tax Levy Estimate – Preliminary
(CC 2023-58)

Mayor Purcell asked Finance Director Fredrickson to clarify that it was a 3.5% increase, and the committee recommended going with new construction only, which Mr. Fredrickson said was correct and is shown on Schedule C within the packet. This figure totals for the City only about 3.866 million. Within the packet are exhibits A-E breaking down the figures. Typically, the library asks to levy at their max, which is the same this year. We just received the Police Pension figures, which will be updated and presented at the October 10th City Council meeting, where we will approve the public hearing date for November 14th.

WIFIA Loan Application – Engineering Agreement
(CC 2023-59)

Mayor Purcell entertained a motion to approve the Lake Michigan - WIFIA Loan Application – Agreement for Professional Services and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Corneils.

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

PUBLIC WORKS COMMITTEE REPORT

Road to Better Roads 2023 Update
(PW 2023-73)

Alderman Soling made a motion to approve the 2024 Road to Better Roads Program and proceed with Option 1; seconded by Alderman Transier.

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

East Van Emmon STP – Design Engineering Agreement
(PW 2023-74)

Alderman Soling made a motion to approve the East Van Emmon Street Resurfacing Transportation Program – Professional Services Agreement – Preliminary and Design Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

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

Water Audits and Non-Revenue Reduction - Design Engineering Agreement
(PW 2023-75)

Alderman Soling made a motion to approve the Water Audits and Non-Revenue Reduction Consultation Professional Services Agreement – Design Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Plocher.

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

2023 Sanitary Sewer Lining - Contract Award
(PW 2023-76)

Alderman Soling made a motion to approve the bid and award contract to Innovative Underground in an amount not to exceed $264,460.00; seconded by Alderman Funkhouser.

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

Riverwalk Route 47 Crossing – Preliminary Engineering Agreement
(PW 2023-77)

Alderman Soling made a motion to approve the Downtown Riverwalk / Route 47 Crossing Professional Services Agreement – Preliminary Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

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

Dump Truck Price Increase
(PW 2023-78)

Alderman Soling made a motion to approve the price increase of $3,870 proposed by Lindco Equipment to order a 2024 model Ford F550 instead of the initially approved 2023 model; seconded by Alderman Corneils.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Employee Manual Update – Uniforms
(ADM 2023-37)

Alderman Marek made a motion to approve the employee manual updates to the non-union staff Parks and Recreation Protective Clothing and Safety Gear general policy; seconded by Alderman Soling.

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

PARK BOARD

Parks and Recreation Updates

Parks and Recreation Director Evans stated that Future Foxes will have a float in Yorkville's homecoming parade. The parade starts at 5:30 p.m. Parks and Recreation Director Evans also shared the Scarecrow Walk begins on September 29th and goes through October 31st at Riverfront Park. He also shared that the City has Halloween Hawaiian shirts available for purchase.

PLANNING AND ZONING COMMISSION

Ordinance Authorizing the Adoption of the New Unified Development Ordinance Within the Yorkville City Code
(PZC 2023-09 & EDC 2023-36)

This agenda item was not voted on. A discussion and presentation occurred - see Mayor's Report item below: *Unified Development Ordinance – Presentation.*

Ordinance 2023-30 **Amending the Zoning Ordinance Identify, Define and Regulate Energy Industrial Uses (Green Door Nexus)**
(PZC 2023-10)

Mayor Purcell entertained a motion to approve an Ordinance Amending the Zoning Ordinance Identify, Define and Regulate Energy Industrial Uses and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Plocher.

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

Kendall County Petition 23-28 (1.5 Mile Review)
(PZC 2023-14 & EDC 2023-37)

Mayor Purcell entertained a motion to authorize staff to notify Kendall County that the City Council does not have any objections to the proposed Plat of Vacation. So moved by Alderman Transier; seconded by Alderman Tarulis.

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

CITY COUNCIL REPORT

2023 IML Annual Conference

Alderman Funkhouser shared that he and some elected officials attended the 2023 Illinois Municipal League Annual Conference. Alderman Funkhouser said it was a great use of his time, and he was able to become OMA-certified at the conference.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Yorkville Storywalk

Alderman Marek reported that the Yorkville Educational Foundation's event for the Yorkville Storywalk had a huge turnout and was fantastic. Alderman Marek expressed that YJWC Heartland Park is beautiful, and everyone is excited about the sledding hill this winter.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

Unified Development Ordinance - Presentation
(PZC 2023-09 & EDC 2023-36)

Community Development Director Barksdale Noble presented on the Unified Development Ordinance. (*see attached presentation*).

City Buildings Update
(CC 2021-04)

No Update.

Water Study Update
(CC 2021-38)

No Update.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Drake Cote, a Senior at Benet Academy, shared with the Council that he was there to help raise awareness for equal pay for workers with disabilities. He was specifically referencing 14C. He then encouraged Yorkville to research this more.

EXECUTIVE SESSION

None.

ADJOURNMENT

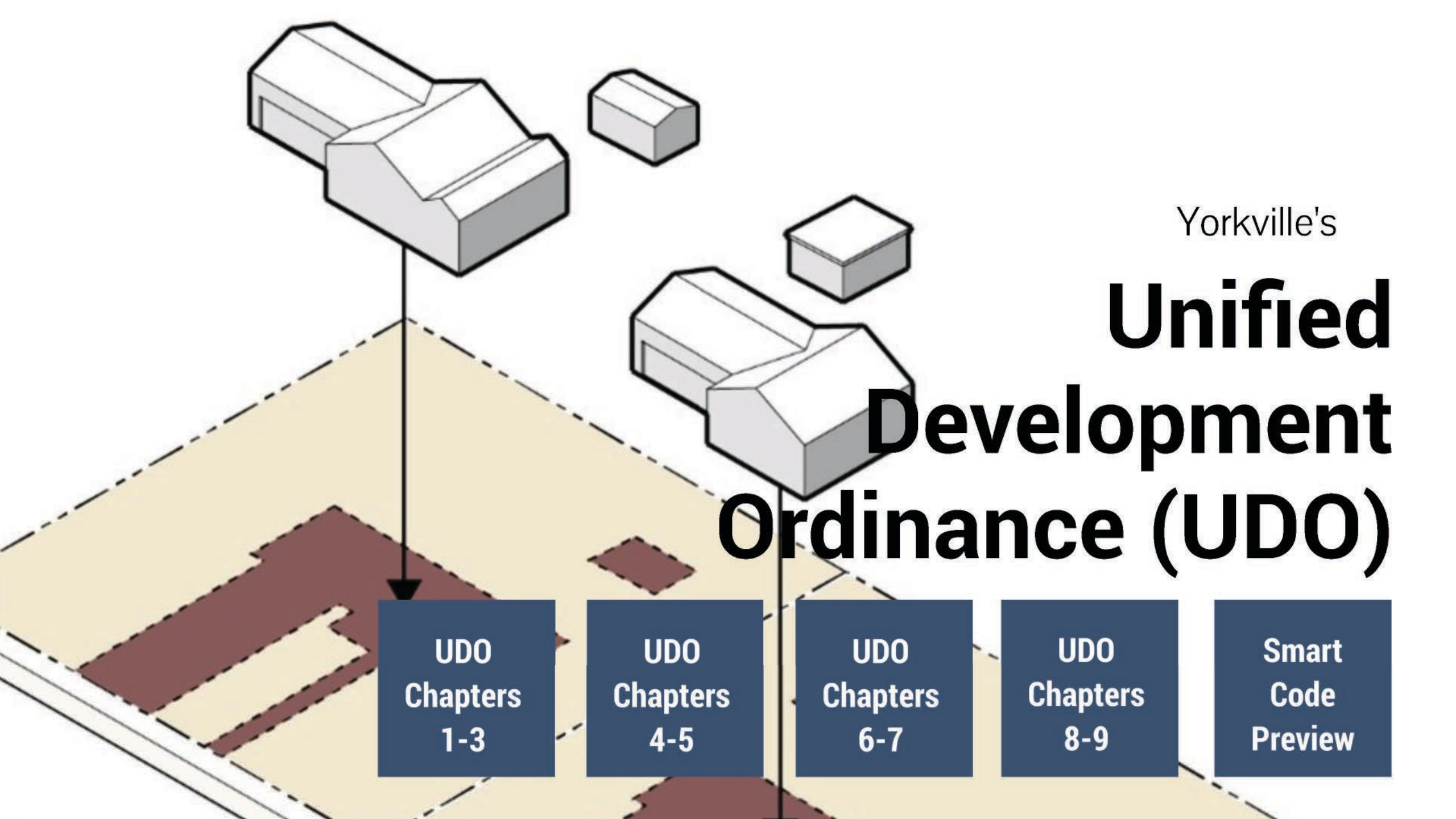
Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Plocher; seconded by Alderman Corneils.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:00 p.m.

Minutes submitted by:

Jori Behland,
City Clerk, City of Yorkville, Illinois



Yorkville's

Unified Development Ordinance (UDO)

UDO Chapters 1-3

UDO Chapters 4-5

UDO Chapters 6-7

UDO Chapters 8-9

Smart Code Preview

Chapter 1: General Provisions

Establishes effective date of the Unified Development Ordinance as January 1, 2024

UDO Chapter 1-3

Introductory chapters which provide the purpose, authority, and context for the document.

Chapter 2: Definitions

Chapter 3: District Standards

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Ag	OS	Residential					Business			Mfg.		
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Agricultural Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Agricultural uses		P	S	-	-	-	-	-	-	-	-	-	-	P
Apiaries	10-4-1(A)	P	P	-	-	-	-	-	-	-	-	-	-	P
Commercial feeding of fish, poultry, livestock		S	-	-	-	-	-	-	-	-	-	-	-	-
Cultivation of nonfood crops and seeds used of cellulosic biofuels production		P	-	-	-	-	-	-	-	-	-	-	-	-
Farming /Cultivation		P	T	-	-	-	-	-	-	-	-	-	-	-
Forestation		P	-	-	-	-	-	-	-	-	-	-	-	-
Grain elevators and storage		P	-	-	-	-	-	-	w-	-	-	-	-	-
Nursery/greenhouses		S	-	-	-	-	-	-	-	-	P	P	P	P
Recreational camp - private		S	S	-	-	-	-	-	-	-	-	-	-	-
Riding academies with stables		S	-	-	-	-	-	-	-	-	-	-	-	-
Roadside stand		P	-	-	-	-	-	-	-	-	-	-	-	-
Stables or paddocks		P	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Dwelling, duplex	10-4-2(A)	-	-	-	-	P	P	P	-	-	-	-	-	-
Dwelling, multi-unit	10-4-2(B)	-	-	-	-	-	P	P	P	S	S	-	-	-
Dwelling, single-unit		P	-	P	P	P	P	P	-	-	-	-	-	-
Dwelling, townhouse	10-4-2(C)	-	-	-	-	-	P	P	-	-	-	-	-	-
Mobile home park	10-4-2(D)	-	-	-	-	-	S	S	-	-	-	-	-	-
Senior housing, dependent		S	-	S	S	S	S	S	P	P	-	-	-	P
Senior housing, independent		S	-	P	P	P	P	P	P	P	-	-	-	P
Lodging Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Bed and breakfast inn		S	-	S	-	-	-	-	S	P	P	-	-	-
Hotel/Motel		-	-	-	-	-	-	-	-	P	P	-	-	-
Short-term rental	10-4-3(A)	-	-	P	P	P	P	P	-	-	-	-	-	-
Commercial Retail Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Adult uses	10-4-4(A)	-	-	-	-	-	-	-	-	-	-	S	S	S
Building material sales		-	-	-	-	-	-	-	-	P	P	P	P	-
Liquor store		-	-	-	-	-	-	-	P	P	P	-	-	-
Pawnbrokers/pawnshops		-	-	-	-	-	-	-	P	P	P	S	-	-
Retail store, general - less than one (1) acre		-	-	-	-	-	-	-	P	P	P	S	-	-
Retail store, general greater than one (1) acre		-	-	-	-	-	-	-	-	-	P	-	-	-
Commercial Service Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Adult daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Animal hospital		S	-	-	-	-	-	-	-	-	P	S	-	-
Art galleries/art studio		-	-	-	-	-	-	-	-	P	P	P	-	P
Auction house		P	-	-	-	-	-	-	-	-	-	-	-	-
Bank		-	-	-	-	-	-	-	P	P	P	-	-	S
Campground		S	S	-	-	-	-	-	-	S	S	-	-	-
Commercial laboratory		-	-	-	-	-	-	-	P	P	P	P	-	-
Commercial/trade school		-	-	-	-	-	-	-	P	P	P	S	-	-
Daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Dry Cleaning Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Entertainment production studios		-	-	-	-	-	-	-	P	P	P	P	-	-
Financial institutions and services		-	-	-	-	-	-	-	P	P	P	-	-	-
Funeral home/mortuary/crematorium		-	-	-	-	-	-	-	P	P	P	-	-	-
Health and fitness club/center		-	-	-	-	-	-	-	-	P	P	P	-	-
Indoor shooting gallery/range	10-4-5(A)	-	-	-	-	-	-	-	S	S	S	S	S	-
Kennel, commercial or private dog kennels		S	-	-	-	-	-	-	-	-	P	S	-	-
Massage establishment	3-9	-	-	-	-	-	-	-	S	S	S	-	-	-
Casino and Off track betting (OTB) establishments		-	-	-	-	-	-	-	-	S	S	-	-	-
Professional care services		-	-	-	-	-	-	-	P	P	P	-	-	-
Professional services/offices		-	-	-	-	-	-	-	P	P	P	-	-	-
Storage, single-building climate controlled		-	-	-	-	-	-	-	-	-	P	P	P	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Ag	OS	Residential					Business			Mfg.		
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Storage, outdoor self-storage	10-4-5(B)	-	-	-	-	-	-	-	-	-	-	S	S	-
Tattoo and body piercing establishment	3-10	-	-	-	-	-	-	-	P	P	P	P	P	-
Veterinary clinic		-	-	-	-	-	-	-	-	P	P	S	S	-
Commercial Entertainment Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Amusement park		S	S	-	-	-	-	-	-	-	S	S	S	S
Commercial entertainment, indoor		-	-	-	-	-	-	-	T	P	P	S	S	P
Commercial entertainment, outdoor	10-4-6(A)	-	-	-	-	-	-	-	S	S	S	S	S	P
Community / Recreation center		-	-	-	S	S	S	S	P	P	P	S	S	P
Golf course, miniature		S	-	-	-	-	-	-	-	-	P	-	-	-
Golf course	10-4-6(B)	S	-	P	P	P	P	P	-	-	-	-	-	-
Golf driving range		S	-	-	-	-	-	-	-	P	P	S	-	-
Indoor Event/Recreation Conversion		-	-	-	-	-	-	-	-	-	P	P	P	P
Outdoor music venues		-	-	-	-	-	-	-	S	S	S	S	-	-
Skating rink		-	-	-	-	-	-	-	-	P	P	S	S	-
Stadium		-	-	-	-	-	-	-	-	-	S	S	-	P
Swimming pool - indoor		-	P	-	-	-	-	-	P	P	P	S	-	P
Theater, live performance		-	-	-	-	-	-	-	P	P	P	-	-	-
Theater, motion picture		-	-	-	-	-	-	-	P	P	P	-	-	-
Eating and Drinking Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Brewery/Winery/Distillery tasting room		-	-	-	-	-	-	-	P	P	P	P	P	-
Brewpub	10-4-7(A)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microbrewery	10-4-7(B)(1)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microdistillery/Microwinery	10-4-7(B)(2)	-	-	-	-	-	-	-	P	P	P	P	P	-
Prepared Food Service Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Restaurant		-	-	-	-	-	-	-	P	P	P	-	-	-
Tavern - nightclub or lounge		-	-	-	-	-	-	-	P	P	P	-	-	-
Hospital		S	-	S	S	S	S	S	P	P	P	-	-	P
Medical clinic / office		-	-	-	-	-	-	-	P	P	P	-	-	-
Treatment center		-	-	-	-	-	-	-	P	P	P	-	-	-
Vehicle Related Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Automobile parts/accessories sales		-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile rental	10-4-9(A)	-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile repair		-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, enclosed	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, open sales lot	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	S	S	-
Boat sales and rental	10-4-9(A)	-	S	-	-	-	-	-	P	P	P	P	-	P
Boat storage	10-4-9(B)	-	S	-	-	-	-	-	S	S	S	P	P	P
Car wash		-	-	-	-	-	-	-	-	-	P	P	P	-
Gasoline service station		-	-	-	-	-	-	-	-	S	S	S	S	-
Heavy machinery and equipment rental		-	-	-	-	-	-	-	-	S	P	P	P	-
Recreational vehicle sales and service	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Semi-truck repair		-	-	-	-	-	-	-	-	-	S	P	P	-
Truck and trailer sales/rental	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	P	P	-
Truck, truck-tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal		-	-	-	-	-	-	-	-	-	S	P	P	-
Energy Industrial Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Battery Storage Uses		-	-	-	-	-	-	-	-	-	-	P	P	-

- Permitted Uses. “P” shall be allowed subject to all applicable regulations of this Ordinance.
- Special Uses. “S” shall be allowed upon the approval of a Special Use Permit.
- Temporary Uses. “T” shall be allowed upon the approval of a Temporary Use Permit.
- Prohibited Uses. A “-” in the table indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this Ordinance.

2. Reduces heat and glare generated by development; and
3. Aids in filtering dust and particulate matter from the air.

19.08.030 General

A. **Access**

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way c
easement. All private access streets must be fully improved i
Standards contained in the Design Standards Manual.

Grade, Natural. The average proposed level of the finished surfac
the ground adjoining a building prior to site development work.

B. **Grading**

1. **Grading Plan Approval - When Required.** When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works or designee may withhold or deny development approval unless the applicant demonstrates to the satisfaction of the Director of Public Works or designee that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The timing of site grading is subject to the provisions of Paragraph (3) below.
2. **Grading Plan - Appeal of Denial.** The applicant may appeal to the City Council any final decision rendered pursuant to Paragraph (1) of this Subsection. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.
3. **Early Grading Consideration.** To the extent provided for in this Paragraph (3), the Director of Public Works or designee may authorize the issuance of a grading permit prior to final approval of Civil Improvement Plans for the site (hereafter "early grading") if the application for such permit demonstrates to the satisfaction of the Director of Public Works or designee that early grading is necessary in order to relieve a particular and exceptional practical difficulty or exceptional and undue hardship that is not created by the property owner or developer. In addition, the issuance of a grading permit for early grading is subject to the following limitations and conditions:
   a. The real property that is the subject of the grading permit must not be located within the HS-O (Hillside Development Overlay) District.
   b. The real property must have received:
      i. Tentative Map approval and Final Map Technical Review approval for developments requiring a subdivision map; and
      ii. Site Development Plan Review approval, if required by this Title.
   c. The developer must have submitted to the City Engineer or designee a justification letter that delineates the reasons for requesting early grading and the specific circumstances the City should consider in evaluating the

Definitions

Complete list of definitions of the terms referenced throughout the UDO.

Updated Definitions for clarity.

- Structure vs. Building
- Professional Offices vs. Personal Care Services
- Animal Hospital vs. Veterinarians

Addressed new development concepts.

- "Enclosed" Auto Sales vs. Open Lot Auto Sales
- "Enclosed" vs. "Outdoor" Public Storage Facilities
- Data Centers/Vehicle Charging Stations/Battery Storage

2. Reduces heat and glare generated by development; and
3. Aids in filtering dust and particulate matter from the air.

19.08.030 General

A. **Access**

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way c
easement. All private access streets must be fully improved i
Standards contained in the Design Standards Manual.

Grade, Natural. The average proposed level of the finished surfac
the ground adjoining a building prior to site development work.

B. **Grading**

1. **Grading Plan Approval - When Required.** When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works or designee may withhold or deny development approval unless the applicant demonstrates to the satisfaction of the Director of Public Works or designee that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The timing of site grading is subject to the provisions of Paragraph (3) below.
2. **Grading Plan - Appeal of Denial.** The applicant may appeal to the City Council any final decision rendered pursuant to Paragraph (1) of this Subsection. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.
3. **Early Grading Consideration.** To the extent provided for in this Paragraph (3), the Director of Public Works or designee may authorize the issuance of a grading permit prior to final approval of Civil Improvement Plans for the site (hereafter "early grading") if the application for such permit demonstrates to the satisfaction of the Director of Public Works or designee that early grading is necessary in order to relieve a particular and exceptional practical difficulty or exceptional and undue hardship that is not created by the property owner or developer. In addition, the issuance of a grading permit for early grading is subject to the following limitations and conditions:
   a. The real property that is the subject of the grading permit must not be located within the HS-O (Hillside Development Overlay) District.
   b. The real property must have received:
      i. Tentative Map approval and Final Map Technical Review approval for developments requiring a subdivision map; and
      ii. Site Development Plan Review approval, if required by this Title.
   c. The developer must have submitted to the City Engineer or designee a justification letter that delineates the reasons for requesting early grading and the specific circumstances the City should consider in evaluating the

Definitions

Complete list of definitions of the terms referenced throughout the UDO.

Updated Definitions for clarity.

- Structure vs. Building
- Professional Offices vs. Personal Care Services
- Animal Hospital vs. Veterinarians

Addressed new development concepts.

- "Enclosed" Auto Sales vs. Open Lot Auto Sales
- "Enclosed" vs. "Outdoor" Public Storage Facilities
- Data Centers/Vehicle Charging Stations/Battery Storage

OS District

The City's existing OS-1, OS-2 and Forest Preserve Districts currently apply to only a few parcels in the City but serve similar purposes in retaining and preserving open space and natural areas. To simplify the districts and streamline the map, the City is considering consolidating these districts into a single OS Open Space District. The new OS Open Space District will not impact the use of these areas, but will allow the existing open space and natural resource related uses to continue.

B-1 District

The existing B-1 Local Business District is intended to provide space for businesses that serve the needs of residents who live nearby. The City is considering rezoning several parcels along Bridge Street, Veterans Parkway, and Schoolhouse Roads that contain small local-serving businesses from the R-2 and PUD District to the B-1 Local Business District so that the zoning better accommodates the existing, desirable uses.

PI District

Many public and institutional uses exist throughout the City but are currently accommodated within the City's residential and commercial districts. The City of Yorkville proposes to establish a new PI Public Institutional District to accommodate uses operated by a public entity or private institution. All parcels with existing institutional uses are proposed to be rezoned to the new PI Public Institutional District.

B-2 District

In 2019, the City of Yorkville adopted a Downtown Overlay District that applies form-based standards to all redevelopment and new development within Downtown Yorkville. Since the overlay was adopted before the full UDO update, the district was not well integrated with the rest of the City's zoning regulations. To integrate the form-based standards with the updated UDO, Yorkville is considering rezoning all the parcels in the overlay to the B-2 Mixed Use District. This will ensure that all development Downtown is regulated by a consistent set of standards.

Residential Districts

Currently, many undeveloped properties suitable for residential development exist within the Planned Unit Development (PUD) District. This designation allows developers to propose plans on a case-by-case basis but does not establish concrete standards regarding allowed uses and development patterns. These properties are proposed to be rezoned to the R-1 Single-Unit Suburban Residence and R-2 Single-Unit Traditional Residence Districts, which allow single-family detached residential development. This will clearly allow residential development by-right. The existing PUD District is proposed to be revised to an overlay that developers can apply for on a case-by-case basis when plans that include an innovative mix of uses or development concepts are presented.

B-3 District

The City's existing B-3 General Business District is intended to support a wide range of small-scale and large-scale businesses along major corridors. however, many commercial properties along E Veterans Parkway, Route 71, and other thoroughfares fit with the intent of the B-3 General Business District but are currently in the B-2 or PUD District. The City is considering rezoning these parcels to the B-3 General Business District to better match the existing development with the District's standards.

District Standards

Establishes Districts & Purpose of Districts; Bulk & Dimensional Standards; Permitted Obstructions; and Permitted & Special Uses

Combines and streamlines similar districts

Modernized Permitted & Special Uses

Updated Land Use Tables

Minor Adjustments to Permitted Yard Obstructions

Chapter 4 - Use Standards

Establishes standards for agricultural, residential, commercial, vehicle, industrial, transportation, alternative energy, cannabis, institutional, accessory, and temporary uses.

Chapter 5 - Development Standards

Establishes off-street parking standards; landscaping and screening standards; fencing standards; and outdoor lighting standards.

Use & Development

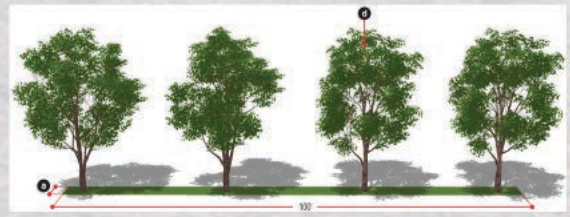
Residential Standards

Commercial Standards

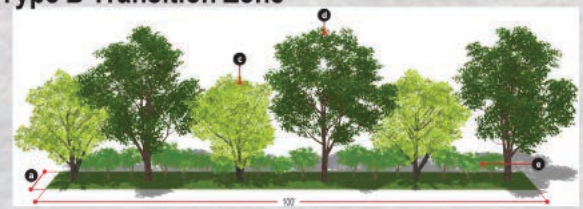
Industrial Standards

Parking & Landscaping Standards

Type A Transition Zone



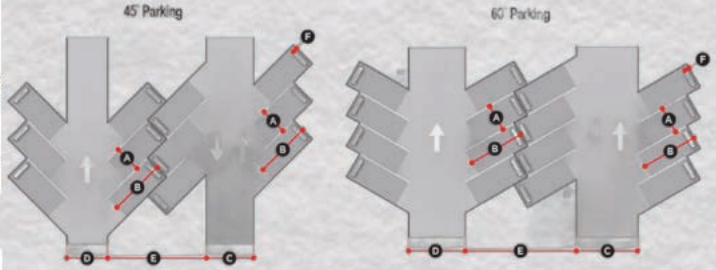
Type B Transition Zone



Type C Transition Zone

Type D Transition Zone

Fee in lieu. A fee may be provided in lieu of the replacement of trees or preservation of existing trees as established in the City of Yorkville's adopted ordinances. These fees will be based upon wholesale pricing for a two and a half (2 ½) to three (3) inch tree. Money collected from the fee in lieu option shall be deposited into a Tree Bank Fund to be used towards tree replacement and plantings throughout the City.



Fee-In-Lieu of Off-Street Parking. An applicant may request to pay a fee-in-lieu of the off-street parking required in this Section. The City will allocate the fee to construct and maintain public parking facilities.

1. All requests for a fee-in-lieu of off-street parking shall be subject to approval by the City Council. A maximum of twenty (20) percent of the off-street parking required in this subsection may be substituted for the provision of a fee-in-lieu of parking.
2. The developer shall provide the average cost of an off-street parking space as provided per the City of Yorkville's adopted ordinances and as verified by the City Engineer.
3. An approved payment in lieu of providing parking shall be paid prior to issuance of a building permit.

New Use Standards

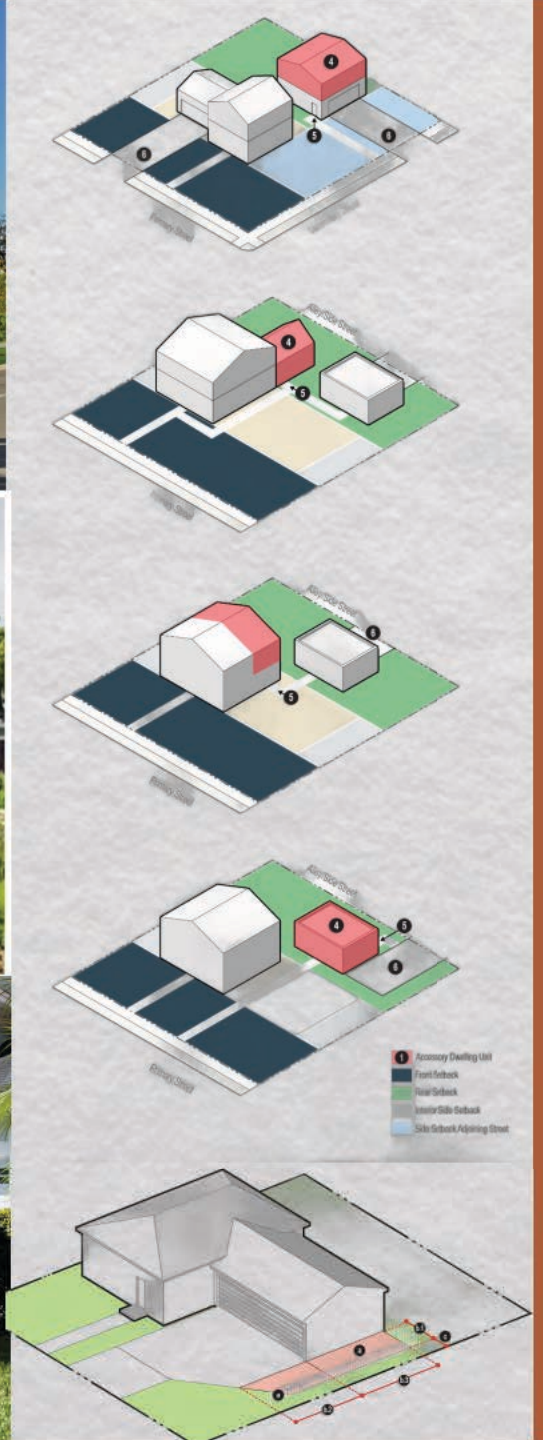
Industrial Development Standards

Artisan Manufacturing - production or assembly of handmade products such as food/bakery, non-alcoholic beverages, printmaking, leather goods, jewelry/clothing, metal/wood work, and/or furniture/glass/ceramics.

- Gross floor area not to exceed 10,000 sq. ft.
- Outdoor storage and/or outdoor operations or activities prohibited.
- Retail sales of goods manufactured on site shall be permitted but shall be limited to 25 percent of the total area of the building.
- Maximum of one (1) residential unit allowed on the upper floor or rear of building not to exceed 25 percent of the gross floor area approved as a special use.

New Use Standards

- Artisan Manufacturing Use
- Updated Alternative Energy regulations
- Robust mechanical screening requirements
- Modernized Outdoor Lighting standards



NEW Residential Standards

Improved Residential Development Standards

Duplex, Multi-Unit, and Townhomes

Accessory Units (ADUs)

Accessory Dwelling Units (ADUs)

Accessory Commercial Units (ACUs)

Off-Street Residential Parking & Storage

Parking Pads Standards

Portable Outdoor Storage Container Regulations

Chapter 6 - Sign Standards

Purpose of standards; measurements, permitted signs, temporary sign standards, general sign standards, prohibited signs, and maintenance standards.

Chapter 7 - Subdivision Standards

Regulates lots; street design and improvements; circulation and connectivity standards; easements; water/sewer and storm water regulations; cluster development; anti-monotony standards; and park and school land dedication.

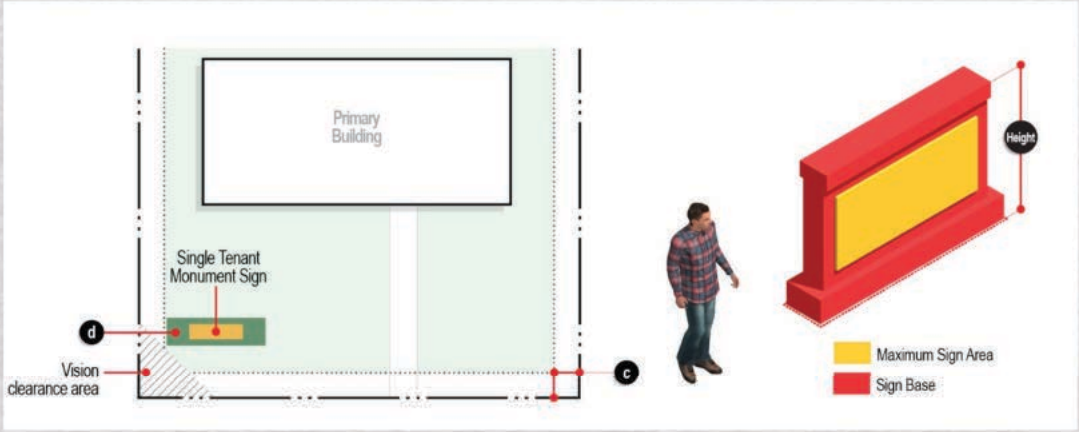
Signs & Subdivisions

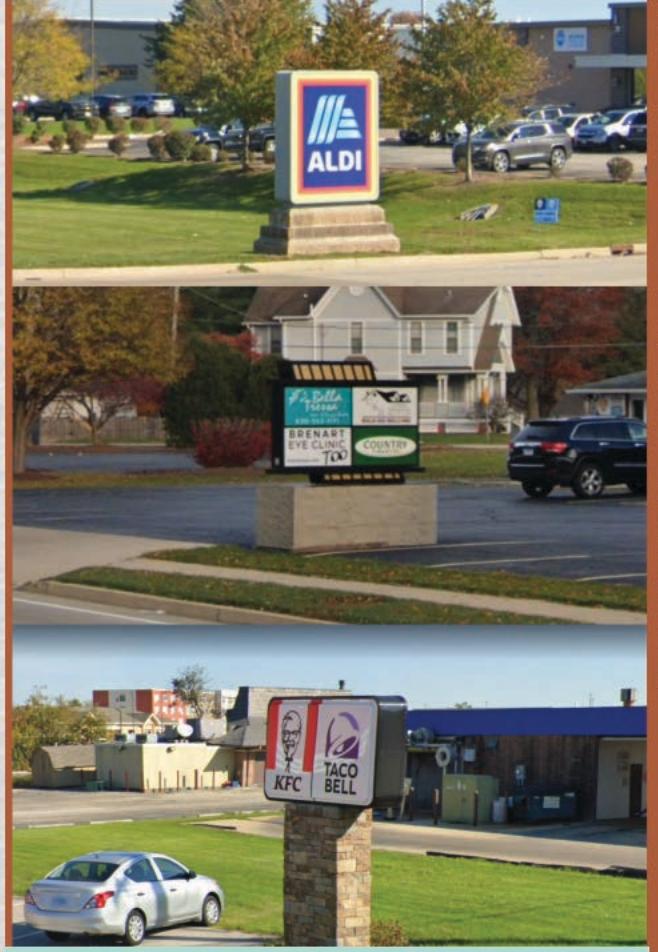
Sign Standards

Subdivision Standards

Sign Standards

- Expanded material list for monument signs
- A-Frame/Sandwich Boards in Downtown
- Post & Yard Sign Regulations
- New Landscape Requirements for ground signs
- Banner signs regulated based on portion to wall and not a set sign area.
- Increased electronic message board signage.
- Updated graphics



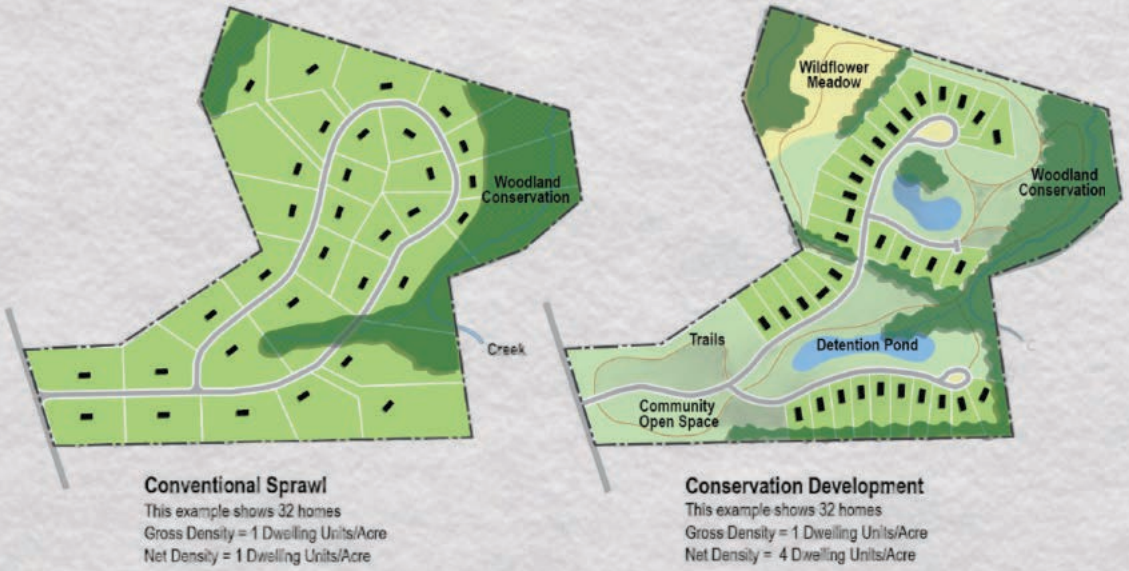


Current Regulations

Proposed Regulations

- Complete rewrite due to Reed vs. Gilbert (2015)
- Content neutral sign regulations
- Goal is to improve the quality of signs without limiting options for businesses

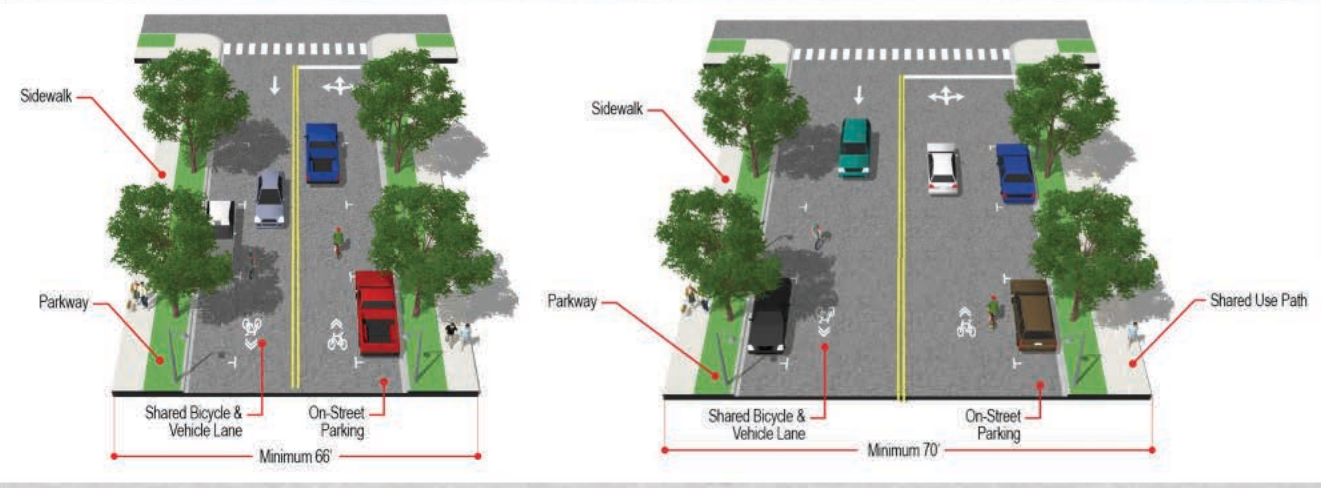
Cluster Development



Conventional Sprawl
This example shows 32 homes
Gross Density = 1 Dwelling Units/Acre
Net Density = 1 Dwelling Units/Acre

Conservation Development
This example shows 32 homes
Gross Density = 1 Dwelling Units/Acre
Net Density = 4 Dwelling Units/Acre

Complete Street Design



Subdivision Standards

- Lot Orientation
- Block Length
- Street Design Elements
- Cluster Development
- Anti-Monotony Regulations

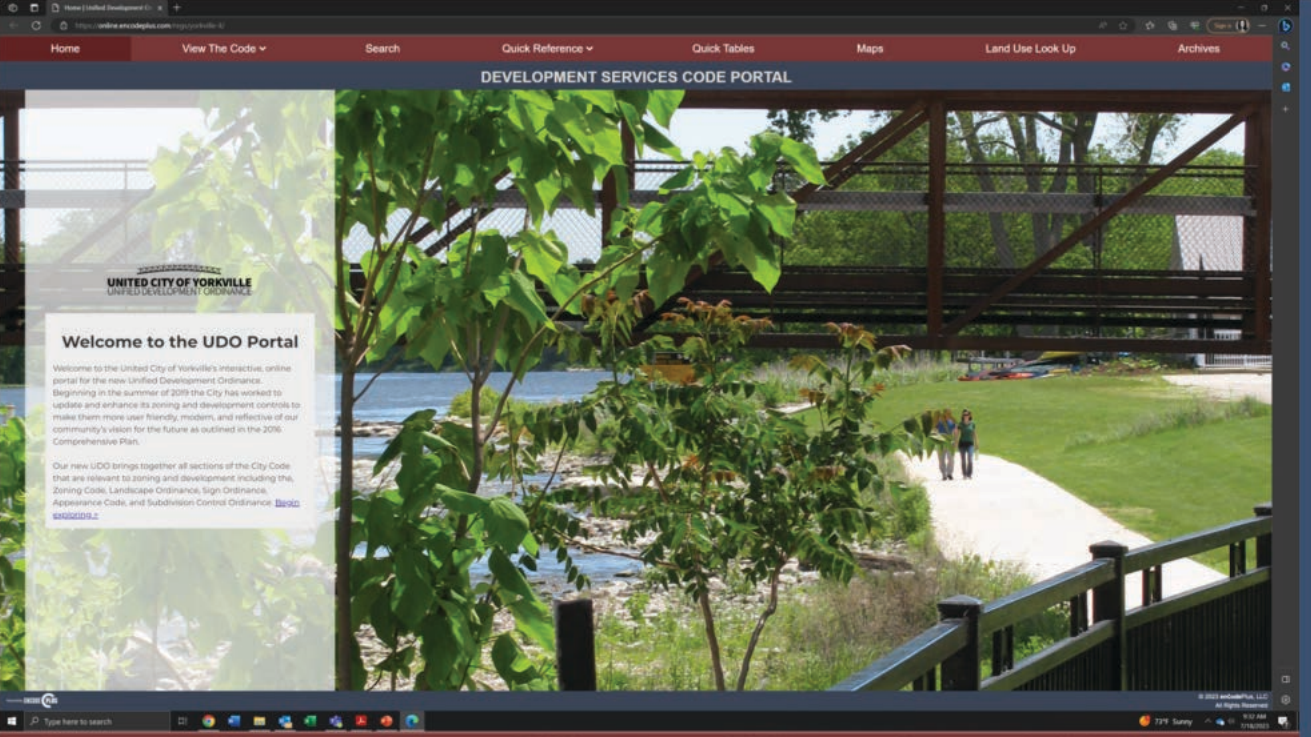
Chapter 8 - UDO Review & Approval Process

Procedures, processes, and administrative authorities for special uses, planned unit developments, variations, appeals, map and text amendments, and annexations.

Chapter 9 - Non-Conforming Buildings, Structures, and Uses

Regulations for the continuous, elimination, and exemptions of nonconforming uses and structures.

- Simplified language and condensed into a single location in the document
- Many process stayed the same but are now codified
- Temporary Use Permit Regulations
- Recommended neighborhood meeting by developer prior to public hearings.



Smart Code

https://online.encodeplus.com/regs/yorkville-il/index.aspx

What is our Purpose?

ENCODE PLUS

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

Agenda Item Number

Consent Agenda #2

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – October 10, 2023

Meeting and Date: City Council – October 24, 2023

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jori Behland (Name) Administration (Department)

Agenda Item Notes:

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

DRAFT

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 651 PRAIRIE POINTE ROAD ON TUESDAY, OCTOBER 10, 2023

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

ROLL CALL

City Clerk Behland called the roll.

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

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

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

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: https://us02web.zoom.us/j/84466808586?pwd=Zi9NK0JrNXJ2VHg0Zks0Z1ljdmIyUT09. The Zoom meeting ID was 844 6680 8586.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Scott Osborn, TurningPoint Energy, shared with the City Council that they have pulled their application for the 106 project and are only moving forward with 105. They will also be doing a wooden privacy fence with a vegetation screen next to the fence. They will still be donating to the community as they donate to the local communities for each project they have completed. Scott thanked the Council for their consideration of the project.

CONSENT AGENDA

1. Bill Payments for Approval
   - $ 655,199.38 (vendors)
   - $ 366,639.37 (payroll period ending 9/29/23)
   - $ 1,021,838.75 (total)

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

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

REPORTS

MAYOR'S REPORT

2023 Tax Levy Estimate
(CC 2023-58)

Mayor Purcell entertained a motion to approve a tax levy estimate for 2023, to be used for the purpose of conducting a public hearing on the tax levy in the amount of $5,073,005. So moved by Alderman Transier; seconded by Alderman Corneils.

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

Bristol Ridge Solar 105
(PZC 2022-02 & EDC 2023-22)

Ordinance 2023-31 **Approving the First Amendment to the Annexation Agreement for a Portion of the Bristol Ridge Subdivision (Daniel B Light)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the First Amendment to the Annexation Agreement for a Portion of the Bristol Ridge Subdivision (Daniel B Light) and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Corneils.

Alderman Koch asked if they would still be donating to the community. Scott Osborn said they are looking at working with the library and possibly working with their scholarship program. For every project they work on, they donate to that community. Their company aims to reach 1 million donated, currently around 750k donated. Alderman Solling asked about the possible glare from the panels. Scott reported that all calculations are through software that is used across this industry, and there were no issues that arose. They also had a civil engineer review everything as well.

Motion approved by a roll call vote. Ayes-6 Nays-2
Funkhouser-nay, Tarulis-nay, Transier-aye, Soling-aye,
Corneils-aye, Koch-aye, Plocher-aye, Purcell-aye

Ordinance 2023-32 **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 Purcell entertained a motion to approve an 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 and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Plocher.

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

Ordinance 2023-33 **Granting a Freestanding Solar Energy System Clearance Variance for the Property Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line**

Mayor Purcell entertained a motion to approve an 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 and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Plocher.

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

Ordinance 2023-34 **Approving a Special Use for the Property Generally Located at East of Cannonball Trail and North of the Burlington Northern Santa Fe Railroad Line**

Mayor Purcell entertained a motion to approve an 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 and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Plocher.

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

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Halloween Events

Parks and Recreation Director Evans reported the Halloween Egg Hunt is Friday, October 20th, at 7:00 p.m. at Town Square Park. The Halloween Costume Contest will occur before the Halloween Egg Hunt at Town Square Park at 6:30 p.m. The Biz Boo! Community Trick-or-Treat is Saturday, October 21st, from 10:00 a.m. to 2:00 p.m. A large part of the event is at NCG Yorkville Cinemas. There are also participating businesses around the community. The City of Yorkville also has Halloween Hawaiian shirts available at City Hall for purchase. As a reminder, Trick-or-Treat hours in the City of Yorkville on Tuesday, October 31st, are 4:00 p.m. to 7:00 p.m.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Yorkville Bristol Sanitary District

Alderman Soling reported that the Yorkville Bristol Sanitary District expansion project will be a three-year project. They will also have a UV inspection building.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

Unified Development Ordinance -Presentation
(PZC 2023-09 & EDC 2023-36)

Community Development Director Barksdale-Noble presented on the Unified Development Ordinance. (*see attached presentation*). After the presentation, a discussion took place on cluster developments and the possibility of a density bonus for cluster developments. Discussions continued on yard signs and terms used within the UDO. There was concern from an alderman that some recommendations from the UDO Advisory Committee and Planning and Zoning Commission might have been wrong, and they would like the recommendations looked over. Mayor Purcell said staff will review the items and make a list or checklist for each item that the Council needs to approve before the final UDO approval.

City Buildings Update
(CC 2021-04)

City Administrator Olson shared that after the goal-setting sessions are complete, staff will bring forward a public works facility discussion in the next few months. Staff will meet with the architect soon and hope to have an action plan shortly after at a committee meeting.

Water Study Update
(CC 2021-38)

City Administrator Olson reported the City received a positive hearing officer recommendation and is one step closer to the approval. Now, IDNR has 90 days to approve or deny the hearing officer recommendation. Alderman Koch asked how the other towns are doing in their approval process. City Administrator Olson said Oswego was just approved, and Montgomery has just received their hearing officer.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Molly Krempski, a Yorkville resident, shared with the Council that she believes it does matter what the recommendations are and what/who recommended it. Staff needs to report accurately.

Mike Krempski, a Yorkville resident, stated all yard signs are permitted, and both groups removed all restrictions. He asked what the point of committees was. And noted this is a waste of taxpayer's money. He also shared both committees recommended “family” be left in.

EXECUTIVE SESSION

None.

ADJOURNMENT

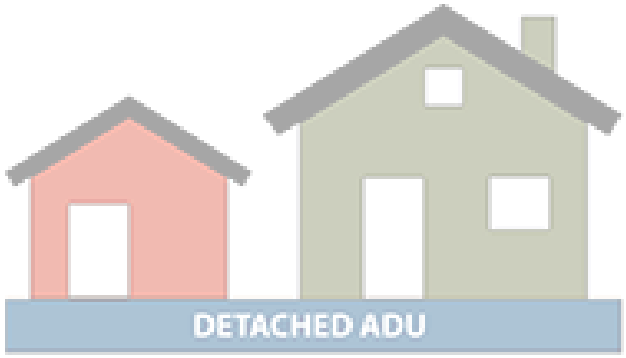
Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Soling; seconded by Alderman Plocher.

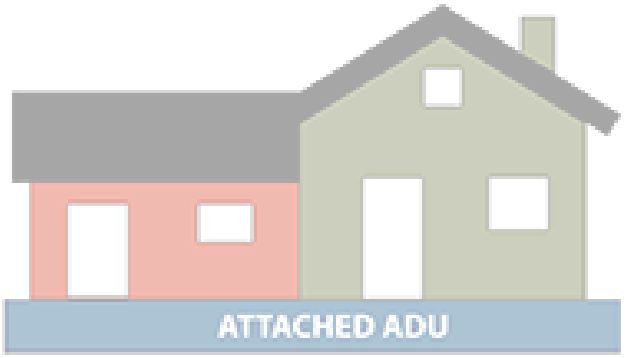
Motion unanimously approved by a viva voce vote.

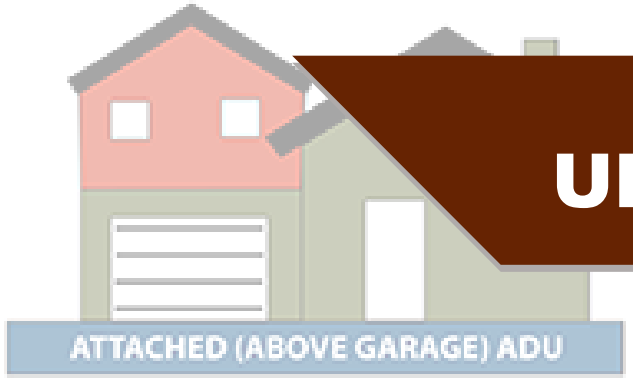
Meeting adjourned at 8:07 p.m.

Minutes submitted by:

Jori Behland,
City Clerk, City of Yorkville, Illinois





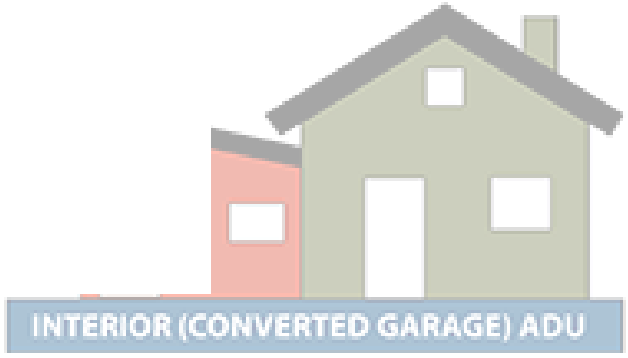


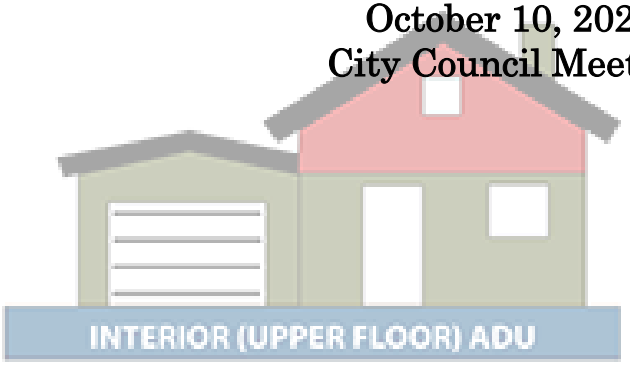
UNITED CITY OF YORKVILLE

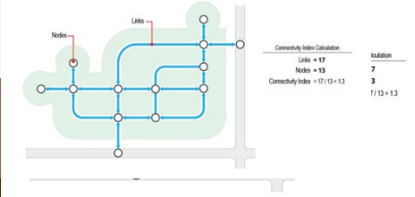
UNIFIED DEVELOPMENT ORDINANCE

Summary Recommendations ADUs & Signage

October 10, 2023
City Council Meeting

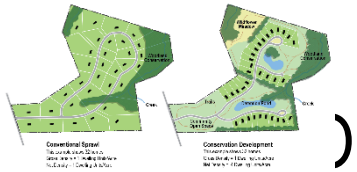


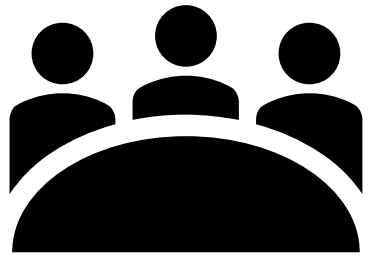




Unified Development Ordinance

Summary of Recommendations





COUNCIL FEEDBACK	August 8, 2023
• UDO COMMITTEE FINAL MEETING	August 31, 2023
• ECONOMIC DEVELOPMENT COMMITTEE MEETING	September 5, 2023
• PLANNING & ZONING COMMISSION PUBLIC HEARING	September 13, 2023
• CITY COUNCIL INITIAL REVIEW	September 26, 2023
• **CITY COUNCIL DISCUSSION (ADUs & SIGNAGE)**	**October 10, 2023**

Unified Development Ordinance

Summary of Recommendations

	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 2 - Definitions	Uses **new** term "Dwelling Unit"	Recommends **retain** "Family Unit"	Recommends **new** term "Dwelling Unit"

CITY COUNCIL DECISION ?

Unified Development Ordinance

Summary of Recommendations

	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 3 - District Standards	**Retains** Current Regulations for R-1 & R2 Zoning Districts:	Recommends **Revise** R-1 & R-2 Zoning District Regulations **and** Create New R2A Zoning District:	Recommends **Retain** Current Regulations for R-1 & R-2 Zoning Districts:

DRAFT UDO

District	Regulation	Current Zoning
R-1	Min. Lot Size	18,000
	Min. Lot Width.	sq. ft. 100 ft.
	Front Yard	40 ft.
	Side Yard	15 ft.
	Rear Yard	50 ft.
R-2	Min. Lot Size	12,000
	Min. Lot Width.	sq. ft. 80 ft.
	Front Yard	30 ft.
	Side Yard	10 ft.
	Rear Yard	40 ft.

UDO ADVISORY COMMITTEE

District	Regulation	Proposed Zoning
R-1	Min. Lot Size	12,000 sq. ft.
	Min. Lot Width.	80 ft.
	Front Yard	40 ft.
	Side Yard	15 ft.
	Rear Yard	50 ft.
R-2	Min. Lot Size	10,000 sq. ft.
	Min. Lot Width.	70 ft. 25 ft.
	Front Yard	10 ft.
	Side Yard	30 ft.
	Rear Yard	

District	Regulation	Proposed Zoning
R-2A	Min. Lot Size	6,000 sq. ft.
	Min. Lot Width.	65 ft. 25 ft.
	Front Yard	10 ft.
	Side Yard	25 ft.
	Rear Yard	

PLANNING & ZONING COMMITTEE

District	Regulation	Current Zoning
R-1	Min. Lot Size	18,000 sq. ft.
	Min. Lot Width.	100 ft.
	Front Yard	40 ft.
	Side Yard	15 ft.
	Rear Yard	50 ft.
R-2	Min. Lot Size	12,000 sq. ft.
	Min. Lot Width.	80 ft. 30 ft.
	Front Yard	10 ft.
	Side Yard	40 ft.
	Rear Yard	

CITY COUNCIL DECISION – August 8, 2023

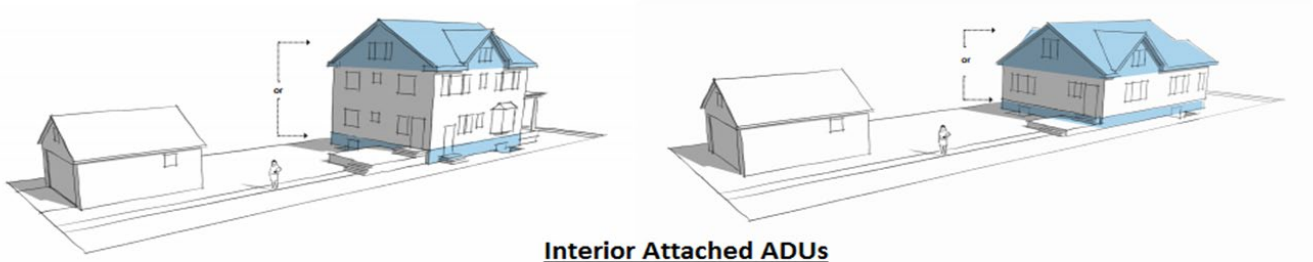
Summary of Recommendations

	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 4 – Use Standards	Accessory Dwelling Units (ADUs) **permitted** in A-1, R-1, R-2, R-2D and R-3 Districts (single-unit dwellings only)	Accessory Dwelling Units (ADUs) **permitted** in A-1, R-1, R-2, R-2D and R-3 Districts (single-unit dwellings only)	Accessory Dwelling Units (ADUs) attached **permitted** and detached **special uses** in A-1, R-1, R-2, R-2D and R-3 Districts (single-unit dwellings only)

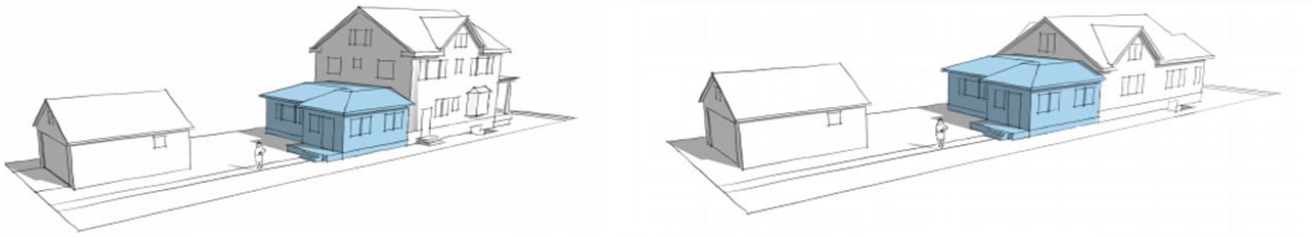
CITY COUNCIL DECISION ?

ACCESSORY DWELLING UNITS

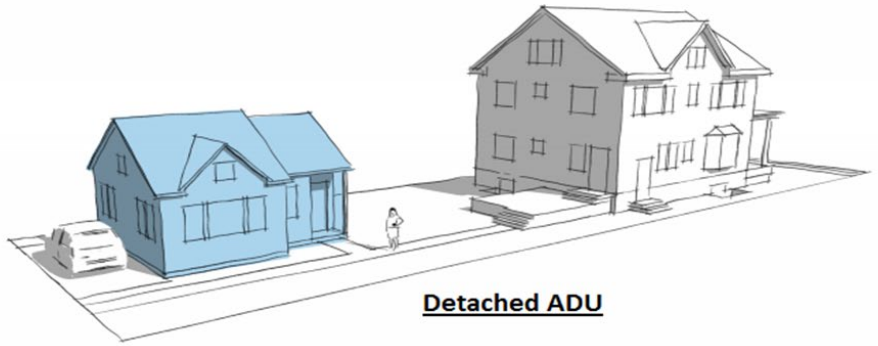
An accessory dwelling unit (ADU) is a small dwelling on the same grounds as, or attached to, a single-family house. For example, it could be an apartment over the garage, a basement apartment, or a stand-alone house in the backyard.



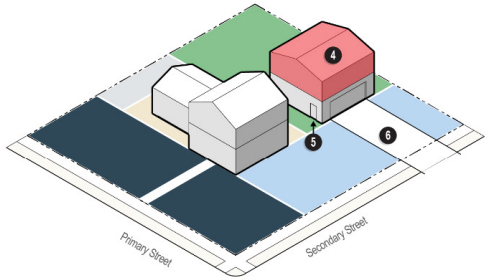
Interior Attached ADUs

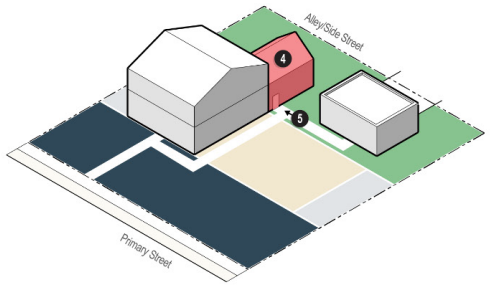


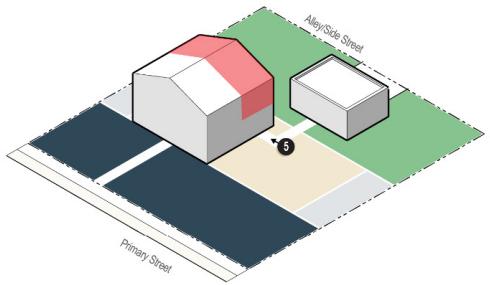
Attached ADU (via Addition)

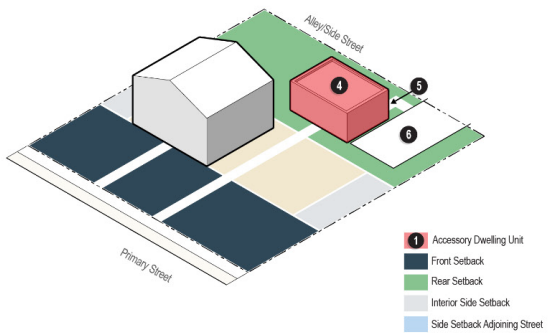


Detached ADU







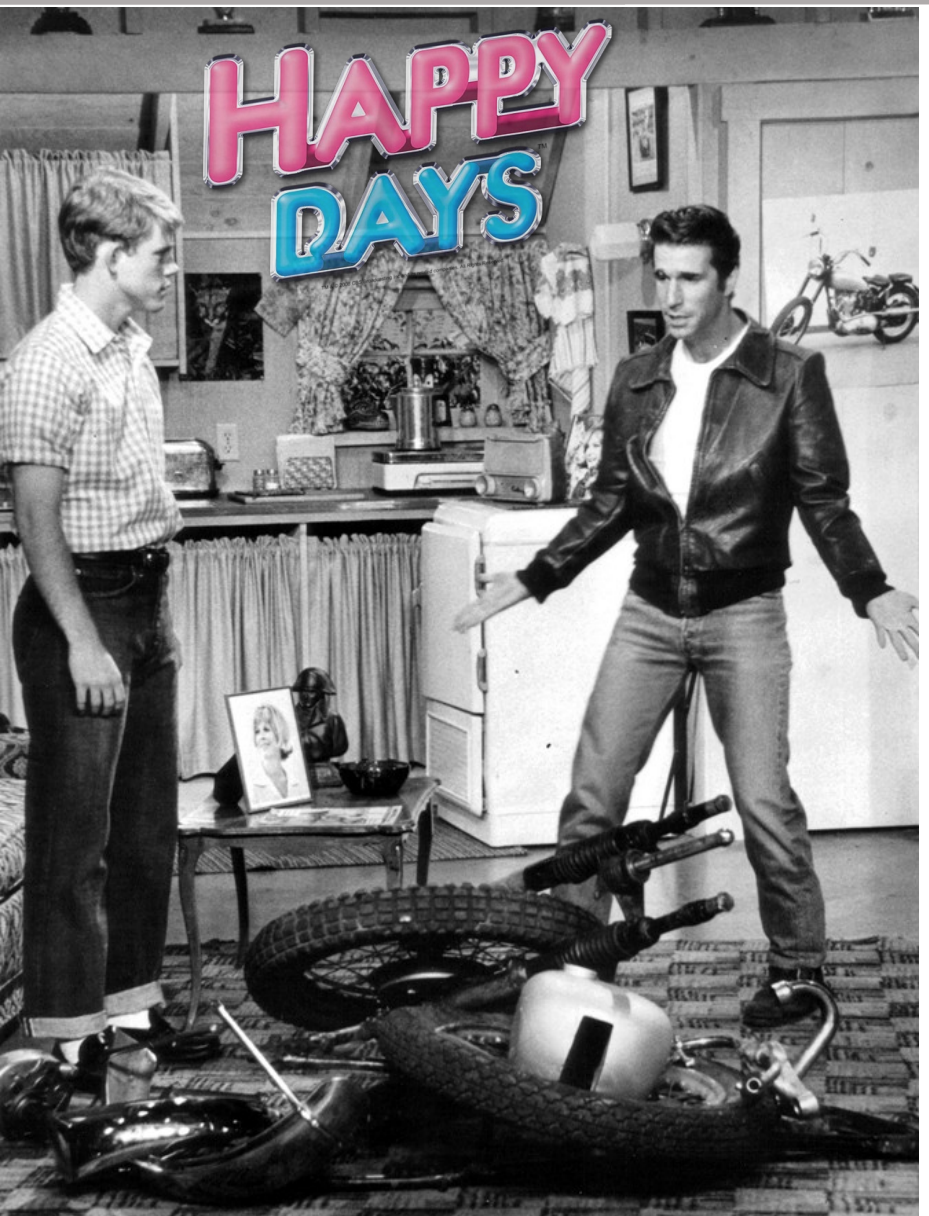


ACCESSORY DWELLING UNITS

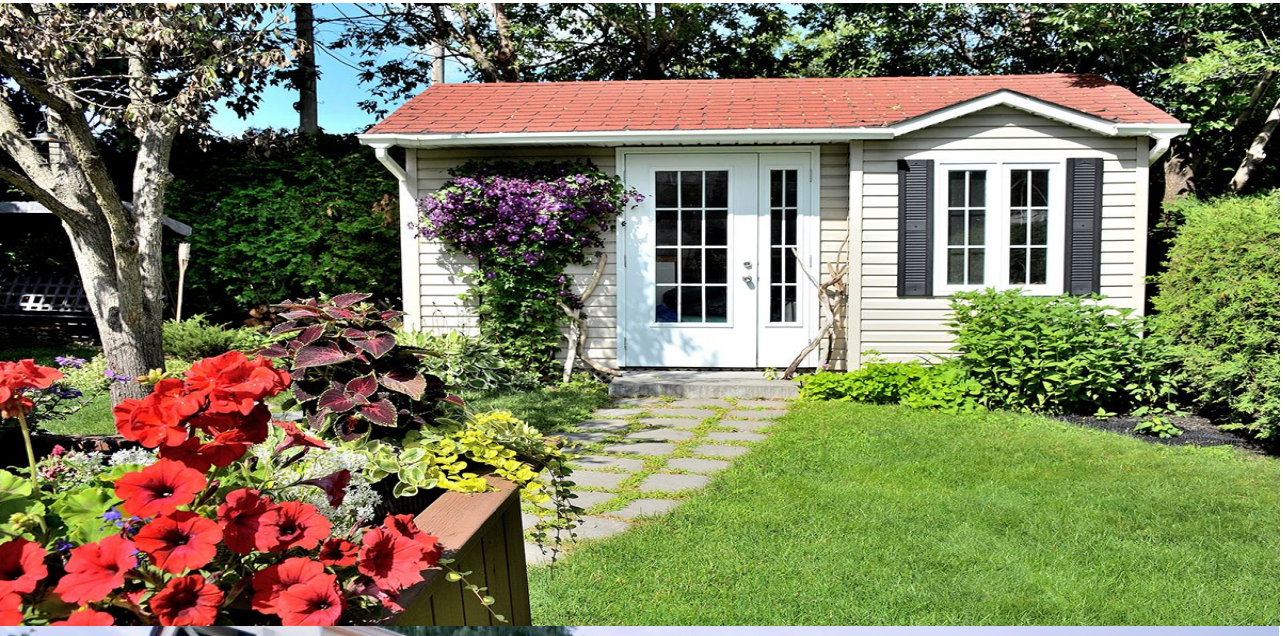
1. One (1) accessory dwelling unit shall be permitted on a lot. The accessory dwelling shall only be allowed on a lot on which the sole principal use is a single-unit dwelling.
2. Detached accessory dwelling units shall not exceed nine hundred (900) square feet or ten (10) percent of size of the lot, whichever is less.
3. 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.
4. Detached and attached secondary dwelling units shall be located to the rear of the primary building.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

Unified Development Ordinance

Famous ADU Dwellers



Accessory Dwelling Units (Typical Examples)



Accessory Dwelling Units (Current Code)

Current Zoning Ordinance anticipated Accessory Dwelling Units, but provided no use standards or regulations

TABLE 10.16.03
MINIMUM OFF-STREET PARKING REQUIREMENTS

Use	Minimum Spaces Required
Residential uses:	
Single-family dwelling unit	2 per dwelling unit
Multi-family dwelling unit:	
Dwelling units with 1,000 square feet or less	2 per dwelling unit
Dwelling units with 1,001 square feet or more	2 per dwelling unit
Accessory dwelling unit	1 per dwelling unit
Elderly housing	0.5 per dwelling unit

Accessory Commercial Units (Special Use)

Unified Development Ordinance

Summary of Recommendations

	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 5 – Development Standards	**Revise** Minimum required off-street parking to 1 per dwelling unit:	**Revise** Minimum required off-street parking to 2 per dwelling unit:	**Revise** Minimum required off-street parking to 2 per dwelling unit:

Residential Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Dwelling, duplex	1/unit	1/unit
Dwelling, multi-unit	1.25/unit	1.25/unit
Dwelling, single-unit	1/unit	1/unit
Dwelling, accessory	1/unit	1/unit
Dwelling, townhouse	1/unit	1/unit
Senior housing, dependent	0.25/unit	0.25/unit
Senior housing, independent	0.5/unit	0.5/unit

8,000 sq ft or less	*More than 8,000 sq ft*
2/unit	2/unit
1.25/unit	1.25/unit
2/unit	2/unit
1/unit	N/A
1.25/unit	1.25/unit
0.25/unit	0.25/unit
0.5/unit	0.5/unit

8,000 sq ft or less	*More than 8,000 sq ft*
2/unit	2/unit
1.25/unit	1.25/unit
2/unit	2/unit
1/unit	N/A
1.25/unit	1.25/unit
0.25/unit	0.25/unit
0.5/unit	0.5/unit

CITY COUNCIL DECISION ?

Unified Development Ordinance

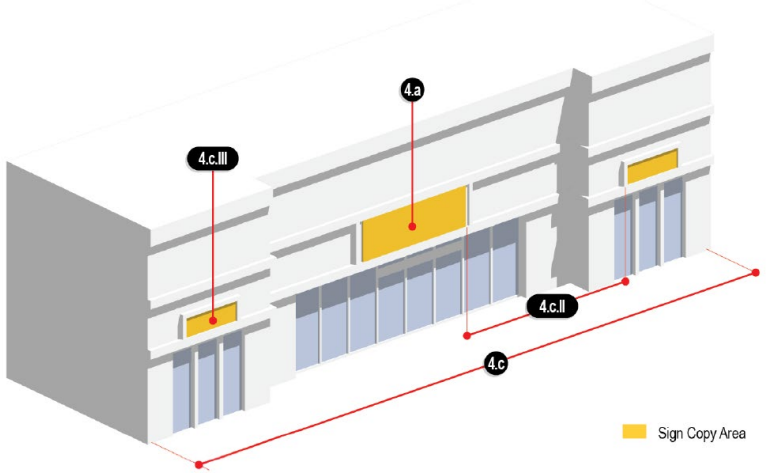
Summary of Recommendations

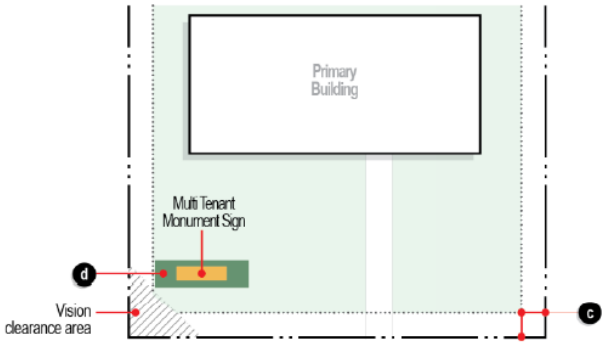
Minimum 1-car garage vs. Minimum 2-car garage

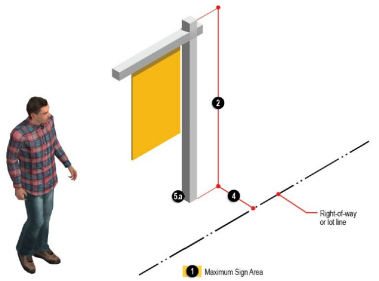
Unified Development Ordinance

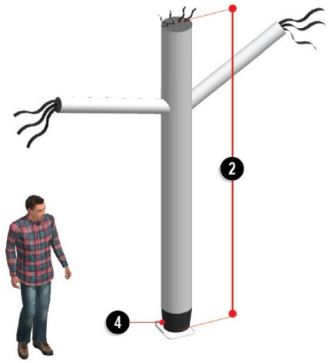
Chapter 6 - Sign Standards

- Complete rewrite due to Reed V Gilbert (2015)
- Content neutral sign regulations
- Goal is to improve the quality of signs without limiting options for businesses
  - Created a two-tiered sign material classification
    - Base Quality Materials (stone veneer, fiber cement, wood, EIFs, precast panels) Max. 32 sq. ft.
    - High Quality Materials (Masonry, Natural Stone, Steel/wrought iron) Max. 48 sq. ft.
- Comprehensive Sign Plan
  - Provides an alternative procedure under which signs can be designed, constructed, and erected. The objective of the comprehensive sign plan is to encourage a higher level of design than is possible under the regular sign regulations.









Unified Development Ordinance

Summary of Recommendations

	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 6 – Signs	Regulate **Yard Signs** as below: • 32 sq. ft. on parcels that have frontage along a major arterial road. • 16 sq. ft. for all other parcels • Max. Height 4 feet • Max. 2 yard signs, except, 60 days before and 15 days after an election, an unlimited number of signs may be displayed.	Regulate **Yard Signs** as below: • 32 sq. ft. on all parcels • Max. Height 4 feet • No max. number of yard signs	**Do not Regulate Yard Signs.**

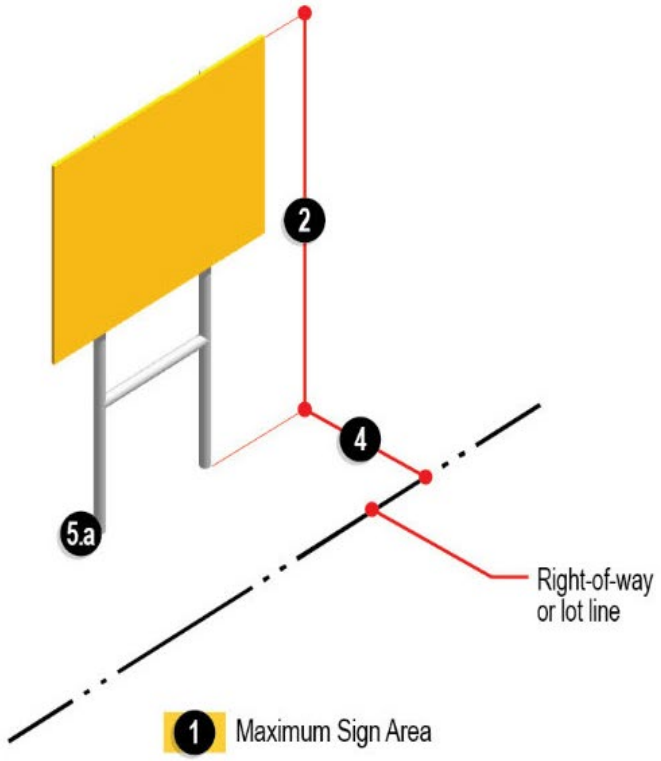
CITY COUNCIL DECISION ?

Chapter 6 – Signs (YARD SIGNS)

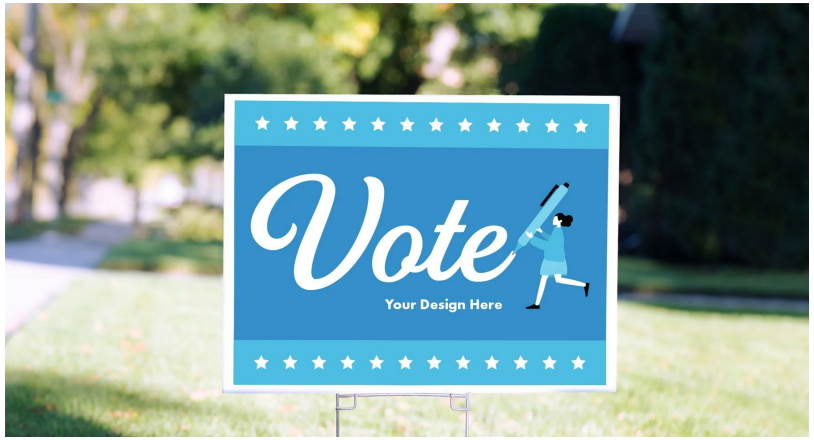
Current Zoning Ordinance does not regulate the number of yard signs on private property

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.

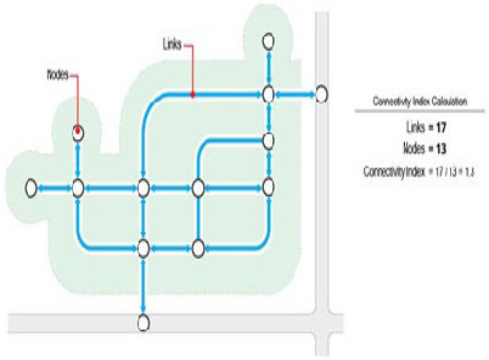
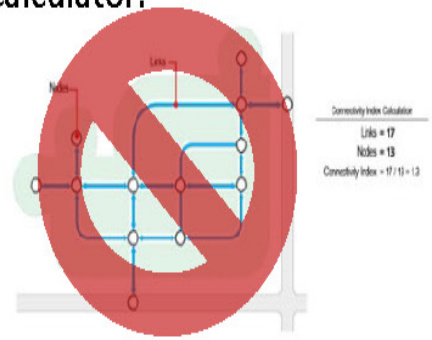
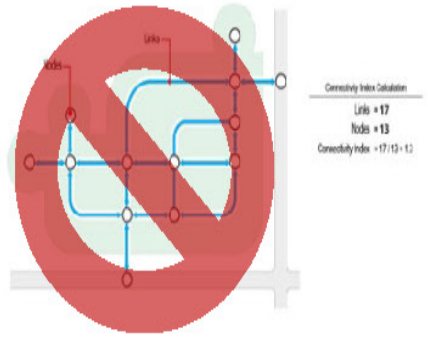


YARD SIGNS (Typical Examples)



Unified Development Ordinance

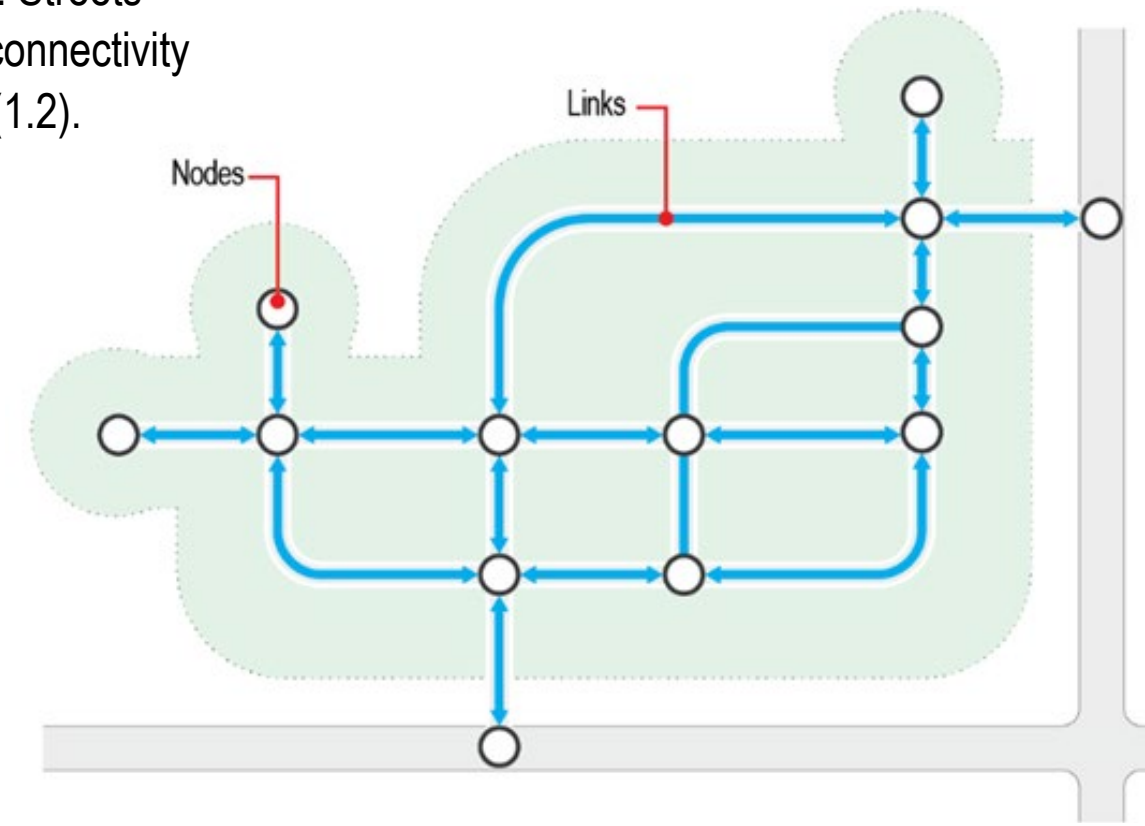
Summary of Recommendations

	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 7 - Subdivisions	Create **Connectivity Index Calculator**: 	**Remove** Connectivity Index Calculator: 	**Remove** Connectivity Index Calculator: 

CITY COUNCIL DECISION ?

CONNECTIVITY INDEX CALCULATION

a. **Connectivity Index**. A connectivity index shall be used to determine the adequacy of street layout design. A connectivity index is calculated as the ratio of the number of street links (road sections between intersections) in the subdivision street layout divided by the number of street nodes (intersections and cul-de-sac heads). Streets within a subdivision shall have a minimum connectivity index measurement of one and two-tenths (1.2).



Connectivity Index Calculation

Links = **17**

Nodes = **13**

Connectivity Index = 17 / 13 = 1.3

Unified Development Ordinance

Summary of Recommendations

	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 7 - Subdivisions	Proposed **Cluster Development** allowed as Planned Unit Development (PUD):	**Cluster Development** allowed outright:	Proposed **Cluster Development** allowed as Planned Unit Development (PUD):

CITY COUNCIL DECISION ?

Density Bonus for Cluster Developments

Conventional Sprawl

This example shows 32 homes
Gross Density = 1 Dwelling Units/Acre
Net Density = 1 Dwelling Units/Acre

Conservation Development

This example shows 32 homes
Gross Density = 1 Dwelling Units/Acre
Net Density = 4 Dwelling Units/Acre

UNITED CITY OF YORKVILLE

UNIFIED DEVELOPMENT ORDINANCE

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

Agenda Item Number

Consent Agenda #3

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – October 24, 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 (Name) Finance (Department)

Agenda Item Notes:

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

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539431	ADVAAUTO	ADVANCED AUTOMATION & CONTROLS					
	23-4096	10/04/23	01	TOWER LANE TEMPORARY TOWER	51-510-54-00-5445		2,475.00
			02	ANTENNA	** COMMENT **		
					INVOICE TOTAL:		2,475.00 *
					CHECK TOTAL:		2,475.00
539432	AMEHOIST	AMERICAN HOIST & MANLIFT, INC					
	27741	10/05/23	01	OCT-DEC 2023 ELEVATOR	24-216-54-00-5446		480.00
			02	MAINTENANCE AT 651 PP	** COMMENT **		
					INVOICE TOTAL:		480.00 *
	27776	10/06/23	01	ELEVATOR INSPECTION AT 951 PP	24-216-54-00-5446		400.00
					INVOICE TOTAL:		400.00 *
					CHECK TOTAL:		880.00
D003157	ANTPLACE	ANTHONY PLACE YORKVILLE LP					
	NOV 2023	10/04/23	01	CITY OF YORKVILLE HOUSING	01-640-54-00-5427		946.00
			02	ASSISTANCE PROGRAM RENT	** COMMENT **		
			03	REIMBURSEMENT FOR THE MONTH OF	** COMMENT **		
			04	NOV 2023	** COMMENT **		
					INVOICE TOTAL:		946.00 *
					DIRECT DEPOSIT TOTAL:		946.00
539433	ASHMOREE	EARL ASHMORE					
	100923	10/09/23	01	REFEREE	79-795-54-00-5462		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
539434	ATT	AT&T					

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539434	ATT	AT&T							
	6305536805-0923		09/25/23	01	09/25-10/24 RIVERFRONT PARK	79-795-54-00-5440		121.61	
						INVOICE TOTAL:		121.61	*
						CHECK TOTAL:		121.61	
539435	BARONA	ALEXANDER JAMES BARON							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		205.00	
						INVOICE TOTAL:		205.00	*
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		235.00	
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539436	BEEBED	DAVID BEEBE							
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539437	BFCONSTR	B&F CONSTRUCTION CODE SERVICES							
	17904		08/03/23	01	JUNE 2023 INSPECTIONS	01-220-54-00-5459		19,720.00	
						INVOICE TOTAL:		19,720.00	*
						CHECK TOTAL:		19,720.00	
539438	BOOKERM	MICHAEL BOOKER							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539438	BOOKERM	MICHAEL BOOKER							
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		70.00	
539439	BOOKERT	THOMAS BOOKER							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		90.00	
						INVOICE TOTAL:		90.00	*
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		80.00	
						INVOICE TOTAL:		80.00	*
						CHECK TOTAL:		170.00	
539440	BRISBOND	DANA XAVIER BRISBON							
	100723		10/07/23	01	REFEREE	79-795-54-00-5462		250.00	
						INVOICE TOTAL:		250.00	*
						CHECK TOTAL:		250.00	
539441	BUDDA	ARLO BUDD							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		280.00	
						INVOICE TOTAL:		280.00	*
						CHECK TOTAL:		280.00	
539442	CAMBRIA	CAMBRIA SALES COMPANY INC.							
	43570		09/26/23	01	PAPER TOWEL, TOILET TISSUE	52-520-56-00-5620		196.38	
						INVOICE TOTAL:		196.38	*
						CHECK TOTAL:		196.38	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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539443	COMED COMMONWEALTH EDISON							
	0091033126-0923	09/27/23	01	08/28-09/27 RT34 7 AUTUMN CRK	23-230-54-00-5482		188.52	
					INVOICE TOTAL:		188.52	*
	0435057364-0923	09/22/23	01	08/23-09/22 RT126 & SCHLHS RD	23-230-54-00-5482		88.57	
					INVOICE TOTAL:		88.57	*
	0663112230-0923	09/25/23	01	08/24-09/25 BEAVER LIFT	51-510-54-00-5480		133.92	
					INVOICE TOTAL:		133.92	*
	1647065335-0923	09/27/23	01	08/28-09/27 SARAVANOS PUMP	52-520-54-00-5480		52.64	
					INVOICE TOTAL:		52.64	*
	2947052031-0923	09/26/23	01	08/25-09/26 RT47 & RIVER	23-230-54-00-5482		350.48	
					INVOICE TOTAL:		350.48	*
	7110074020-0923	09/25/23	01	08/24-09/25 104 E VAN EMMON	01-110-54-00-5480		413.72	
					INVOICE TOTAL:		413.72	*
	7982120022-0923	09/26/23	01	08/25-09/26 609 N BRIDGE	01-110-54-00-5480		15.69	
					INVOICE TOTAL:		15.69	*
					CHECK TOTAL:		1,243.54	
539444	CONFOUND CONSERVATION FOUNDATION							
	13193	10/12/23	01	651 PRAIRIE POINTE	24-216-56-00-5656		11,766.00	
			02	LANDSCAPING MATERIALS	** COMMENT **			
					INVOICE TOTAL:		11,766.00	*
					CHECK TOTAL:		11,766.00	
539445	COREMAIN CORE & MAIN LP							
	663267	09/27/23	01	CREDIT FOR RETURNED WIRE	51-510-56-00-5664		-95.00	
					INVOICE TOTAL:		-95.00	*

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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539445	COREMAIN CORE & MAIN LP							
	T499844	09/20/23	01	HYD REPAIR KIT	51-510-56-00-5620		409.73	
					INVOICE TOTAL:		409.73	*
	T603361	09/19/23	01	50 BACKFLOW METERS, METER WIRE	51-510-56-00-5664		4,245.00	
					INVOICE TOTAL:		4,245.00	*
	T603377	09/20/23	01	METER COUPLING	51-510-56-00-5664		449.75	
					INVOICE TOTAL:		449.75	*
	T611926	09/21/23	01	PREMIUM BLADE	51-510-56-00-5620		343.09	
					INVOICE TOTAL:		343.09	*
	T616730	09/22/23	01	MAIN VALVE REPAIR KIT, VAVLE	51-510-56-00-5640		1,290.50	
			02	PLATE	** COMMENT **			
					INVOICE TOTAL:		1,290.50	*
	t602837	09/19/23	01	15 10CF METERS	51-510-56-00-5664		3,978.00	
					INVOICE TOTAL:		3,978.00	*
					CHECK TOTAL:		10,621.07	
539446	COXLAND COX LANDSCAPING LLC							
	192263	10/02/23	01	FOX HILL MOWING AND HERBICIDE	11-111-54-00-5495		1,838.00	
			02	TREATMENT	** COMMENT **			
					INVOICE TOTAL:		1,838.00	*
	192264	10/02/23	01	SUNFLOWER ESTATES MOWING &	12-112-54-00-5495		1,640.00	
			02	HERBICIDE TREATMENT	** COMMENT **			
					INVOICE TOTAL:		1,640.00	*
					CHECK TOTAL:		3,478.00	
539447	DELAGE DLL FINANCIAL SERVICES 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**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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539447	DELAGE DLL FINANCIAL SERVICES INC							
	80962511	09/18/23	01	NOV 2023 MANAGED PRNT SRVCS	01-110-54-00-5485		112.33	
			02	NOV 2023 MANAGED PRNT SRVCS	01-120-54-00-5485		37.44	
			03	NOV 2023 MANAGED PRNT SRVCS	01-210-54-00-5485		112.33	
			04	NOV 2023 MANAGED PRNT SRVCS	51-510-54-00-5485		50.18	
			05	NOV 2023 MANAGED PRNT SRVCS	52-520-54-00-5485		12.36	
			06	NOV 2023 MANAGED PRNT SRVCS	01-410-54-00-5485		12.36	
					INVOICE TOTAL:		337.00	*
					CHECK TOTAL:		337.00	
539448	DICKINSD DONALD W DICKINSON							
	092823	09/28/23	01	UMPIRE	79-795-54-00-5462		120.00	
					INVOICE TOTAL:		120.00	*
					CHECK TOTAL:		120.00	
539449	DIRECT MARLO, INC							
	12450	10/09/23	01	ACRYLIC DIRECTIONAL SIGN	24-216-56-00-5656		125.00	
					INVOICE TOTAL:		125.00	*
					CHECK TOTAL:		125.00	
539450	DIRENRGY DIRECT ENERGY BUSINESS							
	1704705-232760052717	10/03/23	01	08/24-09/24 KENNEDY & MCHUGH	23-230-54-00-5482		90.21	
					INVOICE TOTAL:		90.21	*
	1704706-232750052710	10/02/23	01	08/29-09/27 RT34 & BEECHER	23-230-54-00-5482		75.17	
					INVOICE TOTAL:		75.17	*
	1704708-232710052688	09/28/23	01	08/25-09/25 1850 MARKETVIEW	23-230-54-00-5482		88.90	
					INVOICE TOTAL:		88.90	*

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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539450	DIRENRGY DIRECT ENERGY BUSINESS							
	1704709-232710052688	09/28/23	01	08/25-09/25 7 COUNTRYSIDE PKWY	23-230-54-00-5482		142.49	
					INVOICE TOTAL:		142.49	*
	1704710-232700052678	09/27/23	01	08/24-09/24 VAN EMMON LOT	23-230-54-00-5482		16.67	
					INVOICE TOTAL:		16.67	*
	1704712-232650052646	09/22/23	01	08/18-09/19 421 POPLAR	23-230-54-00-5482		6,300.56	
					INVOICE TOTAL:		6,300.56	*
	1704714-232710052688	09/28/23	01	08/25-09/25 MCHUGH RD	23-230-54-00-5482		99.92	
					INVOICE TOTAL:		99.92	*
	1704715-232650052646	09/22/23	01	08/18-09/19 998 WHITE PLAINS	23-230-54-00-5482		9.51	
					INVOICE TOTAL:		9.51	*
	1704716-232720052697	09/29/23	01	08/25-09/26 1 COUNTRYSIDE PKWY	23-230-54-00-5482		191.45	
					INVOICE TOTAL:		191.45	*
	1704719-232690052669	09/26/23	01	08/22-09/21 LEASURE & SUNSET	23-230-54-00-5482		109.05	
					INVOICE TOTAL:		109.05	*
	1704721-232710052688	09/28/23	01	08/25-09/25 610 TOWER WELLS	51-510-54-00-5480		5,372.60	
					INVOICE TOTAL:		5,372.60	*
	1704722-232750052710	10/02/23	01	08/24-09/27 2921 BRISTOL RDG	51-510-54-00-5480		12,436.02	
					INVOICE TOTAL:		12,436.02	*
	1704723-232710052688	09/28/23	01	08/24-09/24 2224 TREMONT ST	51-510-54-00-5480		9,606.64	
					INVOICE TOTAL:		9,606.64	*
	1704724-232650052646	09/22/23	01	08/15-09/18 3299 LEHMAN CR	51-510-54-00-5480		8,465.43	
					INVOICE TOTAL:		8,465.43	*
					CHECK TOTAL:		43,004.62	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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539451	DORNER DORNER PRODUCTS, INC							
	507716	09/21/23	01	AIR AND VACUUM VALVE	51-510-56-00-5638		887.74	
					INVOICE TOTAL:		887.74	*
					CHECK TOTAL:		887.74	
539452	DRHCAMBR DR HORTON-MIDWEST							
	2461 JUSTCE	10/09/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00	
					INVOICE TOTAL:		7,500.00	*
	2463 JUSTICE	10/09/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00	
					INVOICE TOTAL:		5,000.00	*
	2655 SEELEY	10/09/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		450.00	
					INVOICE TOTAL:		450.00	*
					CHECK TOTAL:		12,950.00	
539453	DUTEK THOMAS & JULIE FLETCHER							
	1021624	09/26/23	01	NIPPLES, COUPLERS	52-520-56-00-5628		137.50	
					INVOICE TOTAL:		137.50	*
					CHECK TOTAL:		137.50	
539454	DYNEGY DYNEGY ENERGY SERVICES							
	386643523091	09/27/23	01	07/27-08/24 420 FAIRHAVEN	52-520-54-00-5480		88.22	
			02	07/28-08/27 6780 RT47	51-510-54-00-5480		32.42	
			03	08/24-09/24 456 KENNEDY	51-510-54-00-5480		52.92	
			04	08/10-09/10 4600 N BRIDGE	51-510-54-00-5480		34.57	
			05	08/23-09/21 1106 PRAIRIE CR	52-520-54-00-5480		117.98	
			06	08/24-09/24 301 E HYDRAULIC	79-795-54-00-5480		47.67	
			07	07/31-08/28 FOXHILL 7 LIFT	52-520-54-00-5480		62.61	

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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539454	DYNEGY DYNEGY ENERGY SERVICES						
	386643523091	09/27/23	08	08/23-09/21 872 PRAIRIE CR	79-795-54-00-5480		97.29
			09	08/10-09/10 GALENA PARK	79-795-54-00-5480		37.70
			10	07/27-08/24 101 BRUELL ST	52-520-54-00-5480		235.54
			11	08/23-09/21 1908 RAINTREE RD	51-510-54-00-5480		164.03
			12	08/24-09/24 PRESTWICK LIFT	52-520-54-00-5480		111.43
			13	08/24-09/24 1991 CANNONBALL TR	51-510-54-00-5480		148.74
			14	07/27-08/24 610 TOWER	51-510-54-00-5480		124.30
			15	08/24-09/24 276 WINDHAM LIFT	52-520-54-00-5480		182.55
			16	08/24-09/24 133 E HYDRAULIC	79-795-54-00-5480		130.83
			17	07/27-08/24 1975 BRIDGE LIFT	52-520-54-00-5480		194.58
						INVOICE TOTAL:	1,863.38 *
					CHECK TOTAL:		1,863.38
539455	EEI ENGINEERING ENTERPRISES, INC.						
	78248	09/27/23	01	NORTH RT47 IMPROVEMENTS	01-640-54-00-5465		2,745.00
						INVOICE TOTAL:	2,745.00 *
	78249	09/27/23	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		912.00
						INVOICE TOTAL:	912.00 *
	78250	09/27/23	01	WELL #7 REHAB	51-510-60-00-6022		1,566.00
						INVOICE TOTAL:	1,566.00 *
	78251	09/27/23	01	WINDETT RIDGE - UNIT 2	90-048-48-00-0111		2,936.25
						INVOICE TOTAL:	2,936.25 *
	78252	09/27/23	01	GRANDE RESERVE UNIT 3	01-640-54-00-5465		2,497.50
						INVOICE TOTAL:	2,497.50 *
	78253	09/27/23	01	KENDALL MARKETPLACE - LOT 52	90-154-00-00-0111		2,505.00
						INVOICE TOTAL:	2,505.00 *
	78254	09/27/23	01	GRANDE RESERVE UNIT 7	01-640-54-00-5465		1,158.75
						INVOICE TOTAL:	1,158.75 *

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539455	EEI	ENGINEERING ENTERPRISES, INC.						
	78255	09/27/23	01	GRANDE RESERVE UNITS 15 & 22	01-640-54-00-5465		802.50	
					INVOICE TOTAL:		802.50	*
	78256	09/27/23	01	KENDALL MARKETPLACE-LOT 52	90-154-00-00-0111		406.00	
			02	PHASE 2 & 3	** COMMENT **			
					INVOICE TOTAL:		406.00	*
	78257	09/27/23	01	GRANDE RESERVE UNIT 20	01-640-54-00-5465		994.50	
					INVOICE TOTAL:		994.50	*
	78258	09/27/23	01	BRIGHT FARMS	90-173-00-00-0111		1,173.75	
					INVOICE TOTAL:		1,173.75	*
	78259	09/27/23	01	KENDALLWOOD ESTATES-RALLY	90-174-00-00-0111		456.25	
					INVOICE TOTAL:		456.25	*
	78260	09/27/23	01	WELL MONITORING DASHBOARDS	01-640-54-00-5465		477.00	
					INVOICE TOTAL:		477.00	*
	78261	09/27/23	01	NORTH CENTRAL EWST REHAB	51-510-60-00-6015		1,130.75	
					INVOICE TOTAL:		1,130.75	*
	78262	09/27/23	01	LOT 8, YORKVILLE BUSINESS	90-176-00-00-0111		435.50	
			02	CENTER	** COMMENT **			
					INVOICE TOTAL:		435.50	*
	78263	09/27/23	01	BRISTOL BAY UNIT 13	90-179-00-00-0111		239.00	
					INVOICE TOTAL:		239.00	*
	78264	09/27/23	01	GREEN DOOR LINCOLN PRAIRIE	90-191-00-00-0111		5,646.50	
					INVOICE TOTAL:		5,646.50	*
					CHECK TOTAL:		26,082.25	
539456	EEI	ENGINEERING ENTERPRISES, INC.						

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539456	EEI	ENGINEERING ENTERPRISES, INC.							
	78265		09/27/23	01	2023 WATER REPLACEMENT-A	51-510-60-00-6025		40,900.75	
						INVOICE TOTAL:		40,900.75	*
						CHECK TOTAL:		40,900.75	
539457	EEI	ENGINEERING ENTERPRISES, INC.							
	78266		09/27/23	01	CALEDONIA UNIT 3	90-188-00-00-0111		19,822.25	
						INVOICE TOTAL:		19,822.25	*
	78267		09/27/23	01	GENERAL LAKE MICHIGAN DWC	01-640-54-00-5465		418.25	
				02	COORDINATION	** COMMENT **			
						INVOICE TOTAL:		418.25	*
	78268		09/27/23	01	STATION 1 BBQ	90-185-00-00-0111		526.50	
						INVOICE TOTAL:		526.50	*
	78269		09/27/23	01	GRANDE RESERVE UNIT 4	01-640-54-00-5465		309.75	
						INVOICE TOTAL:		309.75	*
	78270		09/27/23	01	GRANDE RESERVE UNIT 6	01-640-54-00-5465		139.50	
						INVOICE TOTAL:		139.50	*
	78271		09/27/23	01	LAKE MICHIGAN CONNECTION	51-510-60-00-6011		8,382.40	
				02	PRELIMINARY ENGINEERING	** COMMENT **			
						INVOICE TOTAL:		8,382.40	*
						CHECK TOTAL:		29,598.65	
539458	EEI	ENGINEERING ENTERPRISES, INC.							
	78272		09/27/23	01	2023 ROAD PROGRAM	23-230-60-00-6025		25,593.50	
						INVOICE TOTAL:		25,593.50	*
						CHECK TOTAL:		25,593.50	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			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 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539459	EEI	ENGINEERING ENTERPRISES, INC.							
	78273		09/27/23	01	RESTORE CHURCH-PARKING LOT	90-121-00-00-0111		559.50	
				02	EXPANSION	** COMMENT **			
						INVOICE TOTAL:		559.50	*
	78274		09/27/23	01	GAWNE LANE IMPROVEMENTS	01-640-54-00-5465		425.50	
						INVOICE TOTAL:		425.50	*
	78275		09/27/23	01	2023 WATER MAIN REPLACEMENT-B	51-510-60-00-6025		3,687.90	
						INVOICE TOTAL:		3,687.90	*
	78276		09/27/23	01	CITY OF YORKVILLE-GENERAL	01-640-54-00-5465		1,203.50	
						INVOICE TOTAL:		1,203.50	*
	78277		09/27/23	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
						INVOICE TOTAL:		1,900.00	*
						CHECK TOTAL:			7,776.40
539460	EEI	ENGINEERING ENTERPRISES, INC.							
	78278		09/27/23	01	WELL #10 AND RAW WATER MAIN	51-510-60-00-6029		9,382.50	
						INVOICE TOTAL:		9,382.50	*
						CHECK TOTAL:			9,382.50
539461	EEI	ENGINEERING ENTERPRISES, INC.							
	78279		09/27/23	01	2023 SANITARY SEWER LINING	52-520-60-00-6025		3,714.68	
						INVOICE TOTAL:		3,714.68	*
	78280		09/27/23	01	YORKVILLE HIGH SHOOL STADIUM	01-640-54-00-5465		2,352.00	
				02	PROJECT	** COMMENT **			
						INVOICE TOTAL:		2,352.00	*
	78281		09/27/23	01	SCOOTERS COFFEE	90-204-00-00-0111		442.50	
						INVOICE TOTAL:		442.50	*

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**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 10/24/2023

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539461	EEI	ENGINEERING ENTERPRISES, INC.							
	78282		09/27/23	01	2024 WATER MAIN REPLACEMENT-A	51-510-60-00-6025		5,162.50	
						INVOICE TOTAL:		5,162.50	*
	78283		09/27/23	01	2024 WATER MAIN REPLACEMENT-B	51-510-60-00-6025		21,896.25	
						INVOICE TOTAL:		21,896.25	*
	78284		09/27/23	01	KENDALL COUNTY BUILDING-FOX ST	01-640-54-00-5465		4,856.25	
						INVOICE TOTAL:		4,856.25	*
						CHECK TOTAL:			38,424.18
539462	EEI	ENGINEERING ENTERPRISES, INC.							
	78285		09/27/23	01	ELDAMAIN WATER MAIN LOOP-	51-510-60-00-6024		23,133.50	
				02	LINCOLN PRAIRIE	** COMMENT **			
						INVOICE TOTAL:		23,133.50	*
						CHECK TOTAL:			23,133.50
539463	EEI	ENGINEERING ENTERPRISES, INC.							
	78286		09/27/23	01	CORNEILS SANITARY SEWER-	52-520-60-00-6024		11,335.75	
				02	LINCOLN PRAIRIE	** COMMENT **			
						INVOICE TOTAL:		11,335.75	*
						CHECK TOTAL:			11,335.75
539464	EEI	ENGINEERING ENTERPRISES, INC.							
	78287		09/27/23	01	SOUTHERN SANITARY SEWER	52-520-60-00-6024		7,606.00	
				02	CONNECTION-LINCOLN PRAIRIE	** COMMENT **			
						INVOICE TOTAL:		7,606.00	*
	78288		09/27/23	01	15 CANNONBALL TRAIL-OUTDOOR	90-206-00-00-0011		227.00	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539464	EEI	ENGINEERING ENTERPRISES, INC.							
	78288		09/27/23	02	MUSIC VENUE	** COMMENT **			
							INVOICE TOTAL:	227.00	*
	78289		09/27/23	01	QUIKTRIP GAS STATION	90-208-00-00-0111		1,360.00	
							INVOICE TOTAL:	1,360.00	*
	78290		09/27/23	01	KENDALL MARKETPLACE COMMERCIAL	90-209-00-00-0111		244.50	
							INVOICE TOTAL:	244.50	*
	78291		09/27/23	01	LOT 1 FOUNTAIN VILLAGE	90-211-00-00-0111		432.00	
							INVOICE TOTAL:	432.00	*
	78348		10/09/23	01	LOT 8 YORKVILLE BUSINESS	90-176-00-00-0111		243.00	
				02	CENTER	** COMMENT **			
							INVOICE TOTAL:	243.00	*
						CHECK TOTAL:		10,112.50	
539465	EVINST	W. THOMAS EVINS							
	100723		10/07/23	01	REFEREE	79-795-54-00-5462		100.00	
							INVOICE TOTAL:	100.00	*
						CHECK TOTAL:		100.00	
539466	FENILIJ	JOSHUA FENILI							
	100523		10/05/23	01	UMPIRE	79-795-54-00-5462		160.00	
							INVOICE TOTAL:	160.00	*
						CHECK TOTAL:		160.00	
539467	FIRSTNET	AT&T MOBILITY							
	287313454005X1003202		09/25/23	01	8/26-9/25 MOBILE DEVCES	01-220-54-00-5440		42.09	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			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 10/24/2023

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539467	FIRSTNET AT&T MOBILITY						
	287313454005X1003202	09/25/23	02	8/26-9/25 MOBILE DEVCES	01-110-54-00-5440		126.27
			03	8/26-9/25 MOBILE DEVCES	01-210-54-00-5440		908.43
			04	8/26-9/25 MOBILE DEVCES	79-795-54-00-5440		42.09
					INVOICE TOTAL:		1,118.88 *
					CHECK TOTAL:		1,118.88
539468	FIRSTNET AT&T MOBILITY						
	287313454207X1003202	09/25/23	01	8/26-9/25 MOBILE DEVICES	01-220-54-00-5440		252.54
			02	8/26-9/25 MOBILE DEVICES	79-790-54-00-5440		36.24
			03	8/26-9/25 MOBILE DEVICES	79-795-54-00-5440		156.66
			04	8/26-9/25 MOBILE DEVICES	51-510-54-00-5440		234.99
			05	8/26-9/25 MOBILE DEVICES	52-520-54-00-5440		72.48
					INVOICE TOTAL:		752.91 *
					CHECK TOTAL:		752.91
539469	FIRSTNON FIRST NONPROFIT UNEMPLOYEMENT						
	12719N-100123	10/01/23	01	4TH QTR 2023 UNEMPLOY INS	01-640-52-00-5230		4,392.18
			02	4TH QTR 2023 UNEMPLOY INS-P	01-640-52-00-5230		1,113.03
			03	4TH QTR 2023 UNEMPLOY INS	51-510-52-00-5230		541.96
			04	4TH QTR 2023 UNEMPLOY INS	52-520-52-00-5230		285.11
			05	4TH QTR 2023 UNEMPLOY INS	82-820-52-00-5230		342.47
					INVOICE TOTAL:		6,674.75 *
					CHECK TOTAL:		6,674.75
539470	FONSECAR RAIUMUNDO FONSECA						
	100123	10/01/23	01	UMPIRE	79-795-54-00-5462		105.00
					INVOICE TOTAL:		105.00 *
					CHECK TOTAL:		105.00

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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539471	FOXE	ELLA FOX							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		105.00	
						INVOICE TOTAL:		105.00	*
						CHECK TOTAL:		105.00	
539472	GAMBROK	KATE GAMBRO							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		135.00	
						INVOICE TOTAL:		135.00	*
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		165.00	
						INVOICE TOTAL:		165.00	*
						CHECK TOTAL:		300.00	
539473	GARDKOCH	GARDINER KOCH & WEISBERG							
	H-2364C-16347		10/12/23	01	KIMBALL HILL I MATTERS	01-640-54-00-5461		1,519.74	
						INVOICE TOTAL:		1,519.74	*
	H-3181C-16348		10/12/23	01	MISC GENERAL CITY LEGAL MATTER	01-640-54-00-5461		22.00	
						INVOICE TOTAL:		22.00	*
						CHECK TOTAL:		1,541.74	
539474	GOODRICG	GAVIN GOODRICH							
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		165.00	
						INVOICE TOTAL:		165.00	*
						CHECK TOTAL:		165.00	
539475	GROOT	GROOT INC							
	11319487T102		10/01/23	01	SEPT 2023 REFUSE SERVICE	01-540-54-00-5442		140,440.58	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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539475	GROOT	GROOT INC							
	11319487T102		10/01/23	02	SEPT 2023 SENIOR REFUSE	01-540-54-00-5441		3,961.86	
				03	SERVICE	** COMMENT **			
						INVOICE TOTAL:		144,402.44	*
						CHECK TOTAL:		144,402.44	
539476	GRUNREDI	GRUNDY REDI-MIX COMPANY							
	34185		09/15/23	01	3000 PSI AIR MRWR-FOOT	01-410-56-00-5640		530.00	
						INVOICE TOTAL:		530.00	*
						CHECK TOTAL:		530.00	
539477	HACH	HACH COMPANY							
	13746531		09/20/23	01	CHLORINE	51-510-56-00-5638		560.00	
						INVOICE TOTAL:		560.00	*
	13747139		09/21/23	01	CHEMICALS	51-510-56-00-5638		496.03	
						INVOICE TOTAL:		496.03	*
						CHECK TOTAL:		1,056.03	
539478	HIXH	HAROLD HIX							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		375.00	
						INVOICE TOTAL:		375.00	*
						CHECK TOTAL:		375.00	
539479	ILPD4778	ILLINOIS STATE POLICE							
	0831-4790		08/31/23	01	LIQUOR BACKGROUND CHECK	01-110-54-00-5462		28.25	
						INVOICE TOTAL:		28.25	*
						CHECK TOTAL:		28.25	

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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539480	ILPD4811 ILLINOIS STATE POLICE							
	083123-4811	08/31/23	01	SOLICITOR BACKGROUND CHECKS	01-110-54-00-5462		113.00	
			02	BACKGROUND CHECKS	01-110-54-00-5462		56.50	
			03	BACKGROUND CHECKS	79-795-54-00-5462		339.00	
					INVOICE TOTAL:		508.50	*
					CHECK TOTAL:		508.50	
539481	IMPERINV IMPERIAL INVESTMENTS							
	AUG 2023-REBATE	10/10/23	01	AUG 2023 BUS. DIST. TAX REBATE	01-000-24-00-2488		1,653.53	
					INVOICE TOTAL:		1,653.53	*
					CHECK TOTAL:		1,653.53	
539482	INTERDEV INTERDEV, LLC							
	MSP-1041107	09/30/23	01	MONTHLY IT BILLING-SEPT 2023	01-640-54-00-5450		18,298.00	
					INVOICE TOTAL:		18,298.00	*
	SEC-1041112	09/30/23	01	DUO & SENTINEL ONE MANAGEMENT	01-640-54-00-5450		1,218.69	
			02	FOR SEPT 2023	** COMMENT **			
					INVOICE TOTAL:		1,218.69	*
					CHECK TOTAL:		19,516.69	
539483	J&FCONCR JULIO CESAR MANZANAREZ							
	1536	08/25/23	01	CONCRETE LIFTING	23-230-56-00-5637		500.00	
					INVOICE TOTAL:		500.00	*
					CHECK TOTAL:		500.00	
539484	JETCOLTD JETCO, LTD							
	3423	10/02/23	01	ENGINEERS PAYMENT ESTIMATE 1	51-510-60-00-6015		105,901.11	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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539484	JETCOLTD JETCO, LTD						
	3423	10/02/23	02	- NORTH CENTRAL TANK	** COMMENT **		
			03	REHABILITATION	** COMMENT **		
					INVOICE TOTAL:		105,901.11 *
					CHECK TOTAL:		105,901.11
539485	JIMSTRCK JIM'S TRUCK INSPECTION LLC						
	199417	09/25/23	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *
	199662	10/06/23	01	TRUCK INSPECTION	01-410-54-00-5490		43.00
					INVOICE TOTAL:		43.00 *
					CHECK TOTAL:		86.00
539486	KCHIGHWA KENDALL COUNTY HIGHWAY DEPT.						
	PAYMENT #2	10/02/23	01	FOX ROAD RECONSTRUCTION FROM	23-230-60-00-6025		144,359.53
			02	FOX LAWN SUBDIVISION TO RT47 -	** COMMENT **		
			03	SECTION 21-00161-00-WR	** COMMENT **		
					INVOICE TOTAL:		144,359.53 *
					CHECK TOTAL:		144,359.53
539487	KENDCROS KENDALL CROSSING, LLC						
	BD REBATE 08/23	10/10/23	01	AUG 2023 BUS. DIST. REBATE	01-000-24-00-2487		6,590.09
					INVOICE TOTAL:		6,590.09 *
					CHECK TOTAL:		6,590.09
539488	KONICAMI KONICA MINOLTA BUSINESS						
	5137134	10/05/23	01	DOCUMENT SCANNING	01-220-54-00-5462		6,058.47
					INVOICE TOTAL:		6,058.47 *
					CHECK TOTAL:		6,058.47

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**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 10/24/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539489	LIPSCOJA JACOB LIPSCOMB							
	08/27-09/09	10/11/23	01	UMPIRE	79-795-54-00-5462		225.00	
					INVOICE TOTAL:		225.00	*
	09/26-10/10	10/11/23	01	UMPIRE	79-795-54-00-5462		225.00	
					INVOICE TOTAL:		225.00	*
					CHECK TOTAL:		450.00	
539490	LRS LRS, LLC							
	PS555606	08/24/23	01	07/28-08/24 PORTOLET UPKEEP	79-795-56-00-5620		210.00	
			02	AT 301 S BRIDGE	** COMMENT **			
					INVOICE TOTAL:		210.00	*
	PS555607	08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		302.00	
			02	AT 131 E HYDRAULIC	** COMMENT **			
					INVOICE TOTAL:		302.00	*
	PS555609	08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	
			02	AT 374 E VAN EMMON	** COMMENT **			
					INVOICE TOTAL:		92.00	*
	PS555610	08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	
			02	AT 1711 JOHN ST	** COMMENT **			
					INVOICE TOTAL:		92.00	*
	PS555611	08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	
			02	AT 1474 SYCAMORE RD	** COMMENT **			
					INVOICE TOTAL:		92.00	*
	PS555612	08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		302.00	
			02	AT 901 GAME FARM RD	** COMMENT **			
					INVOICE TOTAL:		302.00	*
	PS555613	08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	

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INVOICES DUE ON/BEFORE 10/24/2023

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539490	LRS	LRS, LLC							
	PS555613		08/24/23	02	AT 600 HAYDEN	** COMMENT **			
							INVOICE TOTAL:	92.00	*
	PS555614		08/24/23	01	08/4-08/24 PORTOLET UPKEEP AT	79-795-56-00-5620		69.00	
							INVOICE TOTAL:	69.00	*
	PS555615		08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		184.00	
				02	AT 3651 KENNEDY RD	** COMMENT **			
							INVOICE TOTAL:	184.00	*
	PS555616		08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	
				02	AT 872 PRAIRIE CROSSING	** COMMENT **			
							INVOICE TOTAL:	92.00	*
	PS555623		08/24/23	01	08/04-08/24 PORTOLET UPKEEP	79-795-56-00-5620		69.00	
				02	AT 3142 GRANDE TRAIL	** COMMENT **			
							INVOICE TOTAL:	69.00	*
	PS555624		08/24/23	01	07/25-08/21 PORTOLET UPKEEP	79-795-56-00-5620		36.15	
				02	AT 409 CENTER PKWY	** COMMENT **			
							INVOICE TOTAL:	36.15	*
	PS561927		09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		210.00	
				02	AT 301 S BRIDGE	** COMMENT **			
							INVOICE TOTAL:	210.00	*
	PS561928		09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		302.00	
				02	AT 131 E HYDRAULIC	** COMMENT **			
							INVOICE TOTAL:	302.00	*
	PS561929		09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	
				02	AT 901 MILL ST	** COMMENT **			
							INVOICE TOTAL:	92.00	*
	PS561930		09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			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 10/24/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539490	LRS LRS, LLC						
	PS561930	09/21/23	02	AT 374 E VAN EMMON	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS561931	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT 1711 JOHN ST	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS561932	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT 1474 SYCAMORE RD	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS561933	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		407.00
			02	AT 901 GAME FARM RD	** COMMENT **		
					INVOICE TOTAL:		407.00 *
	PS561934	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		72.28
			02	AT 600 HAYDEN	** COMMENT **		
					INVOICE TOTAL:		72.28 *
	PS561935	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT 427 BRISTOL BAY	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS561936	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		184.00
			02	AT 3651 KENNEDY RD	** COMMENT **		
					INVOICE TOTAL:		184.00 *
	PS561937	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT 872 PRAIRIE CROSSING	** COMMENT **		
					INVOICE TOTAL:		92.00 *
	PS561944	09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00
			02	AT 3142 GRANDE TRAIL	** COMMENT **		
					INVOICE TOTAL:		92.00 *

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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539490	LRS	LRS, LLC							
	PS561945		09/21/23	01	08/25-09/21 PORTOLET UPKEEP	79-795-56-00-5620		92.00	
				02	AT 409 CENTER PKWY	** COMMENT **			
						INVOICE TOTAL:		92.00	*
						CHECK TOTAL:		3,543.43	
539491	MADBOMB	MAD BOMBER FIREWORK PRODUCTION							
	2023-HOLIDAY		10/11/23	01	2023 HOLIDAY CELEBRATION	79-795-56-00-5606		9,000.00	
				02	FIREWORKS	** COMMENT **			
						INVOICE TOTAL:		9,000.00	*
						CHECK TOTAL:		9,000.00	
539492	MATSONA	AIDAN MATSON							
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		55.00	
						INVOICE TOTAL:		55.00	*
						CHECK TOTAL:		55.00	
539493	MCCUE	MC CUE BUILDERS, INC.							
	1956 MEADOWLARK		09/28/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00	
						INVOICE TOTAL:		7,500.00	*
						CHECK TOTAL:		7,500.00	
539494	MENINC	MENARDS INC							
	073123-STREBATE		10/03/23	01	MAY-JUL 2023 SALES TAX REBATE	01-640-54-00-5492		133,955.76	
						INVOICE TOTAL:		133,955.76	*
						CHECK TOTAL:		133,955.76	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539495	METRONET METRO FIBERNET LLC							
	1872272-091823	09/18/23	01	9/18-10/17 INTERNET @ 651 PP	01-110-54-00-5440		51.19	
			02	9/18-10/17 INTERNET @ 651 PP	01-220-54-00-5440		58.50	
			03	9/18-10/17 INTERNET @ 651 PP	01-120-54-00-5440		29.25	
			04	9/18-10/17 INTERNET @ 651 PP	79-795-54-00-5440		58.50	
			05	9/18-10/17 INTERNET @ 651 PP	01-210-54-00-5440		292.51	
					INVOICE TOTAL:		489.95	*
					CHECK TOTAL:		489.95	
539496	MIDWSALT MIDWEST SALT							
	P469770	09/25/23	01	BULK ROCK SALT	51-510-56-00-5638		3,232.06	
					INVOICE TOTAL:		3,232.06	*
	P469919	10/04/23	01	BULK ROCK SALT	51-510-56-00-5638		3,125.14	
					INVOICE TOTAL:		3,125.14	*
					CHECK TOTAL:		6,357.20	
539497	MODJESKM MICHAEL COLE MODJESKI							
	08/27-09/09	10/11/23	01	UMPIRE	79-795-54-00-5462		45.00	
					INVOICE TOTAL:		45.00	*
	09/26-10/10	10/11/23	01	UMPIRE	79-795-54-00-5462		55.00	
					INVOICE TOTAL:		55.00	*
					CHECK TOTAL:		100.00	
539498	MORRICKB BRUCE MORRICK							
	08/27-09/09	10/11/23	01	UMPIRE	79-795-54-00-5462		150.00	
					INVOICE TOTAL:		150.00	*
	09/26-10/10	10/11/23	01	UMPIRE	79-795-54-00-5462		75.00	
					INVOICE TOTAL:		75.00	*
					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**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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539499	MULDERCH	CHRISTIAN MULDER							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		55.00	
						INVOICE TOTAL:		55.00	*
						CHECK TOTAL:		55.00	
539500	MULLENSA	ANTHONY MULLENS							
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		225.00	
						INVOICE TOTAL:		225.00	*
						CHECK TOTAL:		225.00	
539501	MWMCG	MWM CONSULTING GROUP, INC							
	310903		10/02/23	01	PREPARATION OF THE ACTUARIAL	01-120-54-00-5462		6,500.00	
				02	VALUATION FOR YORKVILLE POLICE	** COMMENT **			
				03	PENSION FUND AS OF 04/30/23	** COMMENT **			
						INVOICE TOTAL:		6,500.00	*
						CHECK TOTAL:		6,500.00	
539502	MWMCG	MWM CONSULTING GROUP, INC							
	310904		10/02/23	01	PREPARATION OF GASB #75	01-120-54-00-5462		4,400.00	
				02	ACTUARIAL REPORT AS OF 4/30/23	** COMMENT **			
						INVOICE TOTAL:		4,400.00	*
						CHECK TOTAL:		4,400.00	
539503	NEOPOST	QUADIENT FINANCE USA, INC							
	101323-CITY		10/13/23	01	POSTAGE MACHINE REFILL	01-000-14-00-1410		150.00	
						INVOICE TOTAL:		150.00	*
						CHECK TOTAL:		150.00	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

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539504	NICOR NICOR GAS							
	00-41-22-8748 4-0923	10/02/23	01	08/31-10/02 1107 PRAIRIE LN	01-110-54-00-5480		49.99	
					INVOICE TOTAL:		49.99	*
	12-43-53-5625 3-0923	10/03/23	01	09/01-10/03 609 N BRIDGE	01-110-54-00-5480		29.54	
					INVOICE TOTAL:		29.54	*
	15-64-61-3532 5-0923	10/02/23	01	08/31-10/02 1991 CANNONBALL TR	01-110-54-00-5480		52.48	
					INVOICE TOTAL:		52.48	*
	20-52-56-2042 1-0923	09/28/23	01	08/29-09/28 420 FSIRHAVEN	01-110-54-00-5480		162.30	
					INVOICE TOTAL:		162.30	*
	23-45-91-4862 5-0923	10/04/23	01	09/01-10/04 101 BRUELL ST	01-110-54-00-5480		167.55	
					INVOICE TOTAL:		167.55	*
	40-52-64-8356 1-0923	10/04/23	01	09/05-10/04 102 E VAN EMMON	01-110-54-00-5480		168.33	
					INVOICE TOTAL:		168.33	*
					CHECK TOTAL:			630.19
539505	PATTONS SHANE PATTON							
	08/27-09/09	10/11/23	01	UMPIRE	79-795-54-00-5462		75.00	
					INVOICE TOTAL:		75.00	*
	09/26-10/10	10/11/23	01	UMPIRE	79-795-54-00-5462		450.00	
					INVOICE TOTAL:		450.00	*
					CHECK TOTAL:			525.00
539506	PETITEPA THE PETITE PALETTE							
	101023	10/10/23	01	FALL PAINTING DAY CAMP	79-795-54-00-5462		440.00	
					INVOICE TOTAL:		440.00	*
					CHECK TOTAL:			440.00

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

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CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
539507	PIPERSON STEVE PIPER & SONS, INC.						
	21958	10/12/23	01	MULCH	01-410-54-00-5458		6,560.00
					INVOICE TOTAL:		6,560.00 *
					CHECK TOTAL:		6,560.00
539508	PIZZO PIZZO AND ASSOCIATES, LTD						
	339-7	10/01/23	01	NATURALIZED AREA MAINTENANCE	24-216-54-00-5446		732.19
			02	AT 651 PRAIRIE POINTE	** COMMENT **		
					INVOICE TOTAL:		732.19 *
					CHECK TOTAL:		732.19
539509	PRINTSRC LAMBERT PRINT SOURCE, LLC						
	3664	09/29/23	01	FLAGS OF VALOR 2023 RIBBONS	79-000-24-00-2470		400.00
					INVOICE TOTAL:		400.00 *
					CHECK TOTAL:		400.00
539510	R0001975 RYAN HOMES						
	2701 NICKERSON	09/25/23	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00
					INVOICE TOTAL:		7,500.00 *
					CHECK TOTAL:		7,500.00
539511	R0002208 HARI DEVELOPMENT YORKVILLE LLC						
	073123-STREBATE	10/03/23	01	MAY-JUL 2023 SALES TAX REBATE	01-640-54-00-5492		1,348.61
					INVOICE TOTAL:		1,348.61 *
					CHECK TOTAL:		1,348.61
539512	R0002600 KATHRYN RAE ANASTOS						

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539512	R0002600	KATHRYN RAE ANASTOS							
	254 COMMERCIAL		10/06/23	01	SURETY GUARANTEE REFUND	01-000-24-00-2415		13,806.00	
						INVOICE TOTAL:		13,806.00	*
						CHECK TOTAL:		13,806.00	
539513	R0002601	RICHARD DIBIASO							
	100523-RFND		10/05/23	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		24.47	
				02	BILL FOR ACCT#0103238250-02	** COMMENT **			
						INVOICE TOTAL:		24.47	*
						CHECK TOTAL:		24.47	
539514	R0002602	BLUE RAVEN SOLAR							
	20231578-RFND		10/09/23	01	PERMIT CANCELLATION REFUND	01-000-42-00-4210		150.00	
						INVOICE TOTAL:		150.00	*
						CHECK TOTAL:		150.00	
539515	R0002603	HAILEY STARK							
	207631		10/09/23	01	PARK RENTAL DEPOSIT REFUND	79-000-24-00-2410		1,000.00	
						INVOICE TOTAL:		1,000.00	*
						CHECK TOTAL:		1,000.00	
539516	RIETZR	ROBERT L. RIETZ JR.							
	092823		09/28/23	01	UMPIRE	79-795-54-00-5462		160.00	
						INVOICE TOTAL:		160.00	*
						CHECK TOTAL:		160.00	
539517	RUSHTRCK	RUSH TRUCK CENTER							

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539517	RUSHTRCK	RUSH TRUCK CENTER							
	3034491126		10/06/23	01	REPLACED TIE ROD ASSEMBLY	01-410-54-00-5490		1,256.81	
						INVOICE TOTAL:		1,256.81	*
						CHECK TOTAL:		1,256.81	
539518	SANDOVAA	ANTONIO SANDOVAL							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		300.00	
						INVOICE TOTAL:		300.00	*
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		375.00	
						INVOICE TOTAL:		375.00	*
						CHECK TOTAL:		675.00	
539519	SCHOUD	DECLAN SCHOU							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		35.00	
						INVOICE TOTAL:		35.00	*
						CHECK TOTAL:		35.00	
539520	SERRAM	MARTIN SERRA							
	093023		09/30/23	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						CHECK TOTAL:		200.00	
539521	SHI	SHI INTERNATIONAL CORP							
	B17406745		09/25/23	01	PD ADOBE LICENSE RENEWAL	01-640-54-00-5450		268.00	
						INVOICE TOTAL:		268.00	*
						CHECK TOTAL:		268.00	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539522	SUBURLAB	SUBURBAN LABORATORIES INC.							
	218502		09/29/23	01	ROUTINE WATER SAMPLING	51-510-54-00-5429		789.30	
						INVOICE TOTAL:		789.30	*
						CHECK TOTAL:		789.30	
539523	TRAFFIC	TRAFFIC CONTROL CORPORATION							
	146580		10/04/23	01	PEDESTRIAN COUNTDOWN LED	01-410-54-00-5435		433.00	
						INVOICE TOTAL:		433.00	*
						CHECK TOTAL:		433.00	
539524	TRICO	TRICO MECHANICAL , INC							
	7863		08/30/23	01	HUNG NEW MINI-SPLIT FOR PW	51-510-54-00-5445		4,765.00	
						INVOICE TOTAL:		4,765.00	*
						CHECK TOTAL:		4,765.00	
539525	UMBBANK	UMB BANK							
	073123-STREBATE		10/03/23	01	MAY-JUL 2023 SALES TAX REBATE	01-640-54-00-5492		141,142.09	
						INVOICE TOTAL:		141,142.09	*
						CHECK TOTAL:		141,142.09	
539526	VITOSH	CHRISTINE M. VITOSH							
	2125		10/03/23	01	09/13/23 P&Z MEETING	01-220-54-00-5462		378.00	
				02	09/13/23 P&Z MEETING	90-191-00-00-0011		42.00	
						INVOICE TOTAL:		420.00	*
						CHECK TOTAL:		420.00	
539527	WALDEB	BRYAN WALDE							

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			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 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539527	WALDEB	BRYAN WALDE							
	093023		09/30/23	01	REFEREE	79-795-54-00-5462		250.00	
						INVOICE TOTAL:		250.00	*
						CHECK TOTAL:		250.00	
539528	WALTJOSH	JOSH WALTERS							
	08/27-09/09		10/11/23	01	UMPIRE	79-795-54-00-5462		225.00	
						INVOICE TOTAL:		225.00	*
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		150.00	
						INVOICE TOTAL:		150.00	*
						CHECK TOTAL:		375.00	
539529	WARDA	ANDRE WARD							
	100523		10/05/23	01	UMPIRE	79-795-54-00-5462		150.00	
						INVOICE TOTAL:		150.00	*
						CHECK TOTAL:		150.00	
539530	WASONG	GERALD WASON							
	092823		09/28/23	01	UMPIRE	79-795-54-00-5462		120.00	
						INVOICE TOTAL:		120.00	*
	100523		10/05/23	01	UMPIRE	79-795-54-00-5462		120.00	
						INVOICE TOTAL:		120.00	*
						CHECK TOTAL:		240.00	
539531	WATERSYS	WATER SOLUTIONS UNLIMITED, INC							
	117737		09/29/23	01	CHLORINE	51-510-56-00-5638		1,071.00	
						INVOICE TOTAL:		1,071.00	*
						CHECK TOTAL:		1,071.00	

01-110	ADMINISTRATION	01-112	SUNFLOWER ESTATES	25-225	PARK & REC CAPITAL	82-820	LIBRARY OPERATIONS
01-120	FINANCE	15-155	MOTOR FUEL TAX			84-840	LIBRARAY CAPITAL
01-210	POLICE			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			89-890	DOWNTOWN TIF II
01-640	ADMINISTRATIVE SERVICES	25-205	POLICE CAPITAL	79-790	PARKS DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	79-795	RECREATION DEPARTMENT	950-XXX	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539532	WILLEK KEEGAN WILLE							
	08/27-09/09	10/11/23	01	UMPIRE	79-795-54-00-5462		115.00	
					INVOICE TOTAL:		115.00	*
	09/26-10/10	10/11/23	01	UMPIRE	79-795-54-00-5462		165.00	
					INVOICE TOTAL:		165.00	*
					CHECK TOTAL:		280.00	
D003158	YBSD YORKVILLE BRISTOL							
	2023.019	10/04/23	01	OCT 2023 LANDFILL EXPENSE	51-510-54-00-5445		21,646.87	
					INVOICE TOTAL:		21,646.87	*
	23-SEPT	10/11/23	01	SEPT 2023 SANITARY FEES	95-000-24-00-2450		283,694.22	
					INVOICE TOTAL:		283,694.22	*
					DIRECT DEPOSIT TOTAL:		305,341.09	
539533	YOUNGM MARLYS J. YOUNG							
	091323-PZC	09/27/23	01	09/13/23 PZC MEETING MINUTES	01-220-54-00-5462		76.50	
			02	09/13/23 PZC MEETING MINUTES	90-191-00-00-0011		8.50	
					INVOICE TOTAL:		85.00	*
	091923-PW	10/02/23	01	09/19/23 PW MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	092023-ADMIN	10/03/23	01	09/20/23 ADMIN MEETING MINUTES	01-110-54-00-5462		85.00	
					INVOICE TOTAL:		85.00	*
	092123-PK	10/06/23	01	09/21/23 PARK BOARD MEETING	79-790-54-00-5462		42.50	
			02	MINUTES	** COMMENT **			
			03	09/21/23 PARK BOARD MEETING	79-795-54-00-5462		42.50	
			04	MINUTES	** COMMENT **			
					INVOICE TOTAL:		85.00	*

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**89-890**	**DOWNTOWN TIF II**
01-640	**ADMINISTRATIVE SERVICES**	**25-205**	**POLICE CAPITAL**	**79-790**	**PARKS DEPARTMENT**	**90-XXX**	**DEVELOPER ESCROW**
01-111	**FOX HILL SSA**	**25-215**	**PUBLIC WORKS CAPITAL**	**79-795**	**RECREATION DEPARTMENT**	**950-XXX**	**ESCROW DEPOSIT**

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 10/24/2023

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
539533	YOUNGM	MARLYS J. YOUNG							
	100323-EDC		10/09/23	01	10/03/23 EDC MEETING MINUTES	01-110-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*
						CHECK TOTAL:		425.00	
539534	ZELUFFM	MADDEN ZELUFF							
	09/26-10/10		10/11/23	01	UMPIRE	79-795-54-00-5462		105.00	
						INVOICE TOTAL:		105.00	*
						CHECK TOTAL:		105.00	

TOTAL CHECKS PAID:	1,136,228.74
TOTAL DIRECT DEPOSITS PAID:	306,287.09
TOTAL AMOUNT PAID:	1,442,515.83

01-110	**ADMINISTRATION**	**01-112**	**SUNFLOWER ESTATES**	**25-225**	**PARK & REC CAPITAL**	**82-820**	**LIBRARY OPERATIONS**
01-120	**FINANCE**	**15-155**	**MOTOR FUEL TAX**			**84-840**	**LIBRARAY CAPITAL**
01-210	**POLICE**			**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**			**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
October 13, 2023

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
ADMINISTRATION	18,167.62	-	18,167.62	1,191.80	1,126.52	20,485.94
FINANCE	14,543.27	-	14,543.27	954.04	1,076.28	16,573.59
POLICE	134,033.61	2,858.11	136,891.72	482.73	10,171.72	147,546.17
COMMUNITY DEV.	25,748.63	-	25,748.63	1,708.79	1,915.04	29,372.46
STREETS	23,641.49	378.67	24,020.16	1,582.30	1,787.18	27,389.64
BUILDING & GROUNDS	5,879.41	44.86	5,924.27	398.48	456.17	6,778.92
WATER	19,978.54	1,403.40	21,381.94	1,402.67	1,553.96	24,338.57
SEWER	10,066.15	216.14	10,282.29	674.49	751.83	11,708.61
PARKS	31,326.43	103.49	31,429.92	1,905.97	2,337.67	35,673.56
RECREATION	26,492.72	-	26,492.72	1,432.11	1,991.38	29,916.21
LIBRARY	16,929.68	-	16,929.68	726.98	1,264.57	18,921.23
TOTALS	$ 326,807.55	$ 5,004.67	$ 331,812.22	$ 12,460.36	$ 24,432.32	$ 368,704.90

TOTAL PAYROLL **$ 368,704.90**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, October 24, 2023

ACCOUNTS PAYABLE		**DATE**		
City Check Register *(Pages 1 - 33)*		10/24/2023	$	1,442,515.83
	SUB-TOTAL:		**$**	**1,442,515.83**
PAYROLL				
Bi - Weekly *(Page 34)*		10/13/2023	$	368,704.90
	SUB-TOTAL:		**$**	**368,704.90**
	TOTAL DISBURSEMENTS:		**$**	**1,811,220.73**

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

Agenda Item Number

Consent Agenda #4

Tracking Number

PW 2023-81

Agenda Item Summary Memo

Title: North Central Tank Rehabilitation

Meeting and Date: City Council – October 24, 2023

Synopsis: Consideration of Change Order No. 2

Council Action Previously Taken:

Date of Action: PW – 10/17/23 Action Taken: Moved forward to CC consent agenda

Item Number: PW 2023-81

Type of Vote Required: Majority

Council Action Requested: Consideration of Approval

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

Agenda Item Notes:

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

Memorandum

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

Date: October 9, 2023
Subject: North Central Tank Rehabilitation

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

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

Background:

The United City of Yorkville and Jetco, ltd. entered into an agreement for a contract value of **$630,750** for the above referenced project. The current contract completion date is June 1, 2023.

Questions Presented:

Should the City approve Change Order No. 2 which would **change the completion date to November 30, 2023 and increase the contract value by $23,820?**

Discussion:

The contractor was delayed in mobilization for this project due to unexpected delays in the City's Well 7 rehabilitation project and the inability to take the tank out of service at the same time as the well. By the time the well project was completed the tank would have been taken out of service in the peak of the heat of summer, so after discussion with Public Works, it was decided to delay the project start until September 2023.

There is no change in cost for the delay.

Additionally, T-Mobile has requested that the City allow modifications to be made to the hardware and mounts welded to the tank allowing the installation of cell equipment to better serve the area. It was determined that the work would be done as a part of the tank rehabilitation rather than risk having to touch up any paint damaged if the modifications were made at a later time. T-Mobile will be reimbursing the City for the full cost of all welding upgrades for the cell equipment ($23,820). Please see the proposed welding upgrades below:

T-MOBILE IMPROVEMENTS

ITEM NO.	DESCRIPTION	TOTAL
1	1 EACH; J-HOOK BRACKET	$ 990.00
2	3 EACH; ROOF COAX MOUNTS	$ 2,230.00
3	ANTENNA MOUNTING BRACKETS, U-BOLTS, AND POSTS; 9 LOCATIONS	$ 5,790.00
4	COAX BRACKETS MOUNTED TO RAILING; 18 LOCATIONS	$ 6,820.00
5	BASE CONE PENETRATIONS	$ 7,990.00
	TOTAL	**$ 23,820.00**

We are recommending approval of the change order.

Action Required:

Consideration of approval of Change Order No. 2.

CHANGE ORDER

Order No. 2

Date: October 9, 2023

Agreement Date: February 24, 2022

NAME OF PROJECT: North Central Tank Rehabilitation

OWNER: United City of Yorkville

CONTRACTOR: Jetco, Ltd.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change of CONTRACT PRICE:

Original CONTRACT PRICE:	$630,750
Current CONTRACT PRICE adjusted by previous CHANGE ORDER(S):	$630,750
The CONTRACT PRICE due to this CHANGE ORDER will be increased by:	$23,820
The new CONTRACT PRICE including this CHANGE ORDER will be:	$654,570

Change to CONTRACT TIME:

The date for completion of all work will be November 30, 2023

Justification

TIME - The contractor's mobilization was delayed due to unexpected challenges with a separate well rehabilitation project. Additionally, after a discussion with Public Works, it was decided to postpone the project until fall to avoid the unnecessary risk of taking the storage tank out of service during peak summer heat.
PRICE – T-Mobile has requested that the City allow modifications be made to the hardware and mounts allowing the installation of cell equipment to better serve the area. It was determined that the work would be done as a part of the tank rehabilitation rather than have to touch up any paint damaged if the modifications were made at a later time. T-Mobile will be reimbursing the City for the full cost of all welding upgrades for the cell equipment ($23,820)

Approvals Required

Requested by: United City of Yorkville

Recommended by: Engineering Enterprises, Inc.

Accepted by: Jetco. Ltd.

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

Agenda Item Number

Consent Agenda #5

Tracking Number

ADM 2023-39

Agenda Item Summary Memo

Title: Treasurer's Report for September 2023

Meeting and Date: City Council – October 24, 2023

Synopsis:

Council Action Previously Taken:

Date of Action: ADM – 10/18/23 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2023-39

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

UNITED CITY OF YORKVILLE

TREASURER'S REPORT - for the month ended September 30, 2023

Cash Basis

	Beginning Fund Balance (Unaudited)	September Revenues	YTD Revenues	Revenue Budget	% of Budget	September Expenses	YTD Expenses	Expense Budget	% of Budget	Projected Ending Fund Balance
General Fund										
01 - General	$ 10,996,607	$ 3,005,342	$ 12,106,476	$ 23,017,965	53%	$ 2,304,332	$ 8,998,140	$ 23,017,965	39%	$ 14,104,943
Special Revenue Funds										
15 - Motor Fuel Tax	319,840	82,779	525,546	999,400	53%	813,526	813,526	1,240,000	66%	31,860
79 - Parks and Recreation	261,118	379,538	1,644,506	3,370,030	49%	357,282	1,484,508	3,409,293	44%	421,116
87 - Countryside TIF	(1,175,044)	37,127	196,908	228,000	86%	1,360	50,776	227,436	22%	(1,028,912)
88 - Downtown TIF	(1,614,928)	33,568	113,903	122,000	93%	2,677	13,387	81,857	16%	(1,514,412)
89 - Downtown TIF II	87,577	45,193	139,612	146,000	96%	-	1,885	11,000	17%	225,304
11 - Fox Hill SSA	37,034	9,557	23,892	24,000	100%	1,323	6,321	60,640	10%	54,605
12 - Sunflower SSA	11,786	8,969	20,552	21,000	98%	1,250	7,155	18,640	38%	25,183
Capital Project Funds										
25 - Vehicle & Equipment	1,432,503	153,020	779,859	1,811,277	43%	42,070	448,293	2,858,788	16%	1,764,069
23 - City-Wide Capital	4,785,053	49,072	667,507	3,073,795	22%	87,449	731,033	4,396,994	17%	4,721,527
24 - Buildings & Grounds	1,865,907	63,375	1,065,111	33,174,623	3%	52,300	400,333	4,617,909	9%	2,530,685
Enterprise Funds										
* 51 - Water	3,955,973	(41,637)	12,947,771	16,264,301	80%	1,094,065	4,295,809	15,373,998	28%	12,607,935
* 52 - Sewer	2,517,832	146,552	1,404,275	3,036,752	46%	135,790	404,014	2,845,033	14%	3,518,093
Library Funds										
82 - Library Operations	793,959	688,404	1,799,687	1,866,778	96%	77,790	407,508	1,909,000	21%	2,186,138
84 - Library Capital	251,559	14,526	79,139	50,150	158%	-	-	114,500	0%	330,698
Total Funds	**$ 24,526,776**	**$ 4,675,385**	**$ 33,514,744**	**$ 87,206,071**	**38%**	**$ 4,971,215**	**$ 18,062,689**	**$ 60,183,053**	**30%**	**$ 39,978,831**

* Fund Balance Equivalency

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

Rob Fredrickson, Finance Director/Treasurer

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

Agenda Item Number

Consent Agenda #6

Tracking Number

ADM 2023-43

Agenda Item Summary Memo

Title: Fiscal Year 2023 Annual Treasurer's Report

Meeting and Date: City Council – October 24, 2023

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: ADM – 10/17/23 Action Taken: Moved forward to CC consent agenda.

Item Number: ADM 2023-43

Type of Vote Required: Informational

Council Action Requested: None

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

Agenda Item Notes:

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

UNITED CITY OF YORKVILLE
TREASURER'S REPORT
FOR THE FISCAL YEAR ENDING APRIL 30, 2023

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

_____
Rob Fredrickson
Treasurer

Summary Statement of Operations *

Fund Type	Beginning Fund Balance / Net Position	Revenues	Expenditures	Other Financing Sources/(Uses)	Ending Fund Balance / Net Position *
General Fund	$ 10,627,100	$ 24,529,617	$ 16,270,247	$ (7,889,863)	$ 10,996,607
Library Fund	923,559	1,955,842	1,863,372	29,489	1,045,518
Parks & Recreation Fund	-	1,006,720	2,978,143	2,232,541	261,118
Citywide Capital Fund	2,165,601	2,426,335	2,604,901	2,798,018	4,785,053
Buildings & Grounds Fund	10,002,257	471,431	9,411,658	803,877	1,865,907
Special Revenue Funds	(2,502,151)	1,730,453	1,528,194	(33,843)	(2,333,735)
Debt Service Fund	-	8,425	329,798	321,373	-
Capital Project Funds	1,391,622	1,092,219	1,317,216	265,878	1,432,503
Enterprise Funds *	73,832,011	11,137,461	5,058,038	1,704,565	81,615,999
Fiduciary Fund	14,483,328	1,799,698	1,271,979	-	15,011,047
Fiduciary Fund	14,576,330	882,132	975,134	-	14,483,328

* NOTE: Detailed financial information may be found at - https://www.yorkville.il.us/ArchiveCenter/ViewFile/Item/5380

UNITED CITY OF YORKVILLE FOR THE FISCAL YEAR ENDING APRIL 30, 2023
RECEIPTS –

GENERAL: PROPERTY TAXES 3,552,451; MUNICIPAL SALES TAX 4,618,030; NON-HOME RULE SALES TAX 3,756,857; ELECTRIC UTILITY TAX 725,062; NATURAL GAS UTILITY TAX 570,894; EXCISE TAX 192,810; TELEPHONE UTILITY TAX 8,340; CABLE FRANCHISE FEES 286,541; HOTEL TAX 152,516; VIDEO GAMING TAX 302,526; AMUSEMENT TAX 264,883; ADMISSIONS TAX 208,296; BUSINESS DISTRICT TAX 593,914; AUTO RENTAL TAX 21,977; STATE INCOME TAX 3,355,846; LOCAL USE TAX 882,974; CANNABIS EXCISE TAX 33,520; ROAD & BRIDGE TAX 115,949; PERSONAL PROPERTY TAX 55,258; FEDERAL GRANTS 1,427,968; STATE GRANTS 43,485; MISC INTERGOVERNMENTAL 1,027; LIQUOR LICENSES 86,362; OTHER LICENSES & PERMITS 9,740; BUILDING PERMITS 736,146; CIRCUIT COURT FINES 58,931; ADMINISTRATIVE ADJUDICATION 9,461; OFFENDER REGISTRATION FEES 440; POLICE TOWS 31,950; GARBAGE SURCHARGE 1,642,610; UB COLLECTION FEES 191,474; CHARGEBACKS 225,941; POLICE SPECIAL DETAIL 7,220; INVESTMENT EARNINGS 289,127; REIMBURSEMENTS 24,071; RENTAL INCOME 6,100; MISCELLANEOUS INCOME 38,916; TOTAL 24,529,613.

FOX HILL SSA: PROPERTY TAXES 21,501; TOTAL 21,501.

SUNFLOWER SSA: PROPERTY TAXES 21,000; TOTAL 21,000.

MOTOR FUEL TAX: MOTOR FUEL TAX 469,439; HIGH GROWTH 123,724; TRANSPORTATION RENEWAL TAX 375,514; REBUILD ILLINOIS 208,937; INVESTMENT EARNINGS 79,709; TOTAL 1,257,323.

CITY WIDE CAPITAL: FEDERAL GRANTS 29,777; BUILDING PERMITS 276,710; DEVELOPMENT FEES 14,396; ROAD CONTRIBUTION FEES 174,000; INFRASTRUCTURE FEES 880,006; INVESTMENT EARNINGS 36,964; REIMBURSEMENTS 1,014,482; TRANSFERS 2,902,227; TOTAL 5,328,562.

BUILDINGS & GROUNDS: DEVELOPMENT FEES 168,005; CHARGEBACK 199,586; INVESTMENT EARNINGS 47,981; MISCELLANEOUS INCOME 55,863; TRANSFERS 803,877; TOTAL 1,275,312.

VEHICLE & EQUIPMENT: DEVELOPMENT FEES 155,950; DUI FINES 10,805; ELECTRONIC CITATION FEES 780; CHARGEBACKS 876,986; REIMBURSEMENTS 44,512; MISCELLANEOUS INCOME 3,188; SALE OF CAPITAL ASSETS 100,851; TRANSFERS 33,843; TOTAL 1,226,915.

DEBT SERVICE: RECAPTURE FEES 8,425; TRANSFERS 321,373; TOTAL 329,798.

WATER: WATER SALES 4,082,707; METER SALES 201,210; INFRASTRUCTURE FEES 896,683; CONNECTION FEES 594,585; INVESTMENT EARNINGS 51,039; REIMBURSEMENTS 2,021; RENTAL INCOME 155,398; MISCELLANEOUS INCOME 1,526; SALE OF CAPITAL ASSETS 700; TRANSFERS 177,859; TOTAL 6,163,728.

SEWER: MAINTENANCE FEES 1,177,314; INFRASTRUCTURE FEES 439,615; CONNECTION FEES 302,500; INVESTMENT EARNINGS 50,337; REIMBURSEMENTS 3,189,667; TRANSFERS 1,600,356; TOTAL 6,759,789.

PARKS & RECREATION: SPECIAL EVENTS 76,493; CHILD DEVELOPMENT 137,156; ATHLETICS AND FITNESS 427,043; CONCESSION REVENUE 39,436; CHARGEBACKS 15,000; INVESTMENT EARNINGS 2,311; REIMBURSEMENTS 21,125; RENTAL INCOME 101,513; HOMETOWN DAYS 165,729; SPONSORSHIPS/DONATIONS 6,800; MISCELLANEOUS INCOME 13,756; TRANSFERS 2,232,541; TOTAL 3,238,903.

LIBRARY: PROPERTY TAXES 1,665,847; PERSONAL PROPERTY TAX 18,312; GRANTS 34,217; FINES 2,433; SUBSCRIPTION CARDS 10,974; COPY FEES 2,845; PROGRAM FEES 6; INVESTMENT EARNINGS 19,325; REIMBURSEMENTS 56,049; RENTAL INCOME 200; MISCELLANEOUS INCOME 4,454; TRANSFERS 29,489; TOTAL 1,844,151.

LIBRARY CAPITAL: DEVELOPMENT FEES 140,950; INVESTMENT EARNINGS 205; MISCELLANEOUS INCOME 22; TOTAL 141,177.

COUNTRYSIDE TIF: PROPERTY TAXES 232,124; TOTAL 232,124.

DOWNTOWN TIF: PROPERTY TAXES 100,932; TOTAL 100,932.

DOWNTOWN TIF II: PROPERTY TAXES 97,574; TOTAL 97,574.

PAYROLL: 0.01 TO 25,000.00 - ALVAREZ, RAFAEL; ANDERSON, IVAN; ANDERSON, TRACI; BAHR, NANCY; BARBANENTE, DON VITO; BARBANENTE, MARISA; BAUMANN, MOLLI; BAZAN, JEAN; BEACH, ROBYN; BENJAMIN, REECE; BERBLINGER, AUDREY; BERG, VICTORIA; BILL, RICHARD; BILL, SUSAN; BRADSTREET, PATRICIA; BRENNAN, MEGYN; BRUSAK, LOGAN; CAMIS, ANDREW; CAREY, MEGAN; CLEVER, DAVID; COLOSIMO, ANGELO; COX, ANDREW; CURRY, JETTA; DARNELL, TRACY; DAVIS, CHARLES; DICK, DAVID; DIEDERICH, NORA; DOUGLAS, ALEXANDREA; ENGLISH, LEAH; EVERNDEN, HAYDEN; EVERNDEN, HAYLEY; FAEDTKE, JESSICA; FRIEDERS, KARA; FUNKHOUSER, CHRIS; GALAUNER, JULIE; GARCIA, MAGDALENA; GESSLER, KATHERINE; GILLINGHAM, BRITTANY; GLASS, JOSHUA; GLEASON, JONATHAN; GRIFFIN, COLIN; GRIFFIN, RILEY; GROBE, ALEXANDER; GULBRO, EMERY; HALL, ETHAN; HARTMANN, DODIE; HIX, GENEVIEVE; HOOPER, RYAN; HOOPER, STEPHANIE; HYETT, ELLERY; JOHNSON, DESIRAE; JOHNSON, ELLA; KALINA, AUSTIN; KAVANAUGH, MACKENZIE; KLIMEK, DANIELLE; KLINGEL, KIMBERLY; KNOX, CHERYL; KNUTSON, JOAN; KOCH, KENNETH; KOENIG, JOSEPHINE; KRIPKE, ERIN; KUCHARIK, THERESE; LACOCO, PRISCILLA; LEGNER, KATHLEEN; LEON, IVAN; LINDER, HUNTER; LINNANE, MARGARET; LOWRY, TIMOTHY L; MAREK, MATTHEW; MARTINEK, CARLY; MARTINEK, MARYN; MIDDLETON, EMMA; MILLER, TAYLOR; MINOR, ALLAN; MLECZKO, VANESSA; MONTROSE, SIERRA; MURPHY, ELIZABETH; NAJDZION, MARY; NIEMAN, LEAH; NILES, GRACE; NILES, RENEE; ODUM, BENJAMIN; OVERTURF, TYLER; PEACOCK, ADDISON; PETERSON, JASON; PLOCHER, ARDEN; PURCELL, JOHN; RACHFORD, TYLER; RADER, BRIEANNE; SANDOVAL, ALEXANDRIA; SANDOVAL, OLIVIA; SCHMIDT, MARGO; SCHRAEDER, ASHLEY; SCHWARTZ, JACOB; SCOTT, WILLIAM; SENDRA, SAMANTHA; SILNEY, KAREN; SOLING, CRAIG; TARULIS, SEAVER; THAMMINENI, RAMYAMALIKA; TRANSIER, DANIEL; URZUA, ABIGAIL; VASHKELIS-BENSON, DOMINIC; WALTERS, MITCHELL; WARD, MADISON; WERDERICH, ANITA; WHEELER, JENNIFER; WROBEL, ALEX; ZOBEL, SUZANNE.

PAYROLL: 25,000.01 TO 50,000.00 - CISIJA, MONICA; COLLUM, NICOLE; CURTIS, MICHAEL; CYKO, NATALIE; DONOVAN, MICHAEL; GARCIA, LUIS; JONES, KIMBERLY; MCGREGORY, MATTHEW; SCHREIBER, EMILY; SOELKE, THOMAS; WEISS, JENNETTE; WOOLSEY, REBECCA.

PAYROLL: 50,000.01 TO 75,000.00 AUGUSTINE, SHELLEY; BALOG, KIRSTEN; BEHLAND, JORI; BROWN, DAVID; CONARD, RYAN; DEBORD, DIXIE; GALAUNER, JACOB; GREGORY, KATELYN; HEISER, PEYTON; HERNANDEZ, ERICK; IWANSKI-GOIST, SHARYL; JACKSON, JAMIE; JOHNSON, GEORGE; KLEEFISCH, GLENN; KLEEFISCH, GLENN; LOBDELL, TYLER; MILSCHEWSKI, THEODORE; NELSON, GINA; PETRAGALLO, JOHN; REDMON, STEVEN; SCOTT, TREVOR; SIMMONS, AMY; SMITH, DOUGLAS; STEFFENS, GEORGE; VALLES-MATA, BRYAN; WARREN, KEVIN; WEINERT, ANDREA; WOLF, BRANDON.

PAYROLL: 75,000.01 TO 100,000.00 BEHRENS, BRETT; BOROWSKI, KYLE; CARUSO, CALI; CREADEUR, ROBERT; DYON, JUDY; ENGBERG, JASON; FISHER, RYAN; GERLACH, SARA; HART, ROBBIE; HASTINGS, GINA; HENNE, DURKIN; HERNANDEZ, ADAM; HORNER, RYAN; HOULE, ANTHONY; JOHNSON, JEFFREY; KETCHMARK, MATTHEW; MERTES, NICHOLAS; OPP, JOSHUA; SCODRO, PETER; SENG, MATTHEW; SHAPIAMA, MARIESA; SHEPHERD, CORY; SOEBBING, ROMAN; SWANSON, LUKE; THOMAS, LORI; WEBER, ROBERT.

PAYROLL: 100,000.01 TO 125,000.00 - BAUER, JONATHAN; DAVIS, KYLE; GOLDSMITH, RYAN; HUNTER, JOHN; KOLOWSKI, TIMOTHY; KUEHLEM, CHRISTOPHER; MCMAHON, PATRICK; MEYER, DENNIS; NELSON, MATTHEW; REMUS, SHAY; REMUS, SHAY; SLEEZER, JOHN; SLEEZER, SCOTT; STROUP, SAMUEL.

PAYROLL: 125,000.01 AND OVER - BARKSDALE-NOBLE, KRYSTI; CARLYLE, MITCHELL; DHUSE, ERIC; EVANS, TIMOTHY; FREDRICKSON, ROB; HAYES, CHRISTOPHER; JENSEN, JAMES; MIKOLASEK, RAYMOND; OLSON, BART; PFIZENMAIER, BEHR; RATOS, PETER; WILLRETT, ERIN; TOTAL 8,173,000.

VENDOR DISBURSEMENTS OVER 2,500.00: 911 TECH, INC 2,620; JASON BANASIAK 9,930; ABBEY PAVING & SEALCOATING 305,707; ABBY PROPERTIES 37,250; ADR SYSTEMS 4,984; ADVANCED ROOFING 3,954; AIR ONE EQUIPMENT 3,850; ALL STAR SPORTS INSTRUCTION 24,468; ALL TRAFFIC SOLUTIONS 14,625; ALPHA MEDIA 3,500; ALTORFER INDUSTRIES 198,588; AMALGAMATED BANK OF CHICAGO 1,672,869; AMERICAN HOIST & MANLIFT 12,306; ERIC SUSZYNSKI 4,500; AMPERAGE ELECTRICAL SUPPLY 88,418; ANDERSEN PLUMBING & HEATING 9,873; ANTHONY PLACE YORKVILLE 10,353; ARC IMAGING RESOURCES 4,000; ARCHITECTURAL BRONZE 2,756; ARTLIP & SONS 9,788; AURORA AREA CONVENTION & VISITORS BUREAU 139,095; AUTOSMART 4,482; B&F CONSTRUCTION CODE SERVICES 83,390; ALEXIS BABINI 2,500; BAKER & TAYLOR 55,341; BANK OF NEW YORK MELLON 1,081,278 ;DAVID BEEBE 2,620; GARY BENNETT 12,500; JOHN & DEBRA BILEK 2,662; BLUE CROSS BLUE SHIELD 1,721,239; BRADFORD SYSTEMS 312,782; BRISTOL KENDALL FIRE DEPARTMENT 158,800; BRONZE MEMORIAL CO 2,672; PEERLESS NETWORK 93,310; CAMBRIA SALES 6,256; CAPERS 5,000; CARGILL 125,624; CENTRAL LIMESTONE 11,900; CIVIC PLUS 14,113; CLARK ENVIRONMENTAL 7,404; CLEAN EDGE CONSTRUCTION 5,000; CLOVER CONNECT 62,574; COFFMAN TRUCK SALES 5,506; COMMONWEALTH EDISON 56,212; CORDOGAN CLARK 173,499; CORE & MAIN 228,766; COX LANDSCAPING 11,969; D CONSTRUCTION 1,144,971; DAHME MECHANICAL INDUSTRIES 6,888; DEARBORN INSURANCE 35,051; DEERE & COMPANY 96,864; DELL MARKETING 47,904; DIRECT ENERGY 237,029; DLK 174,210; DLL FINANCIAL SERVICES 15,072; DORNER PRODUCTS 14,803; DR HORTON 150,000; DRS SKINNERS AMUSEMENTS 64,392; DYNEGY ENERGY 22,255; EATON CORPORATION 2,680; ECO CLEAN MAINTENANCE 41,803; EJ EQUIPMENT 25,987; ENCODE PLUS 5,250; ENGINEERING ENTERPRISES 2,207,406; EUCLID BEVERAGE 26,728; FESTIVUS 43,694; FIRST NATIONAL BANK OMAHA 1,887,389; FIRST NATIONAL BANK OF OMAHA 150,090; FIRST NONPROFIT 17,897; AT&T 10,628; FISCHER EXCAVATING 906,735; FLEX BENEFITS 4,266; FOX RIVER STUDY GROUP 2,683; FOX VALLEY TROPHY & AWARDS 7,158; FRANK MARSHALL 87,468; J & D INGENUITIES 8,671; GARDINER KOCH & WEISBERG 54,260; GENERAL PUMP & MACHINERY 6,708; GENEVA CONSTRUCTION 1,653,580; GLATFELTER 251,964; GOTO COMMUNICATIONS 7,225; GRIFFONS SYSTEMS 6,650; GROOT 1,335,543; GROUPE LACASSE 440,949; HARI DEVELOPMENT 5,218; HARRIS COMPUTER 29,044; HI FI EVENTS 14,700; HOERR CONSTRUCTION 53,698; HOGAN ENVIRONMENTAL 9,847; HOLIDAY SEWER & WATER 1,134,233; HOMER TREE CARE 4,100; HOUSEAL LAVIGNE 43,430; HZ PROPERTIES 5,175; ICE MILLER 3,750; STATE OF ILLINOIS TREASURER 183,301; ILLINOIS ENVIRONMENTAL PROTECTION AGENCY 125,030; ILLCO 6,457; ILLINOIS STATE POLICE 4,605; ILLINOIS RAILWAY 5,828; ILLINOIS TRUCK MAINTENANCE 8,478; ILLINOIS PUBLIC RISK FUND 215,515; ILLINOIS STATE POLICE 4,045; IMPACT NETWORKING 6,995; IMPERIA L SERVICE SYSTEMS 38,663; IMPERIAL INVESTMENTS 36,948; INGEMUNSON LAW OFFICES

5,850; INTERDEV 159,772; JOHN DEERE FINANCIAL 5,200; JULIE 8,364; K HOVNANIAN HOMES 135,838; KATHLEEN FIELD ORR & ASSOC. 101,537; KENCOM PUBLIC SAFETY DISPATCH 227,172; KENDALL COUNTY HIGHWAY DEPARTMENT 144,610; KENDALL COUNTY RECORDER 4,024; KENDALL COUNTY SHERIFF'S OFFICE 3,240; KENDALL COUNTY CHIEFS OF POLICE 4,508; KENDALL CROSSING 100,897; KENDALL COUNTY 35,325; KEY GOVERNMENT FINANCE 1,328,057; KIWANIS CLUB OF YORKVILLE 3,000; KLUBER 17,600; KMA ENTERPRISES 2,975; KONICA MINOLTA 136,220; LANER MUCHIN 12,183; LAUTERBACH & AMEN 32,055; LAYNE CHRISTENSEN 195,741; LENNAR 214,748; LINDCO EQUIPMENT 16,274; LITE CONSTRUCTION 5,139,774; LLOYD WARBER 7,740; M.E. SIMPSON 36,480; MACON COUNTY LAW ENFORCEMENT 6,680; MAD BOMBER FIREWORKS 56,000; MAGGIE SPEAKS 3,500; MARIN BROS 17,733; MARS WRIGLEY 172,943; MARTENSON TURF 9,580; MC CUE BUILDERS 21,700; MEADE ELECTRICS 33,009; MENARDS 444,801; MESIROW INSURANCE 21,250; METRO FIBERNET 3,613; METRO WEST COG 8,032; METROPOLITAN INDUSTRIES 17,274; JOHN MEYER 15,000; KRISTIN & SCOTT MEYN 5,285; MID AMERICAN WATER 7,752; MIDWEST SALT 120,483; MIDWEST TAPE 4,876; MORRIS SAND & GRAVEL 11,077; MORROW BROTHERS FORD 141,645; MUFFLER CONSTRUCTION 3,000; MWM CONSULTING 9,700; NARVICK BROS LUMBER 8,131; NATIONAL WASH AUTHORITY 6,600; NATIONAL AUTO FLEET GROUP 176,459; NEDROW DECORATING 11,366; DAVID NEGRE 3,676; QUADIENT FINANCE 6,550; NICOR GAS 62,371; NORTH EAST MULTI-REGIONAL 3,050; NUTOYS LEISURE PRODUCTS 3,221; OLD SECOND BANK 3,081; CYNTHIA O'LEARY 5,399; OSWEGO FIRE PROTECTION DISTRICT 8,770; OTTOSEN DINOLFO 24,333; OVERDRIVE 3,000; PEPSI-COLA 4,706; PESSINA TREE SERVICE 3,200; PIT STOP 21,786; PIZZO & ASSOCIATES 33,223; PLAYPOWER LT FARMINGTON 19,521; POSITIVE MEDIA SOLUTIONS 3,000; POWER DMS 5,369; PRAIRIECAT 22,746; LAMBERT PRINT SOURCE 24,939; R.J. O'NEIL 7,873; RAGING WAVES 208,296; REINDERS 7,441; MARKER 20,000; ROBERT L. RIETZ JR. 3,790; RIVERVIEW FORD 35,557; RONDO ENTERPRISES 6,317; MICHAEL ROSENWINKEL 12,500; RUSH TRUCK CENTER 24,260; RYAN HOMES 125,462; FRANKIE J. SANTORO 6,420; THOMAS J. SCHOLZ 2,662; SCHROEDER & SCHROEDER 5,290; SCIENTEL SOLUTIONS 139,974; SEBIS DIRECT 10,743; SEBIS 24,000; SICALCO LIMITED 2,723; SPECIAL OLYMPICS ILLINOIS 7,305; SPORTSFIELDS 4,552; STEVE PIPER & SONS 4,964; STOKES EXCAVATING 30,059; SUBURBAN LABORATORIES 8,771; TCG SOLUTIONS 4,775; TEAM REIL 2,571; TARA EVANS 9,948; THE FUN ONES 3,275; THE RIGHT STUFF ENTERTAINMENT 2,750; THE TURF TEAM 13,069; THE WILLIAMS GROUP 12,500; TKB ASSOCIATES 4,335; TODAY'S BUSINESS SOLUTIONS 5,208; TRAFFIC CONTROL 12,321; TRAFFIC CONTROL 13,235; TRI CITY FOODS 20,820; TRICO MECHANICAL 92,482; UAP ENTERPRISES 9,100; UMB BANK 574,560; URBAN COMMUNICATIONS 24,929; US BANK 4,030; VALLEY ELECTRICAL CONTRACTORS 8,694; VERMONT SYSTEMS 5,815; JUDE VICKERY 5,900; VIKING-CIVES MIDWEST 218,340; VILLAGE OF OSWEGO 189,809; VISUAL IMAGING RESOURCES 64,458; CHRISTINE M. VITOSH 8,700; WATCHGUARD VIDEO 5,000; WATER PRODUCTS 2,608; WATER SERVICES 6,466; WATER SOLUTIONS UNLIMITED 38,699; WALLY WERDERICH 2,850; WEX BANK 97,217; CATHERINE B. WILCOX 5,500; YORKVILLE BRISTOL SANITARY DISTRICT 4,000,203; YORKVILLE AMERICAN LEGION 2,500; YORKVILLE EDUCATIONAL FOUNDATION 6,397; YORKVILLE SCHOOL DIST #115 137,849; MARLYS J. YOUNG 6,460; EXPENSE DISBURSEMENTS UNDER 2,500.00 243,267; TOTAL 36,196,957.

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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2023-60

Agenda Item Summary Memo

Title: Microsoft Office 365 Licensing Renewal

Meeting and Date: City Council – October 24, 2023

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

Memorandum

To: City Council
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: October 24, 2023
Subject: Microsoft Office 365 Licensing

Summary

Approval of a 3-year Enterprise Agreement with Dell for the continuation for licensing for Microsoft Office 365.

Background

In August 2020, the City Council approved a 3-year Enterprise Agreement with Dell for the continuation for licensing for Microsoft 365. At that time the pricing was, $19,852 annually for a total of $59,556.96 over the course of the 3-year term. The City's 3-year time frame has come to an end and staff is recommending another 3-year option to continue licensing Microsoft 365 for all City devices.

This Enterprise Agreement offers a manageable volume licensing program and allows a common platform (Microsoft 365) across the entire organization. In other words, having this license system in place, allows all employees to share documents across all Microsoft platforms (outlook, word, excel, power point, etc.…) with each other and outside the City with ease by ensuring the most up-to-date version. Using this Agreement allows for a simplistic way of managing the licenses with no device counting. However, the licensing program is variable depending on user counts. It is a license for all devices in all City departments and is essential to normal work operations.

Dell has the state contract for the Microsoft licenses, and the City is able to receive competitive pricing because of the contract already in place. The Microsoft Enterprise Agreement (EA) would cost $26,368.08 annually for 3 years (October 2023 – September 2026), for a 3-year total of $79,104.24.

Recommendation

Staff is recommending the approval of the Microsoft Enterprise Agreement (EA) for a 3-year term ($26,368.08 annually) for a total of $79,104.24

DELL Technologies

Phillip Reavis

Inside Software Product Specialist
North American Partner Software
737-231-0582
phillip_reavis@dell.com

Quote
Customer : City of Yorkville
Contact : Bart Olson
Contact Email : bolson@yorkville.il.us
Date : 9/13/2023
Quote Description : Budgetary Renewal
Customer Number: 15323999
Microsoft EA : 9119118
Contract Code : C000000765005 Microsoft State of Illinois

BUDGETARY QUOTE

Quote #
Exp: 9/30/2023

Product Description	Part Number	Quantity	Months	Monthly Price	Ext. Price
O365 G1 GCC Sub Per User	U4S-00002	8	12	$7.56	$725.76
O365 G3 GCC Sub Per User	AAA-11894	104	12	$19.92	$24,860.16
O365 G5 GCC Sub Per User	T2N-00001	2	12	$32.59	$782.16
				Year 1	$26,368.08
				Year 2	$26,368.08
				Year 3	$26,368.08
Notes:					
Quote Prepared By: Phillip Reavis				**Grand Total**	**$79,104.24**

1) Sales/use tax is based on the "ship to" address on your invoice. Please indicate your taxability status on your purchase order.If exempt, Customer must have an Exemption Certificate on file.
2) If you have a question re: your tax status, please contact your Dell Software sales representative listed above. Shipments to California: for certain products, a State Environmental Fee of up to $10 per item may be applied to your invoice. Prices do not reflect this fee unless noted. For more information, refer to ww.dell.com/environmentalfee.

3) Customer's purchase is subject to Dell's Terms and Conditions of Sale found at www.dell.com, unless Customer has a separate purchase agreement withDell.
4) All product descriptions and prices are based on latest information available and are subject to change without notice or obligation.

5) All prices are based on Net 30 Terms. If not shown, shipping, handling, taxes, and other fees will be added at the time of order, where applicable.5) All prices are based on Net 30 Terms. If not shown, shipping, handling, taxes, and other fees will be added at the time of order, where applicable.
6) Customer understands and acknowledges that all warranties, representations and returns are subject to the manufacturer, publisher or distributor guidelines.

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

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2023-82

Agenda Item Summary Memo

Title: 2024 Road to Better Roads Program – Design Engineering Agreement

Meeting and Date: City Council – October 24, 2023

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: PW – 10/17/23 Action Taken: Moved forward to City Council agenda.

Item Number: PW 2023-82

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: October 12, 2023
Subject: 2024 Road to Better Roads – design engineering

Summary

Consideration of a design engineering agreement with EEI for the City's 2024 Road to Better Roads program.

Background

This item was last discussed during the September 26th City Council meeting. At that meeting, the City Council reviewed different options for multi-year Road to Better Roads program and adopted a base level program funded at ~$1.5m annually. Since that meeting, EEI has submitted a design engineering agreement to complete this work in anticipation of a Spring 2024 bid. As stated in the Sept 26th City Council meeting, we anticipate having an opportunity to increase the annual Road to Better Roads budget after the FY 23 audit presentation at the October 24th City Council meeting; if we increase the annual budget and project scope, we would anticipate that this design engineering contract would also have to be increased.

The agreement submitted by EEI covers design engineering services only. The total cost of the contract is fixed fee amount of $84,990. This agreement's cost is included in the FY 24 budget.

Recommendation

Staff recommends approval of the design engineering agreement with EEI for the City's 2024 Road to Better Roads program.

2024 Road to Better Roads Program
United City of Yorkville
Professional Services Agreement – Design Engineering

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

A. Services:

ENGINEER agrees to furnish to the City the following services: The ENGINEER shall provide any and all necessary engineering services to the City as indicated on the Scope of Services (Attachment B). Design Engineering for all roadways indicated on Attachment E will be provided. Construction Engineering services are not include and would be provided in a separate agreement. Engineering will be in accordance with all City and Illinois Department of Transportation requirements.

B. Term:

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

C. Compensation and maximum amounts due to ENGINEER:

ENGINEER shall receive as compensation for all work and services to be performed herein, an amount based on the Estimated Level of Effort and Associated Cost included in Attachment C. Design Engineering will be paid for as a Fixed Fee (FF) in the amount of $84,990, of which direct expenses are estimated at $6,250. The hourly rates for this project are shown in the attached 2023 Standard Schedule of Charges (Attachment F). All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, ENGINEER, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any

attachments hereto) and said changes shall only be effective on and after May 1st of that same year.

E. Ownership of Records and Documents:

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

F. Governing Law:

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

G. Independent Contractor:

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

H. Certifications:

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

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

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

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

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

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

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

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

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

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

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

I. Indemnification:

ENGINEER shall indemnify and hold harmless the City and City's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by ENGINEER or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of ENGINEER or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including

reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

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

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attachments. Except for those terms included on the attachments, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of exhibits is as follows:

Attachment A:	Standard Terms and Conditions
Attachment B:	Scope of Services
Attachment C:	Estimate of Level of Effort and Associated Cost
Attachment D:	Estimated Schedule
Attachment E:	Location Map
Attachment F:	2023 Standard Schedule of Charges

L. Notices:

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

For the City:

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

For the ENGINEER:

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

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

Agreed to this _____day of _____, 2023.

United City of Yorkville:

_____
John Purcell
Mayor

_____
Jori Behland
City Clerk

Engineering Enterprises, Inc.:

_____
Brad Sanderson, PE
Chief Operating Officer / President

_____
Angie Smith
Executive Assistant

STANDARD TERMS AND CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of

profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

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

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

(a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;

(b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;

(c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.

(d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Payment of Invoices: Invoices are due and payable within 30 days of receipt unless otherwise agreed to in writing.

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

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

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

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

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

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

Fiduciary Duty: Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed to either party to the other party. EEI makes no warranty, express or implied, as to its professional services rendered.

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

2024 Roads to Better Roads Program
United City of Yorkville
Professional Services Agreement - Design Engineering

Attachment B – Scope of Services

Design Engineering:

- Process required documents with the Illinois Department of Transportation for Motor Fuel Tax Projects including:
  - BLR14220 - Resolution
  - BLR14222 - Municipal Estimate of Maintenance Costs
  - BLR11510 - Preliminary Estimate of Cost
- Conduct site visit(s) to assess condition of existing pavement, curb and gutter, sidewalk, drainage, structures and identify non-compliant sidewalk curb ramps.
- Obtain, review and inventory existing utility, roadway, right-of-way, ownership, soil data, etc.
- Obtain utility information to identify potential conflicts, as necessary.
- Obtain geotechnical site data, consisting of pavement cores taken every 1000-1500 feet, as necessary.
- Coordinate documentation for CCDD Management of soils, as necessary.
- Coordinate and develop with City Staff the final scope of improvements
- Coordinate City wide striping program
- Coordinate City wide sidewalk replacement program
- Coordinate City wide pavement rejuvenation program
- Confirm pavement design and rehabilitation methodology.
- Prepare MFT General Maintenance Section bid package, and ancillary documents, including:
  - BLR 12200 – Local Public Agency Formal Contract Proposal
  - BLR 12201 – Schedule of Prices
  - BLR 12230 – Local Agency Proposal Bid Bond
  - BLR 12325 - Apprenticeship Certification
  - BLR 12326 – Affidavit of Illinois Business Office
  - BC 57 - Affidavit of Availability
  - Index for Supplemental Specifications and Recurring Special Provisions
  - Check Sheet for Recurring Special Provisions
  - BLR 11310 - Special Provisions
  - District Three Special Provisions
  - Bureau of Design and Environment Special Provisions/Check sheets
  - Local Roads Special Provisions
  - Location Map
  - Existing/Proposed Typical Sections
  - Prevailing Wage
  - Highway Standards
  - City Standards/Details
  - Core Report (Provided by Rubino Engineering)
  - CCDD Documents (Provided by Rubino Engineering)
  - Quantity Breakdown by Street
    - Clover Court (Country Hills Drive to East End)
    - Country Hills Drive (IL Route 71 to Prairie Crossing Drive)
    - Fawn Ridge Court (Country Hills Drive to East End)
    - Garden Circle (Garden Street to Garden Street)

- Garden Street (Garden Circle to IL Route 47)
- Greenfield Turn (Country Hills Drive to Country Hills Drive)
- Harvest Trail (Country Hills Drive to East End)
- Meadowlark Lane (Greenfield Turn to Greenfield Turn)
- Sunny Dell Court (Greenfield Turn to East End)
- Sunny Dell Lane (Raintree Road to Greenfield Turn)
- City Wide Striping Improvements
- City Wide Crack Sealing Improvements
- City Wide Sidewalk Replacement Program
- City Wide Pavement Rejuvenation Program (2023 Resurfacing Streets)

- Coordinate IDOT and City review, including revisions and approval
- Prepare preliminary and final cost estimates
- Assist in bidding, contractor/bid evaluations, contract preparation and additional contract administration as required; facilitate IDOT approval of Contract
- Attend public meetings with Staff to review design progress
- Provide all bid packages in 8 ½" x 11½" format
- Provide planning/design/construction schedule and frequent updates regarding any potential items affecting the schedule

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

CLIENT	PROJECT NUMBER	
United City of Yorkville	YO2337-P	
PROJECT TITLE	**DATE**	**PREPARED BY**
2024 Road to Better Roads Program - Design Engineering	10/3/23	CJO

TASK NO.	TASK DESCRIPTION	ROLE	PIC	PM	SPE 1	PE	SPT 2	SPT 1	ST	ADMIN	HOURS	COST
		PERSON										
		RATE	$239	$204	$179	$162	$167	$156	$135	$70		
DESIGN ENGINERING												
2.1	Project Management and Administration		6	18	14	4					42	$ 8,260
2.2	Project Meetings		4	4	4	6					18	$ 3,460
2.3	Geotechincal Investigation (Coordination, Field Work, Review Report)				2	4					6	$ 1,006
2.4	Analyze/Finalize Roadway Rehabilitation Methods			2		6					8	$ 1,380
2.5	Site Review, Identification of Required Improvements			6	24	96					126	$ 21,072
2.6	Prepare Pre-Final Bid Package/Exhibits - 90%			8	40	120	6	12	6		192	$ 31,916
2.7	Prepare Engineer's Opinion of Probable Construction Cost - 90%		2	2		6					10	$ 1,858
2.8	Submit Bid Package for IDOT Review			2	4	6				2	14	$ 2,236
2.9	Revise and Resubmit Bid Package for IDOT Approval/Advertisement			2	4	4	2	4	2		18	$ 3,000
2.10	Bidding and Contracting		2	4	6	12				2	26	$ 4,452
	Insert Task Subtotal:		**14**	**48**	**98**	**264**	**8**	**16**	**8**	**4**	460	$ 78,640
	PROJECT TOTAL:		**14**	**48**	**98**	**264**	**8**	**16**	**8**	**4**	**460**	**78,640**

EEI STAFF

PIC	Principal In Charge
PM	Project Manager
SPE 2	Senior Project Engineer II
PE	Project Engineer
SPT 2	Senior Project Technician II
SPT 1	Senior Project Technician I
ST	Senior Technician
ADMIN	Adminstrative Assistant

DIRECT EXPENSES		
Printing/Scanning =	$	100
Rubino (Cores & CCDD) =	$	6,250
DIRECT EXPENSES =	**$**	**6,350**

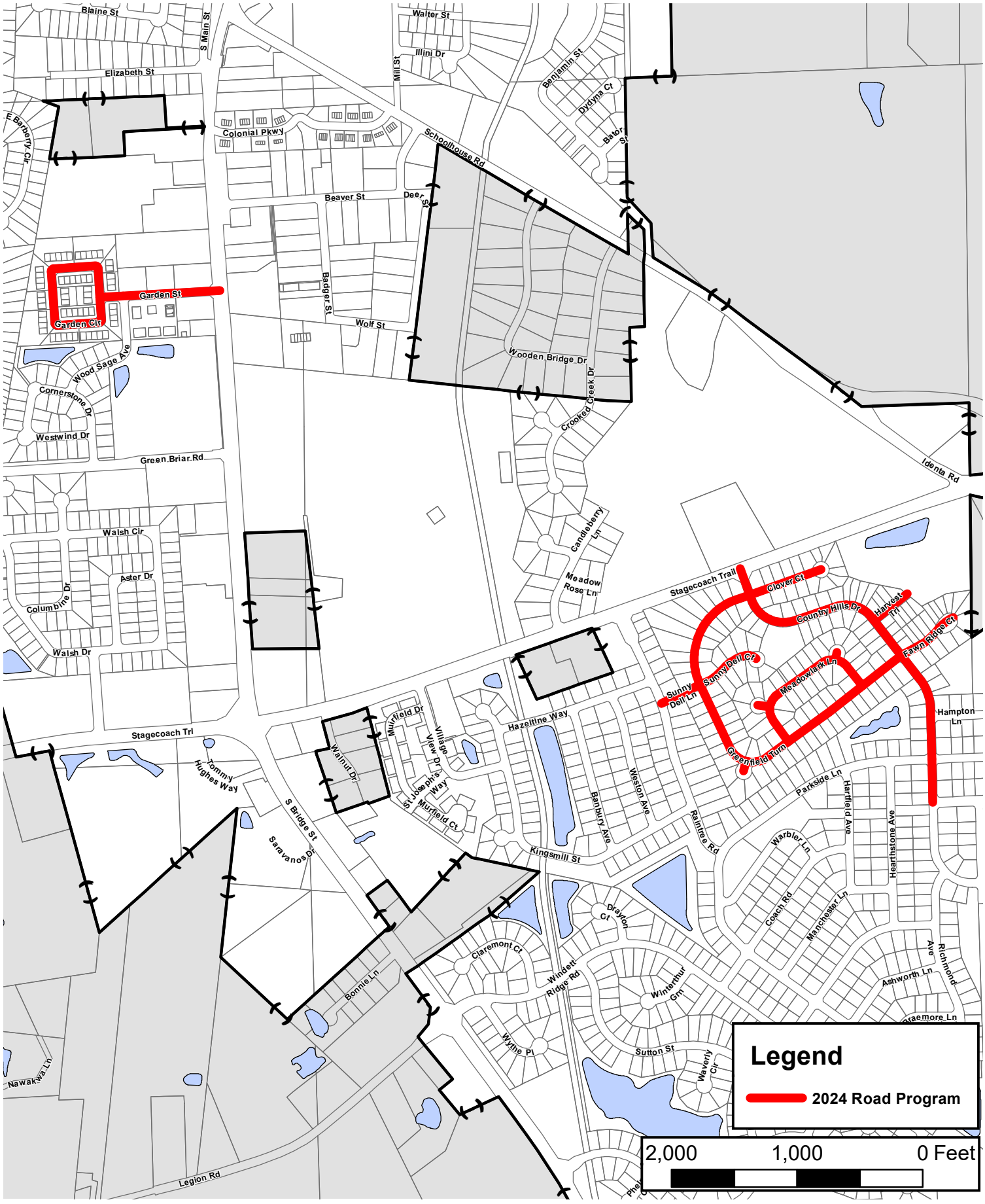
LABOR SUMMARY		
EEI Labor Expenses =	$	78,640
TOTAL LABOR EXPENSES	**$**	**78,640**

TOTAL COSTS	**$**	**84,990**

ATTACHMENT D: ESTIMATED SCHEDULE

CLIENT	PROJECT NUMBER	
United City of Yorkville	YO2337-P	
PROJECT TITLE	**DATE**	**PREPARED BY**
2024 Road to Better Roads Program - Design Engineering	10/3/23	CJO

TASK NO.	TASK DESCRIPTION	2023			2024					
		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2.1	Project Management and Administration									
2.2	Project Meetings									
2.3	Geotechinical Investigation (Coordination, Field Work, Review Report)									
2.4	Analyze/Finalize Roadway Rehabilitation Methods									
2.5	Site Review, Identification of Required Improvements									
2.6	Prepare Pre-Final Bid Package/Exhibits - 90%									
2.7	Prepare Engineer's Opinion of Probable Construction Cost - 90%									
2.8	Submit Bid Package for IDOT Review; IDOT Review									
2.90	Revise and Resubmit Bid Package for IDOT Approval/Advertisement									
2.10	Bidding and Contracting									



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

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

DATE:	OCTOBER 2023
PROJECT NO.:	YO2337
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2023\
FILE:	YO2337_Road Program 2023 Attachment E.MXD

ATTACHMENT E
PROPOSED 2024 RTBR PROGRAM
LOCATION MAP

STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2023

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

VEHICLES. REPROGRAPHICS, DIRECT COSTS, DRONE AND EXPERT TESTIMONY

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

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

Agenda Item Number

Administration Committee #1

Tracking Number

ADM 2023-44

Agenda Item Summary Memo

Title: City Liability and Workman's Compensation Insurance Renewals

Meeting and Date: City Council – October 24, 2023

Synopsis: Please see attached memo.

Council Action Previously Taken:

Date of Action: ADM – 10/18/23 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2023-44

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

Memorandum

To: Administration Committee
From: Rob Fredrickson, Finance Director
Date: October 11, 2023
Subject: City Liability and Worker's Compensation Renewals

Summary

Approval of 2024 property/casualty and worker's compensation insurance policy renewals.

Background

The City's property/casualty and worker's compensation insurance policies expire at the end of December. Each year Council reviews proposals from the City's insurance broker, Mike Alesia of Alliant Insurance Services, and approves a one-year contract with an insurance carrier(s).

The last full marketing exercise was done in 2019. At that time, nine carriers were approached and all of them declined to bid (two of the carriers did not underwrite policies in Illinois and the other seven carriers declined due to Glatfelter's price being too competitive). Since that time, these seven carriers no longer underwrite for local governments, as the market for municipal insurers has become increasingly niched. Alliant has continued to do "light" marketing to the remaining carriers in the Illinois market, but most of these firms have declined to bid due to the City's claim history. The one firm that has submitted a proposal each year (except this year) has been the Illinois Counties Risk Management Trust (ICRMT). However, their proposals have always been significantly higher, most recently (2022) coming in at $69,000 (14.1%) over the City's current carrier, for a total of $352,911. Per Alliant, with regard to ICRMT pricing this year, their a minimum 10% higher for all clients across the board, which would put them appreciably higher than the incumbent carrier. The City's incumbent carrier, Glatfelter, has historically served the City well, consistently providing favorable terms, coverages, conditions and premiums.

The 2024 renewal quote from Glatfelter for property/casualty insurance and the Illinois Public Risk Fund (IPRF) for worker's compensation coverage has been attached for your review and consideration. As shown on the Premium Summary chart (page 10 on the attached Alliant Insurance Proposal), the City's combined property/casualty and worker's comp premiums will be increasing by 2.65% (option 1) or 5.80% (option 2), respectively, depending on which option is chosen by City Council. The difference between the two options has to do with Cyber insurance coverage. Option 1, which is the City's current coverage, offers a basic cyber insurance package from Glatfelter at a nominal premium of $1,207 (this cost is included in the General Liability amount of $44,315 on the premium summary sheet), but with minimal coverage. Option 2 includes a separate policy provided by Hiscox Insurance Company, which offers enhanced coverage, but with an additional premium of $16,667.

	Cyber Insurance (Option 1) Glatfelter (Current Coverage)	Cyber Insurance (Option 2) Hiscox
Limits	$1,000,000	$1,000,000
Cyber Extortion/Ransom Ware	$20,000	$1,000,000
Social Engineering Aggregate	$50,000	$250,000
Per Claim Limit	$50,000	$250,000
Phishing Loss	$50,000	$250,000
Cyber Update Endorsement		Can exclude claims for known deficiencies
Deductible	$5,000	$2,500
Cyber Deception Deductible	$0	$2,500
Premium	$1,207	$16,416
Terrorism	$0	$151
RPS Service Fee	$0	$100
Total Premium	**$1,207**	**$16,667**

As noted in the above chart, both cyber insurance options have $1 million limits; however, Hiscox offers much higher coverage amounts for claims resulting from cyber extortion/ransom ware attacks ($1 million), losses from phishing ($250,000), in addition to other forms of social engineering ($250,000). Regardless of which option is chosen for 2024, Alliant did state that moving forward the City will be required to purchase a separate policy for cyber coverage, as this will be the last year Glatfelter will offer that specific type of coverage.

Based on which option is chosen, property/casualty premiums will either increase by $29,413 (+12% - option 1), from $254,498 to $283,911, or $44,873 (+18% - option 2), from $254,498 to $299,371. On a positive note, workers compensation premiums will decrease by $17,428 (-8%), from $216,527 to $199,099, as enough time has passed where several prior losses have "fallen off" and are no longer taken into consideration when setting future premium amounts by the carrier. Alliant's brokerage will increase by $1,000, from $19,000 to $20,000, although it should be noted that this is the first time this fee has been increased since the firm first began working with the City in 2009.

Despite the increasing trend in the City's liability insurance over the last several years, Yorkville remains on the lower end of the range (regardless of which option is chosen) and has fared better than many of its municipal peers regarding renewal rates for 2023; as Alliant has been seeing renewal rates for other municipal clients increasing by an average of 10% or more. In addition to the ongoing systemic risks inherent in the municipal insurance market (capacity reduction by carriers, civil unrest, excess liability stress stemming from judgements, cyber-attacks, etc.), there are also some Yorkville specific factors that directly attributed to the growth in premiums, such as rising property values, an increase in the number of City-owned vehicles and claims arising from auto damage, law enforcement and general liability.

The deadlines to renew the property/casualty and worker's compensation policies are December 31, 2023 and January 1, 2024, respectively, although staff hopes to complete the renewal process well before these deadlines. Mr. Alesia will be present (via Zoom) at the October 24th City Council meeting to address any potential questions or concerns.

Recommendation

Staff recommends approval of the brokerage agreement with Aliant-Mesirow Insurances Services; the property/casualty policies with National Union of Pittsburgh PA (AIG) - (Glatfelter); and the worker's compensation policy with the Illinois Public Risk Fund. Additionally, in an effort to mitigate the risk (financial, operational, etc.) that a potential cyberattack may have on the City, staff recommends renewal option 2, which includes the enhanced cyber insurance coverage from Hiscox.

United City of Yorkville

12/31/2023 – 2024

Property and Liability Insurance Proposal

Presented by Michael Alesia & Talia D'Abramo
Presented on October 12, 2023

Alliant Insurance Services, Inc.
353 North Clark Street
Chicago, IL 60654
O 312 595 6200
F 312 595 7163

CA License No. 0C36861

www.alliant.com

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Company Profile

Alliant provides risk management, insurance, and consulting services to thousands of clients nationwide, delivering tailored products and services engineered to mitigate risk, improve performance, and promote long-term growth. Our core business includes property and casualty insurance services, middle-market brokerage, employee benefits, and underwriting, each staffed with dedicated industry specialists who understand the unique market dynamics facing their clients.

In addition to our 90-plus year legacy of service and results, Alliant is one of the industry's fastest-growing organizations. As America's 10th largest insurance brokerage, we have an active presence in every U.S. market and an extensive arsenal of best-in-class resources and intelligence that moves our clients forward in today's competitive market climate.

Alliant has a broad reach that covers a wide range of industries, including:

- Agriculture
- Aviation
- Construction
- Energy and Marine
- Environmental
- Healthcare
- Financial Institutions
- Law
- Public Entity
- Real Estate
- Tribal Nations
- And many more

Alliant Advantages

	Alliant	Competition
90 years of leadership in meeting the insurance needs of businesses and public entities across the US.	✓	
National presence with best-in-class resources and expertise.	✓	
Privately owned and operated.	✓	
Flat management structure with no bureaucracy, empowering senior leadership to take a hands-on approach to client service that expands the entire lifecycle of the relationship.	✓	
A full-service insurance agency that addresses all of your risk and insurance needs, including property, casualty, life, and health.	✓	
A diverse team of industry specialists who understand the unique needs of your business.	✓	
Considerable buying power through more than 40 insurance carriers, enabling for the delivery of the best coverage at the most competitive pricing	✓	
State-licensed support staff.	✓	
A full-service approach that includes risk management services to help identify hazards and present options.	✓	
Workers' compensation insurance claims management at no additional charge.	✓	

Your Service Team

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Jacqui Norstrom **Executive Vice President**	jnorstrom@alliant.com	Phone: 312 595 6976 Fax: 312 595 4374

Executive Summary

The Public Entity Professionals of Alliant Insurance Services, Inc. appreciate the opportunity to present the following renewal insurance proposal to the United City of Yorkville for the 12/31/23 – 24 policy term.

The Public Entity team has strived to work with the United City of Yorkville in controlling risk management costs through premium negotiation, loss control strategies and variable programs all designed to assist the City management in their overall goals to administer the business of municipal leadership and fiscal responsibility.

Over the past few renewal cycles we have done full marketing exercises. We did receive a quotation from the Illinois County Risk Management Trust at the last renewal, however it was not cost effective. The City's incumbent carrier year after year has provided the most comprehensive and cost-effective program.

The proposed terms reflect the changing environment and attitude of the industry towards municipal risks.

Property

The City's Blanket Real and Personal Property Limit is $71,459,573. Total scheduled values are lower than expiring ($75,042,077) since a location was removed, but building values increased 4% for inflation. Two new losses from late 2022 totaling $76,275 bring the loss ratio for the most recent completed policy year to 95%.

Equipment Breakdown

Glatfelter's (GPP), Equipment Breakdown coverage is included in the Property Limit. The $1,000 property deductible applies.

Crime

GPP is offering is a $1,000,000 Employee Dishonesty Limit with a $1,000 deductible. Their program includes: Forgery & Alteration, Money & Securities and Computer Fraud limits.

General Liability

GPP is offering a $1,000,000 per occurrence / $3,000,000 aggregate quotation with no deductible which is outlined in this proposal.

Auto Liability and Physical Damage

The City's fleet exposure is increasing from 96 to 102 units. In 2021-22 policy year there were a total of 7 claims with $85,951 incurred as of August 17th. The City complied with GPP's most recent loss control request by providing copies of the driver policy and fleet replacement schedule.

Law Enforcement Liability

GPP is offering a $1,000,000 Each Wrongful Act Limit / $3,000,000 Aggregate Limit. Please note that the deductible is $25,000.

Executive Summary – Continued

Public Officials Liability and Employment Practices Liability – Claims Made

GPP quotation includes a $1,000,000 Each Wrongful Act Limit / $3,000,000 Aggregate Limit with a $5,000 deductible. Additional coverage for these limits if afforded under the excess liability limits.

Coverage is placed on a Claims Made coverage form.

Cyber and Privacy Crisis Management Expense – Claims Made

We are providing two options for the City's Cyber and Security Insurance. Glatfelter is including basic first and third party coverage. We received a very broad quote from Hiscox Insurance Company. They are as follows:

	Hiscox	GPP*
Limits	$1,000,000	$1,000,000
Cyber Extortion/Ransom Ware	$1,000,000	$20,000
Social Engineering Aggregate	$250,000	$50,000
Per Claim Limit	$250,000	$50,000
Phishing Loss	$250,000	$50,000
Cyber Update Endorsement	Can Exclude Claims for known deficiencies	
Deductible	$2,500	$5,000
Cyber Deception Deductible	$2,500	$0
Premium	$16,416	$1,207
Terrorism	$151	$0
	$16,567	$0
RPS Service Fee	$100	$0
	$16,667	$1,207
*Included in General Liability Premium		

Excess Liability

As the Excess Liability coverage is a function of the primary layers rate and exposures, its rates follow form. The excess liability limit is $10,000,000 with a $10,000 deductible.

Workers Compensation

We are providing a competitive renewal quotation from the Illinois Public Risk Fund (IPRF). The City's payrolls are increasing from $8,204,413 to $9,024,925 or 10%.

The City's premium is decreasing from $216,527 to $199,099 or -8%.

Please note that the IPRF is providing the City with a Safety Grant in the amount of $22,342. Last year's Safety Grant was $21,551. The grant must be used by 12/1/24. Please note that the IPRF's limits remain $3,000,000.

Executive Summary – Continued

Summary

Last year, the City's total insurance costs were $490,025. We are providing two options for your program based on different cyber insurance programs. They are as follows:

- Option 1 – Basic Cyber – Total Program $503,010 or 2.65% over expiring
- Option 2 – Enhanced Cyber – Total Program $518,470 or 5.80% over expiring

While the overall insurance market conditions are still negative towards municipal insureds, the following are the drivers for the increase:

- Continued cyber insurance market struggles, reinsurance premiums have doubled
- Continued national property rate struggles. Property reinsurance rates increased 20%.
- Continued excess liability stress, even more so in Illinois due to nuclear verdicts within the court system.
- Fleet Count increase from 96 to 102 or 6.25%
- Payroll Increase from $8,204,413 to $9,024,925 or 10%.
- Auto Liability and Physical Damage Claims $141,052
- Law Enforcement Liability Claims $70,500
- Property Claims $86,468

We truly appreciate working with the United City of Yorkville.

Loss Summary

PROPERTY, INLAND MARINE & CRIME

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	2	$ 76,275	$ -	$ 76,275
12/31/20 - 21	Glatfelter	0	$ -	$ -	$ -
12/31/19 - 20	Glatfelter	2	$ 10,193	$ -	$ 10,193
12/31/18 - 19	Glatfelter	1	$ -	$ -	$ -
			$ 86,468	**$ -**	**$ 86,468**

GENERAL LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	1	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	4	$ 325	$ -	$ 325
12/31/19 - 20	Glatfelter	2	$ 14	$ -	$ 14
12/31/18 - 19	Glatfelter	2	$ 766	$ -	$ 766
			$ 1,105	**$ -**	**$ 1,105**

AUTO LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	3	$ 50,500	$ 27,290	$ 77,790
12/31/20 - 21	Glatfelter	0	$ -	$ -	$ -
12/31/19 - 20	Glatfelter	4	$ 7,130	$ -	$ 7,130
12/31/18 - 19	Glatfelter	0	$ -	$ -	$ -
			$ 57,630	**$ 27,290**	**$ 84,920**

AUTO PHYSICAL DAMAGE

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	4	$ 8,161	$ -	$ 8,161
12/31/20 - 21	Glatfelter	3	$ 36,280	$ -	$ 36,280
12/31/19 - 20	Glatfelter	4	$ 8,846	$ -	$ 8,846
12/31/18 - 19	Glatfelter	3	$ 2,845	$ -	$ 2,845
			$ 56,132	**$ -**	**$ 56,132**

PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	0	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	1	$ -	$ -	$ -
12/31/19 - 20	Glatfelter	0	$ -	$ -	$ -
12/31/18 - 19	Glatfelter	2	$ -	$ -	$ -
			$ -	**$ -**	**$ -**

LAW ENFORCEMENT LIABILITY

Date	Carrier	# of Claims	Amt Paid	Amt Resrv	Total Incurred
12/31/22 - 23	Glatfelter	0	$ -	$ -	$ -
12/31/21 - 22	Glatfelter	0	$ -	$ -	$ -
12/31/20 - 21	Glatfelter	2	$ 6,448	$ 64,052	$ 70,500
12/31/19 - 20	Glatfelter	1	$ -	$ -	$ -
12/31/18 - 19	Glatfelter	0	$ -	$ -	$ -
			$ 6,448	**$ 64,052**	**$ 70,500**

Loss Summary - Continued

WORKERS COMPENSATION

Policy Term	Company	No. of Claims	Paid	Reserved	Third-Party Recovery	Incurred
1/1/23-24	IPRF	4	$ 34,532	$ 104,689	$ -	$ 139,221
1/1/22 - 23	IPRF	4	$ 7,204	$ -	$ -	$ 7,204
1/1/21 - 22	IPRF	7	$ 36,390	$ -	$ 134	$ 36,256
1/1/20 - 21	IPRF	4	$ 72,267	$ -	$ -	$ 72,267
1/1/19 - 20	IPRF	4	$ 2,231	$ -	$ 377	$ 1,854
			$ 152,624	**$ 104,689**	**$ 511**	**$ 256,802**

Premium Summary

Coverage	Glatfelter Expiring 12/31/20 - 21	Glatfelter Expiring 12/31/21 - 22	Glatfelter Expiring 12/31/22 - 23	Option 1 Glatfelter Renewal 12/31/23-24	Option 2 Glatfelter/Hiscox Renewal 12/31/23-24
Property	$ 62,143	$ 74,565	$ 76,207	$ 76,035	$ 76,035
Equipment Breakdown	Included	Included	Included	Included	Included
Inland Marine	$ 3,872	$ 4,669	$ 4,968	$ 6,424	$ 6,424
General Liability	$ 30,309	$ 30,509	$ 36,738	$ 44,315	$ 43,108
Liquor Liability	$ -	$ -	$ -		
Auto Liability	$ 49,238	$ 61,270	$ 66,233	$ 85,686	$ 85,686
Auto Physical Damage	Included	Included	Included	Included	Included
Law Enforcement Liability	Included	Included	Included	Included	Included
Public Officials Liability	$ 19,856	$ 16,993	$ 21,249	$ 21,472	$ 21,472
Employment Practices Liability	Included	Included	Included	Included	Included
Crime	$ 865	$ 865	$ 886	$ 886	$ 886
Umbrella	$ 40,733	$ 42,383	$ 48,217	$ 49,093	$ 49,093
Cyber	Included	Included	Included	Included	$ 16,667
	$ 207,016	$ 231,254	$ 254,498	$ 283,911	$ 299,371
Workers Compensation	$ 178,762	$ 190,211	$ 210,220	$ 193,300	$ 193,300
IPRF Administration Fee (3%)	$ 5,363	$ 5,706	$ 6,307	$ 5,799	$ 5,799
	$ 184,125	$ 195,917	$ 216,527	$ 199,099	$ 199,099
Alliant Insurance Brokerage Fee	$ 19,000	$ 19,000	$ 19,000	$ 20,000	$ 20,000
GRAND TOTAL	**$ 410,141**	**$ 446,171**	**$ 490,025**	**$ 503,010**	**$ 518,470**
Percent Change		**8.78%**	**9.83%**	**2.65%**	**5.80%**
Terrorism	Included	Included	Included	Included	Included

Named Insureds

United City of Yorkville

NAMED INSURED DISCLOSURE

- Name Insured(s) should match State of Incorporation filing. Inform Alliant if there is a difference or change
- The First Named Insured policy status granted includes certain rights and responsibilities. These responsibilities do not apply to other Named Insureds on the policy. Some examples for First Named Insured status include; (1) being designated to act on behalf of all insureds for making policy changes, (2) receiving of correspondence, (3) distributing claim proceeds, and (4) making premium payments
- **Are ALL entities listed as named insureds?** Coverage is **not** automatically afforded to all entities unless specifically named. Confirm with your producer and service team that all entities to be protected are on the correct policy. Not all entities may be listed on all policies based on coverage line.
- Additional named insured is (1) A person or organization, other than the first named insured, identified as an insured in the policy declarations or an addendum to the policy declarations. (2) A person or organization added to a policy after the policy is written with the status of named insured. This entity would have the same rights and responsibilities as an entity named as an insured in the policy declarations (other than those rights and responsibilities reserved to the first named insured).
- Applies to Professional Liability, Pollution Liability, Directors & Officers Liability, Employment Practices Liability, Fiduciary Liability policies (this list not all inclusive). Check your Policy language for applicability. These policies provide protection to the Named Insured for claims made against it alleging a covered wrongful act.

Schedule of Locations

Loc. No.	Description	Address	Replacement Cost Building	Contents	Total by Location
2.1	Beecher Community Center	908 Game Farm Road	$ 2,310,220	$ 342,309	**$ 2,652,529**
2.2	Beecher Storage Shed	908 Game Farm Road	$ 7,744	$ 9,503	**$ 17,247**
2.3	Beecher Concession Stand	908 Game Farm Road	$ 89,856	$ 21,990	**$ 111,846**
3.1	Public Library	902 Game Farm Road	$ 8,979,716	$ 3,549,753	**$ 12,529,469**
4.1	Beecher Comm. Park Backstop 24' (5)	901 Game Farm Road	$ 26,388	$ -	**$ 26,388**
4.2	Beecher Comm. Park Sign	901 Game Farm Road	$ 1,759	$ -	**$ 1,759**
4.3	Beecher Comm. Park Fencing	901 Game Farm Road	$ 13,781	$ -	**$ 13,781**
4.4	Beecher Comm. Park Backstop (2)	901 Game Farm Road	$ 18,718	$ -	**$ 18,718**
5.1	Cannonball Park Basketball (3)	2087 Northland Lane	$ 7,697	$ -	**$ 7,697**
5.2	Cannonball Park Gazebo	2087 Northland Lane	$ 18,568	$ -	**$ 18,568**
5.3	Cannonball Park Light	2087 Northland Lane	$ 2,931	$ -	**$ 2,931**
5.4	Cannonball Park Monument	2087 Northland Lane	$ 29,321	$ -	**$ 29,321**
5.5	Cannonball Park Sign	2087 Northland Lane	$ 1,759	$ -	**$ 1,759**
5.6	Cannonball Park Trash Cans (2)	2087 Northland Lane	$ 1,465	$ -	**$ 1,465**
5.7	Cannonball Park Baseball Backstop	2087 Northland Lane	$ 22,235	$ -	**$ 22,235**
6.1	Cobb Park Playground Sign	109 Colonial Parkway	$ 1,384	$ -	**$ 1,384**
7.1	Fox Hill Unit 1 Park Fencing - Ball Field	1711 John Street	$ 5,862	$ -	**$ 5,862**
7.2	Fox Hill Unit 6 Park Basketball Hoops	1711 John Street	$ 5,130	$ -	**$ 5,130**
8.1	Fox Hill Unit 6 Park Garbage Receptacles	1474 Sycamore Road	$ 2,199	$ -	**$ 2,199**
8.2	Fox Hill Unit 6 Park Lights	1474 Sycamore Road	$ 14,659	$ -	**$ 14,659**
8.3	Fox Hill Unit 6 Park Soccer Goals	1474 Sycamore Road	$ 7,331	$ -	**$ 7,331**
9.1	Gilbert Park Light	Adrian & Washington	$ 2,931	$ -	**$ 2,931**
9.2	Gilbert Park Sign	Adrian & Washington	$ 1,759	$ -	**$ 1,759**
9.3	Gilbert Park Trash Cans	Adrian & Washington	$ 732	$ -	**$ 732**
10.1	Hiding Spot Park Light	307 Park Street	$ 2,931	$ -	**$ 2,931**
10.2	Hiding Spot Park Sign	307 Park Street	$ 1,759	$ -	**$ 1,759**
11.1	Kiwanis Park Basketball	1809 Country Hills Drive	$ 2,566	$ -	**$ 2,566**
11.2	Kiwanis Park Fence	1809 Country Hills Drive	$ 2,199	$ -	**$ 2,199**
11.3	Kiwanis Park Lights (2)	1809 Country Hills Drive	$ 5,862	$ -	**$ 5,862**
11.4	Kiwanis Park Signs (2)	1809 Country Hills Drive	$ 3,518	$ -	**$ 3,518**
12.1	Park Maintenance Building	131 E. Hydraulic Avenue	$ 196,073	$ 161,148	**$ 357,221**
12.2	Downtown Parking Pole Sign	131 E Hydraulic Avenue	$ 1,114	$ -	**$ 1,114**
12.3	Downtown Double Sided Kiosk	131 E Hydraulic Avenue	$ 6,241	$ -	**$ 6,241**

Schedule of Locations – Continued

13.1	Park & Rec Office	201 W. Hydraulic Avenue	$ 576,865	$ 107,319	$	**684,184**
13.2	Parks Storage Shed	201 W. Hydraulic Avenue	$ 7,744	$ 5,570	$	**13,314**
14.1	Raintree - Park A Vlg Paver Well	524 Parkside Lane	$ 5,041	$ -	$	**5,041**
14.2	Raintree - Park B - PVC Tennis Fence/Backstop	524 Parkside Lane	$ 55,673	$ -	$	**55,673**
14.3	Raintree - Park B - lights at tennis courts	524 Parkside Lane	$ 76,578	$ -	$	**76,578**
14.4	Raintree - Park B - baseball field	524 Parkside Lane	$ 31,376	$ -	$	**31,376**
14.5	Raintree - Park B - parking lot	524 Parkside Lane	$ 22,743	$ -	$	**22,743**
15.1	Price Park Basketball Hoop	525 Burning Bush Drive	$ 2,566	$ -	$	**2,566**
15.2	Price Park Light	525 Burning Bush Drive	$ 2,931	$ -	$	**2,931**
15.3	Price Park Sign	525 Burning Bush Drive	$ 1,759	$ -	$	**1,759**
16.1	Purcell Park Light	325 Fairhaven Drive	$ 2,931	$ -	$	**2,931**
16.2	Purcell Park Sign	325 Fairhaven Drive	$ 1,759	$ -	$	**1,759**
17.1	Rice Park Funnelball	545 Poplar Drive	$ 1,759	$ -	$	**1,759**
17.2	Rice Park Sign	545 Poplar Drive	$ 2,931	$ -	$	**2,931**
17.3	Rice Park Traffic Lamps (2)	545 Poplar Drive	$ 5,862	$ -	$	**5,862**
18.1	River Front Park Building Rec Office	301 Hydraulic	$ 239,455	$ 58,640	$	**298,095**
19.1	River Front Park Lights (24)	201 E. Hydraulic Street	$ 59,812	$ -	$	**59,812**
19.2	River Front Park Pavilion	201 E. Hydraulic Street	$ 95,453	$ -	$	**95,453**
19.3	River Front Park Block Planters	201 E. Hydraulic Street	$ 17,592	$ -	$	**17,592**
19.4	River Front Park Concrete Planters	201 E. Hydraulic Street	$ 2,638	$ -	$	**2,638**
19.5	River Front Park Fencing	201 E. Hydraulic Street	$ 51,312	$ -	$	**51,312**
19.6	River Front Park Flag Poles	201 E. Hydraulic Street	$ 15,393	$ -	$	**15,393**
19.7	River Front Park Garbage Cans (10)	201 E. Hydraulic Street	$ 7,331	$ -	$	**7,331**
20.1	Rotary Park Back Stop	2775 Grande Trail	$ 21,990	$ -	$	**21,990**
20.2	Rotary Park Sign	2775 Grande Trail	$ 1,759	$ -	$	**1,759**
20.3	Rotary Park Cable Ride	2775 Grande Trail	$ 17,592	$ -	$	**17,592**
20.4	Rotary Park Lights (8)	2775 Grande Trail	$ 23,456	$ -	$	**23,456**
21.1	Sleezer Park Light	837 Homestead Drive	$ 2,931	$ -	$	**2,931**
21.2	Sleezer Park Signs (2)	837 Homestead Drive	$ 3,663	$ -	$	**3,663**
22.1	Stevens Bridge Park Backstop & Fencing	3651 Kennedy Road	$ 176,149	$ -	$	**176,149**
22.2	Stevens Bridge Park Concession Stands	3651 Kennedy Road	$ 171,398	$ 8,176	$	**179,574**
22.3	Stevens Bridge Park Lights	3651 Kennedy Road	$ 616,260	$ -	$	**616,260**

Schedule of Locations – Continued

23.1	Sunflower Park Light	1785 Walsh Drive	$ 2,931	$ -	$ 2,931
23.2	Sunflower Park Planters (3)	1785 Walsh Drive	$ 2,199	$ -	$ 2,199
23.3	Sunflower Park Sign	1785 Walsh Drive	$ 1,759	$ -	$ 1,759
23.4	Sunflower Park Trash Can	1785 Walsh Drive	$ 881	$ -	$ 881
23.5	Park Tin Storage Shed	1785 Walsh Drive	$ 21,521	$ -	$ 21,521
24.1	Town Square Park Flag Pole	301 N. Bridget Street	$ 5,130	$ -	$ 5,130
24.2	Town Square Park Garbage Cans (5)	301 N. Bridget Street	$ 3,663	$ -	$ 3,663
24.3	Town Square Park Gazebo	301 N. Bridget Street	$ 32,839	$ -	$ 32,839
24.4	Town Square Park Lights	301 N. Bridget Street	$ 32,252	$ -	$ 32,252
24.5	Town Square Park Monument	301 N. Bridget Street	$ 51,312	$ -	$ 51,312
24.6	Town Square Park Sign	301 N. Bridget Street	$ 1,759	$ -	$ 1,759
24.7	Town Square Park Sign/Announce Board	301 N. Bridget Street	$ 1,173	$ -	$ 1,173
24.8	Downtown Wayding Pole Sign	301 S Bridge Street	$ 1,546	$ -	$ 1,546
25.1	Van Emmon Park Backstop 24' - Metal	374 E. Van Emmon Road	$ 5,130	$ -	$ 5,130
25.2	Van Emmon Park Fencing	374 E. Van Emmon Road	$ 2,711	$ -	$ 2,711
25.3	Van Emmon Park Sign	374 E. Van Emmon Road	$ 1,759	$ -	$ 1,759
26.1	Booster Prv Station Raintree	1908 Raintree Road	$ 554,264	$ -	$ 554,264
27.1	Central Booster Pump	101 E. Beaver Street	$ 542,424	$ -	$ 542,424
28.1	Countryside Lift Station	1975 N. Bridge Street	$ 2,242,997	$ -	$ 2,242,997
29.1	Public Works Lift Station	101 Bruell Street	$ 793,111	$ -	$ 793,111
30.1	Public Works Lift Station	276 Windham Circle	$ 298,617	$ -	$ 298,617
31.1	Public Works Lift Station	420 Fairhaven Lane	$ 147,766	$ -	$ 147,766
32.1	North Booster Pump	1991 Cannonball Trail	$ 527,763	$ -	$ 527,763
33.1	North Central Prv Station	Kennedy Rd	$ 271,212	$ -	$ 271,212
34.1	Public Works North Tower	4600 N. Bridge Street	$ 2,014,744	$ -	$ 2,014,744
35.1	Public Works Prv Station	2009 S. Bridge Street	$ 271,212	$ -	$ 271,212
36.1	Raintree Village Tower	102 Schoolhouse/ 2224 Tremont	$ 2,345,618	$ -	$ 2,345,618
37.1	Salt Storage Building	610 Tower Road	$ 292,465	$ -	$ 292,465
38.1	Treatment Facility Well 3 & 4	610 Tower Lane	$ 4,398,033	$ -	$ 4,398,033
38.2	Water Tower North Central	610 Tower Lane	$ 1,099,508	$ -	$ 1,099,508
38.3	Well 4 Incl Equipment	610 Tower Lane	$ 957,081	$ -	$ 957,081
38.4	Public Works Garage	610 Tower Lane	$ 80,761	$ -	$ 80,761
38.5	Public Works Office & Garage	610 Tower Lane	$ 695,406	$ 73,418	$ 768,824
39.1	Treatment Facility Well 7	2224 Tremont	$ 2,441,521	$ -	$ 2,441,521

Schedule of Locations – Continued

40.1	Treatment Facility Well 8 & 9	3299 Lehman Crossing	$ 4,398,033	$ -	$	**4,398,033**
40.2	Water Tower Northeast	3299 Lehman Crossing	$ 2,638,819	$ -	$	**2,638,819**
40.3	Well 8 Incl Equipment	3299 Lehman Crossing	$ 776,987	$ -	$	**776,987**
41.1	Water Tower South Central	Route 71 West of Wildwood	$ 2,285,806	$ -	$	**2,285,806**
	Well 3 Incl Equipment	Alley Off Rte 47	$ -	$ -	$	-
42.1	Well 9	2921 Bristol Ridge Road	$ 696,356	$ -	$	**696,356**
43.1	Green's Standard Filling Station Park (Autumn Creek) Truck, Roadster, Gas	2376 Autumn Creek Boulevard	$ 17,981	$ -	$	**17,981**
43.2	Green's Standard Filling Station Park (Autumn Creek) Lights	2376 Autumn Creek Boulevard	$ 3,099	$ -	$	**3,099**
43.3	Green's Standard Filling Station Park (Autumn Creek) Sign	2376 Autumn Creek Boulevard	$ 1,384	$ -	$	**1,384**
44.1	Heartland Circle Junior Women's Club Park Basketball Court and Goals	1267 Taus Circle	$ 47,236	$ -	$	**47,236**
44.2	Heartland Circle Junior Women's Club Park Backhoe Digger	1267 Taus Circle	$ 868	$ -	$	**868**
44.3	Heartland Circle Junior Women's Club Park Lights	1267 Taus Circle	$ 1,759	$ -	$	**1,759**
44.4	Heartland Circle Junior Women's Club Park Sign	1267 Taus Circle	$ 1,384	$ -	$	**1,384**
44.5	Heartland Circle Junior Women's Club Park Skate Park Improvements	1267 Taus Circle	$ 17,385	$ -	$	**17,385**
45.1	Bristol Station Park (Whispering Meadows) Entry Arch	2753 Alan Dale Lane	$ 10,995	$ -	$	**10,995**
45.2	Bristol Station Park (Whispering Meadows) Lights	2753 Alan Dale Lane	$ 9,071	$ -	$	**9,071**
45.3	Bristol Station Park (Whispering Meadows) Sign	2753 Alan Dale Lane	$ 1,384	$ -	$	**1,384**
45.4	Bristol Station Park (Whispering Meadows) Baseball Field and Back Stop	2753 Alan Dale Lane	$ 54,537	$ -	$	**54,537**
46.1	Riemenschneider Park (Prairie Meadows) Spray Area	600 Hayden Drive	$ 43,988	$ -	$	**43,988**
46.2	Riemenschneider Park (Prairie Meadows) Supernova	600 Hayden Drive	$ 7,915	$ -	$	**7,915**
46.3	Riemenschneider Park (Prairie Meadows) Lights	600 Hayden Drive	$ 5,628	$ -	$	**5,628**
46.4	Riemenschneider Park (Prairie Meadows) Sign	600 Hayden Drive	$ 1,866	$ -	$	**1,866**
46.5	Riemenschneider Park (Prairie Meadows) Baseball Field and Back Stop	600 Hayden Drive	$ 7,244	$ -	$	**7,244**
46.6	Riemenschneider Park (Prairie Meadows) Electric Panel	600 Hayden Drive	$ 967	$ -	$	**967**
47.1	Public Works Garage (Frame Building)	185 Wolf Street	$ 1,905,814	$ -	$	**1,905,814**
48.1	Prestwick Lift Station	7675 Ashley Road	$ 304,164	$ -	$	**304,164**
49.1	Fox Hill Lift Station	1299 Carolyn Court	$ 182,498	$ -	$	**182,498**
50.1	Raintree Lift Station	1107 Prairie Crossing	$ 304,164	$ -	$	**304,164**
51.1	Offices for Public Works Administration	608 N. Bridge Street	$ 194,664	$ -	$	**194,664**
	Downtown Single Sided Kiosk	102 E Van Emmon Street	$ -	$ -		0
52.1	Van Emmon Activity Center	102 E Van Emmon Street	$ 2,271,360	$ -	$	**2,271,360**
52.2	Downtown Parking Pole Sign	102 E Van Emmon Street	$ 1,114	$ -		1114
	Wheaton Woods	205 Wheaton Avenue	$ -	$ -		0
	Salt Storage Building	610 Tower Road	$ -	$ -		0
53.1	Downtown Wayding Pole Sign	109 E Hydraulic Avenue	$ 1,546	$ -	$	**1,546**

Schedule of Locations – Continued

54.1	Downtown Wayding Pole Sign	201 S Bridge Street	$ 1,487	$ -	**$ 1,487**
55.1	Downtown Single Sided Kiosk	111 W Madison Street	$ 5,581	$ -	**$ 5,581**
55.2	Downtown Parking Pole Sign	111 W Madison Street	$ 1,114	$ -	**$ 1,114**
56.1	Downtown Parking Pole Sign	227 Heustis Street	$ 1,114	$ -	**$ 1,114**
57.1	New City Hall/Police Station	651 Prarie Point Dr.	$ 14,510,745	$ 2,137,242	**$ 16,647,987**
58.1	Downtown Double Sided Kiosk	105 W Van Emmon Street	$ 6,241		**$ 6,241**
			$ 64,984,476	**$ 6,475,068**	**$ 71,459,544**

Commercial Property Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Total Insured Value	$ 71,459,544	
Property Limits		
Blanket Limit of Insurance	$ 54,616,921	
Loss of Income	$ 1,000,000	
Flood (Non-zone A & V)	$ 5,000,000	Occurrence
	$ 5,000,000	Aggregate
Earthquake	$ 5,000,000	Occurrence
	$ 5,000,000	Aggregate
Equipment Breakdown	Included	
Outdoor Property	$ 3,090,458	
Valuable Papers & Records	$ 1,000,000	
Software	$ 500,000	
In Transit or Off Premises	$ 250,000	
Inland Marine		
Blanket Tools & Equipment	$ 797,028	
Blanket Emergency Services Equipment	Guaranteed Replacement Cost	
Rented/Borrowed Equipment Extension	$ 250,000	
Watercraft Extension Limit	$ 25,000	

Commercial Property Coverage – Continued

Deductible

Building & Contents	$	1,000
Flood	$	25,000
Earthquake	$	25,000
Inland Marine	$	1,000

***Please note 105 W Emmon Street and 609 N Bridge Street are not included in the blanket limit.**

***Please note 608 N Bridge Street location is insured at Actual Cash Value (ACV) with 80% co-insurance. All other scheduled locations are insured at Replacement Cost.**

*****Property Co-insurance Most property insurance policies contain a coinsurance clause. In exchange for a reduced rate, the insured agrees to carry at least the stated percentage of insurance to the total insurable value of the property. If, at the time of loss, the amount of insurance carried is less than this percentage, the loss payment will be reduced proportionately.

See Disclaimer Page for Important Notices and Acknowledgement

Commercial General Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Coverage Form Occurrence

Limits

General Aggregate	$	3,000,000
Products & Completed Operations Aggregate	$	3,000,000
Personal & Advertising Injury	$	1,000,000
Each Occurrence	$	1,000,000
Damage to Premises Rented to You	$	1,000,000
Medical Expense	$	10,000

Employee Benefits Liability

Each Occurrence	$	1,000,000
Aggregate	$	3,000,000

Sexual Abuse Limitation

Each Person	Silent
Total Limit	Silent

Named Insureds are covered for all operations. Additional Insureds are only covered with respect to their interest in your operations. See each individual policy for details.

See Disclaimer Page for Important Notices and Acknowledgement

Commercial Auto Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Limits

Combined Bodily Injury & Property Damage	$	1,000,000
Uninsured/Underinsured Motorist	$	1,000,000
Medical Expense	$	10,000
Uninsured Motorists	$	1,000,000
Underinsured Motorists	$	1,000,000

Deductible

Comprehensive	$	1,000
Collision	$	1,000

Premium Included

See Disclaimer Page for Important Notices and Acknowledgement

Description of Covered Auto Designation Symbols

Symbol	Description
1	**Any Auto**
2	**Owned Autos Only** – only autos you own (and for liability coverage, any trailers you don't own while attached to power units you own), this includes those autos you acquire ownership of after the policy begins.
3	**Owned Private Passengers Autos Only** – Only the private passenger autos you own. This includes those private passenger autos you acquire ownership of after the policy begins.
4	**Owned Autos Other Than Private Passenger Autos Only** – Only these autos you own that are not of the private passenger types (and for Liability Coverage any trailers you don't own while attached to power units you own). This includes those autos not of the private passenger type you acquire ownership of after the policy begins.
5	**Owned Autos Subject to No-Fault** – Only those autos that is required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those autos you acquire ownership of after the policy begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	**Owned Autos Subject to a Compulsory Uninsured Motorist Law** – Only those autos you own that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those autos you acquire ownership of after the policy begins provided they are subject to the same state uninsured motorists requirements.
7	**Specifically Described Autos** – Only those autos described on the policy schedule of covered vehicles for which a premium charge is shown and for Liability Coverage for any trailer you don't own while attached to any power unit described in the schedule of covered vehicles.
8	**Hired Autos Only** – Only those autos you lease, hire, rent or borrow. This does not include any auto you lease, hire, rent or borrow from any of your employees or partners, or members of their households.
9	**Non-owned Autos Only** – Only those autos you do not own, lease, hire, rent or borrow that are used in connection with your business. This includes only autos owned by your employees or partners or members of their households, but only while used in your business or your personal affairs.
13	**Uninsured Motorist Coverage –** Applies to any auto you do not own and that is a covered auto under this policy for liability insurance and it is licensed or principally garaged in Illinois.
19	**Mobile Equipment Subject To Compulsory or Financial Responsibility or Other Motor Vehicle Insurance Law Only** – Only those "autos" that are land vehicles and that would qualify under the definition of "mobile equipment" under this policy if they were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where they are licensed or principally garaged.

Schedule of Vehicles

Number	Year	Make	Model	Vin	Value
1	2001	Aluma Ltd	Trailer	IYGUS18281B001671	$ 700
2	2006	Dodge	Grand Caravan	1D4GP24E66B731334	$ 16,000
3	2007	Doolittle	Trailer	1DGRS20257M072481	$ 2,995
4	2004	Ford	F150	2FTRF17224CA79916	$ 11,000
5	2003	Ford	F150	2FTRF17273CA61524	$ 12,597
6	2007	Ford	F350	1FDWF37Y37EA13940	$ 31,072
7	2008	Ford	F350	1FTWF31528EA08412	$ 22,795
8	2008	Ford	F350	1FTWF31568EA08414	$ 22,795
9	2008	Ford	F350	1FTWF31548EA08413	$ 22,795
10	2008	Ford	F350	1FTWF31528ED44867	$ 21,635
11	1999	Richland	Trailer	1JWTU1823KK000107	$ 5,000
12	2004	Tarco	Trailer	M2212XX8174M02	$ 8,000
13	2002	United	Express Trailer	58109	$ 2,000
14	1998	Cronkhite	Trailer - 2 axel 16x7	473271926W1101575	$ 3,000
15	2006	F550	Aerial Lift Truck	1FDAF57P56EC54524	$ 69,270
16	2008	Ford	F150	1FTRF14W98KD16085	$ 17,225
17	2007	Ford	F250	1FTNF21587EA47543	$ 30,000
18	2003	Ford	F350	1FTSF31SX3EA32518	$ 35,000
19	2008	Ford	F350	1FDWF37Y08ED57176	$ 23,000
20	2005	Freightliner	Truck - HC80	1FVAB6BV75DN04463	$ 143,900
21	2008	International	Dump Truck	1HTWDAAN48J648495	$ 99,666
22	2006	International	Truck	1HTWDAAN46J218804	$ 89,068
23	2007	International	Truck - 7400	1HTWDAAR37J429772	$ 87,825
24	2007	International	Truck - 7400	1HTWDAAR17J429771	$ 87,825
25	2008	International	Truck - 7400	1HTWHAAR78J648496	$ 110,814
26	2004	Mac Lander	Trailer	4UVPF202X41005505	$ 2,000
27	1998	Towmaster	Trailer - Single axel 12'	4KNTT1412WL160456	$ 2,000
28	1993	Doolittle	Trailer	1DGRS1227PM019515	$ 1,000
29	2008	Doolittle	Trailer	1DGRS20228M079941	$ 3,274
30	2004	International	Dump Truck	1HTWDAAR74J083169	$ 72,000
31	2006	International	Dump Truck	1HTWHAAR36J218803	$ 45,525
32	2005	Ford	F350	1FDWF37Y25EC37004	$ 54,841
33	2013	New Generation	Trailer	1N91U1419DN307336	$ 1,855
34	2015	Peterbilt	Vac Con	2NP3LJOX8FM266717	$ 377,229
35	2015	Chevrolet	Impala	2G1WD5E36F1160842	$ 22,191
36	2015	Chevrolet	Tahoe	1GNSK2EC3FR725184	$ 34,080
37	2015	Chevrolet	Tahoe	1GNSK2ECOFR725210	$ 34,080
38	2015	Ford	F350	1FDRF3G68FED09773	$ 29,010
39	2015	Load Rite Tlr	PE0222072-15146	4ZEPE2224F1086728	$ 6,324
40	2016	Ford	Transit Van	1FTYE1ZM4GKA79591	$ 19,778

Schedule of Vehicles – Continued

41	2016	Chevrolet	Impala	2G1WA5E33G1160517	$	20,193
42	2016	Chevrolet	Impala	2G1WA5E30G1161317	$	20,193
43	2016	PJ	PJ Trailer MF CC182	4P5CC182G1241100	$	4,800
44	2016	Chevrolet	Impala	2G1WD5E33G1158872	$	22,102
45	2016	Chevrolet	Impala	2G1WD5E34G1157357	$	22,102
46	2016	Chevrolet	Impala	2G1WD5E36G1156162	$	22,102
47	2016	Chevrolet	Impala	2G1WD5E33G1158158	$	22,102
48	2016	Peterbilt	348	2NP3LJ0X9GM361854	$	170,000
49	2016	Ford	F350	1FDRF3H68GED40778	$	28,689
50	2016	Ford	F350	1FDRF3H6XGED40779	$	28,689
51	2017	Ford	F150	1FTEW1CF8HFA76567	$	24,156
52	2016	Chevrolet	Impala	2G1WD5E30G1155301	$	21,997
53	2016	Chevrolet	Impala	2G1WD5E31G1149006	$	21,997
54	2016	Chevrolet	Impala	2G1WD5E33G1150206	$	22,517
55	2016	Chevrolet	Impala	2G1WD5E33G1154823	$	22,517
56	2016	Chevrolet	Impala	2G1WD5E30G1155315	$	22,517
57	2018	Ford	F150 4x4	1FTNF1EG5JKF37470	$	34,701
58	2018	Ford	F150 2x4	1FTMF1CB0JKF30476	$	33,206
59	2018	Ford	F150	1FTEX1CB2JKE60822	$	24,895
60	2018	Chevrolet	Malibu	1G1ZB5ST1JF132097	$	19,674
61	2019	Ford	Super Duty F-250	1FTBF2B61KED14170	$	36,275
62	2019	PJ Trailer	Trailer Utility UL 142	3CVUL1429K2585971	$	3,034
63	2019	Ford	F350	1FDRF3B63KEG51813	$	33,821
64	2019	Ford	F350	1FDRF3B65KEG51814	$	33,821
65	2019	Peterbilt	348 single axle dump w/plow	2NP3HJ8X5LM709097	$	205,000
66	2020	Ford	F350	1FTRF3B65LED09950	$	35,792
67	2020	Ford	Explorer	1FM5K8AB2LGA97899	$	45,410
68	2019	Ford	F450 - Dump	1FD0X4HY7KEG09696	$	58,975
69	2021	Ford	Explorer	1FM5K8AB0MGA19879	$	47,670
70	2021	Rhino	7X20TA Landscape	1R9RU2028ME912291	$	4,870
71	2021	Ford	Ranger 4X4 XLT	1FTER4FH4MLD33595	$	31,070
72	2021	Ram	1500	3C6RR7KG2MG706170	$	42,840
73	2021	Ram	1500	3C6RR7KG6MG706169	$	42,840
74	2022	Ford	Escape	1FMCU9H64NUA12355	$	35,557
75	2021	Ford	Explorer	1FM5K8AB6MGA19935	$	32,000
76	2020	All Traffic Solutions	Message Board/Speed Trailer		$	22,000
77	2020	All Traffic Solutions	Message Board/Speed Trailer		$	22,000
78	2021	Ford	F350 Utility	1FDRF3862MED05707	$	55,000
79	2021	Ford	F350 Utility	1FD8F2B66MED05706	$	55,000
80	2017	Ford	Transit Van	1FTYE1YM9HKB18372	$	19,903

Schedule of Vehicles – Continued

41	2015	Load Rite Tlr	PE0222072-15146	4ZEPE2224F1086728	$	6,324
42	2016	Ford	Transit Van	1FTYE1ZM4GKA79591	$	19,778
43	2016	Chevrolet	Impala	2G1WA5E33G1160517	$	20,193
44	2016	Chevrolet	Impala	2G1WA5E30G1161317	$	20,193
45	2016	Peterbilt	348	2NP3LJ0X9GM361854	$	170,000
46	2016	PJ	PJ Trailer MF CC182	4P5CC182G1241100	$	4,800
47	2016	Chevrolet	Impala	2G1WD5E33G1158872	$	22,102
48	2016	Chevrolet	Impala	2G1WD5E34G1157357	$	22,102
49	2016	Chevrolet	Impala	2G1WD5E36G1156162	$	22,102
50	2016	Chevrolet	Impala	2G1WD5E33G1158158	$	22,102
51	2016	Ford	F350	1FDRF3H68GED40778	$	28,689
52	2016	Ford	F350	1FDRF3H6XGED40779	$	28,689
53	2017	Ford	F150	1FTEW1CF8HFA76567	$	24,156
54	2016	Chevrolet	Impala	2G1WD5E31G1149006	$	21,997
55	2016	Chevrolet	Impala	2G1WD5E30G1155301	$	21,997
56	2017	Ford	Transit Van	1FTYE1YM9HKB18372	$	19,903
57	2016	Chevrolet	Impala	2G1WD5E33G1150206	$	22,517
58	2016	Chevrolet	Impala	2G1WD5E33G1154823	$	22,517
59	2016	Chevrolet	Impala	2G1WD5E30G1155315	$	22,517
60	2018	Ford	F150 4x4	1FTNF1EG5JKF37470	$	34,701
61	2018	Ford	F150 2x4	1FTMF1CB0JKF30476	$	33,206
62	2018	Ford	F150	1FTEX1CB2JKE60822	$	24,895
63	2018	Chevrolet	Malibu	1G1ZB5ST1JF132097	$	19,674
64	2019	Ford	Super Duty F-250	1FTBF2B61KED14170	$	36,275
65	2019	PJ Trailer	Trailer Utility UL 142	3CVUL1429K2585971	$	3,034
66	2019	Ford	F350	1FDRF3B63KEG51813	$	33,821
67	2019	Ford	F350	1FDRF3B65KEG51814	$	33,821
68	2019	Peterbilt	348 single axle dump w/plow	2NP3HJ8X5LM709097	$	205,000
69	2020	Ford	Explorer	1FM5K8AB2LGA97899	$	45,410
70	2020	Ford	F350	1FTRF3B65LED09950	$	35,792
71	2021	Ford	Explorer	1FM5K8AB0MGA19879	$	47,670
72	2019	Ford	F450 - Dump	1FD0X4HY7KEG09696	$	58,975
73	2021	Rhino	7X20TA Landscape	1R9RU2028ME912291	$	4,870
74	2021	Ford	Ranger 4X4 XLT	1FTER4FH4MLD33595	$	31,070
75	2021	Ram	1500	3C6RR7KG2MG706170	$	42,840
76	2021	Ram	1500	3C6RR7KG6MG706169	$	42,840
77	2022	Ford	Escape	1FMCU9H64NUA12355	$	35,557
78	2021	Ford	Explorer	1FM5K8AB6MGA19935	$	32,000
79	2020	All Traffic Solutions	Message Board/Speed Trailer		$	22,000

Schedule of Vehicles – Continued

81	2022	Ford	F250	1FTBF2BN1NEF31147	$	35,135
82	2022	Ford	Explorer	1FM5K8AB6NGA43251	$	48,860
83	2022	Ford	Explorer	1FM5K8AB7NGA42853	$	46,520
84	2022	Ford	Explorer	1FM5K8AB4NGA42910	$	45,590
85	2022	Ford	F-250 SD 4WD w/8' Western Plow	1FTBF2BN3NEF31215	$	44,048
86	2022	Intersate	SI 820 TA@XLT	1UK500J23P1	$	9,725
87	2022	Ford	F-350	1FTRF3B6XNEF30950	$	49,000
88	2022	Ford	F-350	1FTRF3B63NEF20949	$	49,000
89	2022	Ford	F-250 SD 4 X 4	1FTBF2BN3NEF31148	$	35,135
90	2022	Ford	F-350 with plow	1FDRF3H65NEF31216	$	62,181
91	2023	PJ	Trailer	3CV1U2425P2652742	$	6,317
92	2022	Ford	F-350 Dump with plow	1FDRF3H6XNEF30952	$	65,519
93	2022	Ford	F-350 Dump with plow	1FDRF3H6XNEF30951	$	65,519
94	2021	Ford	Explorer	1FMK8AB3MGA19956	$	34,000
95	2021	Ford	Explorer	1FM5K8AB9MGA19900	$	32,000
96	2022	Ford	Transit Connect	NM0LS7S26N1544323	$	45,730
97	2023	Ford	F150	1FTMF1CB2PKE02975	$	38,995
98	2023	Ford	F150	1FTEX1EP5PKD26906	$	44,985
99	2023	Peterbilt	Altec Bucket Truck	2NPMHM7X1RM890490	$	231,000
100	2023	Make Impact	ISCAA70X16TE2FF	5JWVE1628PB022701	$	8,127
101	2023	PJ Trailer	UL12052ESJKT-TB01	3CV1U2425P2652742	$	6,317
102		Cronkhite Manufacturing	Cronkhite 3216 HD trailer	473BT2723P1000337	$	16,500
				TOTAL	**$**	**4,173,394**

Excess Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Limits

Each Occurrence	$ 10,000,000
General Aggregate	$ 10,000,000

Defense Inside/Outside the Limit Inside the Limit

Underlying Coverages & Limits

General Liability	$ 1,000,000
Public Officials Liability	$ 1,000,000
Automobile Liability	$ 1,000,000

Self-Insured Retention $ 10,000

Premium: Included

See Disclaimer Page for Important Notices and Acknowledgement

Law Enforcement Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Law Enforcement Activity Liability Limits	$	1,000,000	
Each Occurrence	$	3,000,000	
Annual Aggregate			
Law Enforcement Line of Duty Accidental Death Benefit	$	50,000	Per Person
Deductible	$	25,000	

See Disclaimer Page for Important Notices and Acknowledgement

Workers' Compensation Coverage

Insurance Company	Illinois Public Risk Fund
A.M. Best Rating	N/A
Standard & Poor's Rating	N/A
State Covered Status	Non-Admitted
Policy/Coverage Term	1/1/2024 to 1/1/2025
Policy #	TBD

Coverage

Workers Compensation		Statutory
Employers Liability		
Each Accident	$	3,000,000
Disease – Each Employee	$	3,000,000
Disease – Policy Limit	$	3,000,000

Class Code	Description	Estimated 2023/2024	Estimated 2024/2025	Rate 2023/2024	Rate 2024/2025	Premium 2023/2024	Premium 2024/2025	Difference
5506	Street Maintenance	$ 665,426	$ 773,357	9.851	7.981	$ 65,551	$ 61,722	$ (3,829)
7520	Waterworks Operation	$ 350,000	$ 371,153	3.265	2.526	$ 11,428	$ 9,375	$ (2,053)
7580	Sewage Disposal Plant Operations	$ 264,330	$ 271,154	3.893	3.216	$ 10,290	$ 8,720	$ (1,570)
7720	Police Officers	$ 3,419,904	$ 3,515,921	2.289	1.933	$ 78,282	$ 67,963	$ (10,319)
8810	Clerical	$ 1,990,437	$ 2,161,917	0.123	0.105	$ 2,448	$ 2,270	$ (178)
8868	School Professional	$ 80,000	$ -	0.348	0.000	$ 278	$ -	$ (278)
9015	Buildings Operations	$ 70,803	$ 72,538	3.175	2.727	$ 2,248	$ 1,978	$ (270)
9101	School - All Other	$ -	$ 48,649		3.043		$ 1,480	
9063	Recreation Center: All Other	$ 366,090	$ 655,614	1.111	0.880	$ 4,067	$ 5,769	$ 1,702
9102	Parks: NOC	$ 584,669	$ 779,652	3.781	3.149	$ 22,106	$ 24,551	$ 2,445
9410	Municipal	$ 412,755	$ 374,970	3.276	2.526	$ 13,522	$ 9,472	$ (4,050)
		$ 8,204,413	**$ 9,024,925**			**$ 210,220**	**$ 193,300**	**$ (18,400)**
Administration Fee - 3%						$ 6,307	$ 5,799	
Estimated Annual Premium						**$ 216,527**	**$ 199,099**	$ (17,428)

Safety Grant	**$ 21,551**	**$ 22,342**

It is imperative that Alliant and/or the carrier be notified IMMEDIATELY when a policyholder hires employees and/or begins operations in any state not listed in PART 3 A on the INFORMATION PAGE of the policy. Failure to obtain a workers' compensation policy in some states may result in substantial fines levied on the policyholder dating back to the original date of hire. Coverage for other states under PART 3 C. (OTHER STATES INSURANCE) of the workers' compensation policy may not fulfill the coverage verification requirement imposed by some states.

See Disclaimer Page for Important Notices and Acknowledgement

Public Officials Liability Coverage including Employment Practices Liability Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Limit

Public Officials Liability Coverage		
Each Occurrence	$	1,000,000
Annual Aggregate	$	3,000,000
Retroactive Date		12/31/2009
Employment Practices Liability Coverage		
Each Occurrence	$	1,000,000
Annual Aggregate	$	3,000,000
Retroactive Date		12/31/2009

Deductible $ 5,000

Coverages Include but not limited to

- Breach of Contract
- Criminal, Dishonest, Fraudulent or Malicious Acts
- Wage and Hour Claims
- Known Wrongful Employment Practice Offenses

Premium Included in Total Premium

See Disclaimer Page for Important Notices and Acknowledgement

Cyber Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Coverage

Cyber Liability			
Each Event Limit	$	1,000,000	
Retroactive Date		12/31/2009	
Privacy Crisis Management Expense			
Each Event Limit	$	50,000	
Retroactive Date		12/31/2009	
Cyber Extortion Expense			
Each Event Limit	$	20,000	
Privacy Crisis Management Expense & Cyber Extortion Expense	$	50,000	Aggregate
Premium	Included		

See Disclaimer Page for Important Notices and Acknowledgement

Crime Coverage

Insurance Company	National Union Fire Insurance Company of Pittsburgh, PA
A.M. Best Rating	A (Excellent), Financial Size Category: XV (Greater than or Equal to $2.00 Billion) as of December 16, 2022
Standard & Poor's Rating	A+ (Strong) as of May 24, 2023
State Covered Status	Admitted
Policy/Coverage Term	12/31/2023 to 12/31/2024
Policy #	TBD

Coverages	**Limits**	**Deductible**
Employee Theft	$ 1,000,000	$ 1,000
Forgery or Alteration	$ 5000,000	$ 1,000
Computer Fraud and Funds Transfer Fraud	$ 250,000	$ 1,000
Money & Securities – Inside the Premises	$ 250,000	$ 1,000
Money & Securities – Outside the Premises	$ 250,000	$ 1,000
Robbery/Safe Burglary – Inside Premises	$ 100,000	$ 1,000
Fraudulent Impersonation	$ 250,000	$ 1,000
Money Orders	$ 250,000	$ 1,000

See Disclaimer Page for Important Notices and Acknowledgement

Disclosures

This proposal of insurance is provided as a matter of convenience and information only. All information included in this proposal, including but not limited to personal and real property values, locations, operations, products, data, automobile schedules, financial data and loss experience, is based on facts and representations supplied to Alliant Insurance Services, Inc. by you. This proposal does not reflect any independent study or investigation by Alliant Insurance Services, Inc. or its agents and employees.

Please be advised that this proposal is also expressly conditioned on there being no material change in the risk between the date of this proposal and the inception date of the proposed policy (including the occurrence of any claim or notice of circumstances that may give rise to a claim under any policy which the policy being proposed is a renewal or replacement). In the event of such change of risk, the insurer may, at its sole discretion, modify, or withdraw this proposal, whether or not this offer has already been accepted.

This proposal is not confirmation of insurance and does not add to, extend, amend, change, or alter any coverage in any actual policy of insurance you may have. All existing policy terms, conditions, exclusions, and limitations apply. For specific information regarding your insurance coverage, please refer to the policy itself. Alliant Insurance Services, Inc. will not be liable for any claims arising from or related to information included in or omitted from this proposal of insurance.

Alliant embraces a policy of transparency with respect to its compensation from insurance transactions. Details on our compensation policy, including the types of income that Alliant may earn on a placement, are available on our website at www.alliant.com. For a copy of our policy or for any inquiries regarding compensation issues pertaining to your account you may also contact us at: Alliant Insurance Services, Inc., Attention: General Counsel, 701 B Street, 6th Floor, San Diego, CA 92101.

Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant Insurance typically rely upon rating agencies for this type of market analysis. Both A.M. Best and Standard and Poor's have been industry leaders in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.

A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them at www.ambest.com. For additional information regarding insurer financial strength ratings visit Standard and Poor's website at www.standardandpoors.com.

Our goal is to procure insurance for you with underwriters possessing the financial strength to perform. Alliant does not, however, guarantee the solvency of any underwriters with which insurance or reinsurance is placed and maintains no responsibility for any loss or damage arising from the financial failure or insolvency of any insurer. We encourage you to review the publicly available information collected to enable you to make an informed decision to accept or reject a particular underwriter. To learn more about companies doing business in your state, visit the Department of Insurance website for that state.

NY Regulation 194

Alliant Insurance Services, Inc. is an insurance producer licensed by the State of New York. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction typically involves one or more of these activities.

Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In some cases, other factors such as the volume of business a producer provides to an insurer or the profitability of insurance contracts a producer provides to an insurer also may affect compensation.

The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by requesting such information from the producer.

Privacy

At Alliant, one of our top priorities is making sure that the information we have about you is protected and secure. We value our relationship with you and work hard to preserve your privacy and ensure that your preferences are honored. At the same time, the very nature of our relationship may result in Alliant's collecting or sharing certain types of information about you in order to provide the products and services you expect from us. Please take the time to read our full Privacy Policy posted at www.alliant.com, and contact your Alliant service team should you have any questions.

Other Disclosures / Disclaimers

FATCA:

The Foreign Account Tax Compliance Act (FATCA) requires the notification of certain financial accounts to the United States Internal Revenue Service. Alliant does not provide tax advice so please contact your tax consultant for your obligation regarding FATCA.

NRRA:

The Non-Admitted and Reinsurance Reform Act (NRRA) went into effect on July 21, 2011. Accordingly, surplus lines tax rates and regulations are subject to change which could result in an increase or decrease of the total surplus lines taxes and/or fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes and/or fees must be promptly remitted to Alliant Insurance Services, Inc.

Other Disclosures / Disclaimers - Continued

Guarantee Funds

Established by law in every state, guaranty funds are maintained by a state's insurance commissioner to protect policyholders in the event that an insurer becomes insolvent or is unable to meet its financial obligations. *If your insurance carrier is identified as 'Non-Admitted', your policy is not protected by your state's Guaranty Fund.*

Claims Reporting:

Your policy will come with specific claim reporting requirements. Please make sure you understand these obligations. Contact your Alliant Service Team with any questions.

Claims Made Policy:

This claims-made policy contains a requirement stating that this policy applies only to any claim first made against the Insured and reported to the insurer during the policy period or applicable extended reporting period. Claims must be submitted to the insurer during the policy period, or applicable extended reporting period, as required pursuant to the Claims/Loss Notification Clause within the policy in order for coverage to apply. Late reporting or failure to report pursuant to the policy's requirements could result in a disclaimer of coverage by the insurer.

Any Employment Practices Liability (EPL) or Directors & Officers (D&O) with EPL coverage must give notice to the insurer of any charges / complaints brought by any state / federal agency (i.e. EEOC and similar proceedings) involving an employee. To preserve your rights under the policy, it is important that timely notice be given to the insurer, whether or not a right to sue letter has been issued.

Changes and Developments

It is important that we be advised of any changes in your operations, which may have a bearing on the validity and/or adequacy of your insurance. The types of changes that concern us include, but are not limited to, those listed below:

- Changes in any operations such as expansion to another state, new products, or new applications of existing products.
- Travel to any state not previously disclosed.
- Permanent operations outside the United States, Canada or Puerto Rico.
- Mergers and/or acquisition of new companies and any change in business ownership, including percentages.
- Any newly assumed contractual liability, granting of indemnities or hold harmless agreements.
- Any changes in existing premises including vacancy, whether temporary or permanent, alterations, demolition, etc. Also, any new premises either purchased, constructed or occupied
- Circumstances which may require an increased liability insurance limit.
- Any changes in fire or theft protection such as the installation of or disconnection of sprinkler systems, burglar alarms, etc. This includes any alterations to the system.
- Immediate notification of any changes to a scheduled of equipment, property, vehicles, electronic data processing, etc.
- Property of yours that is in transit, unless previously discussed and/or currently insured.

Certificates / Evidence of Insurance

A Certificate or Evidence is issued as a matter of information only and confers no rights upon the certificate holder. The certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by a policy, nor does it constitute a contract between the issuing insurer(s), authorized representative, producer or recipient.

You may have signed contracts, leases or other agreements requiring you to provide this evidence. In those agreements, you may assume obligations and/or liability for others (Indemnification, Hold Harmless) and some of the obligations that are not covered by insurance. We recommend that you and your legal counsel review these documents.

In addition to providing a Certificate or Evident of Insurance, you may be required to name your landlord, client or customer on your policy as a loss payee on property insurance or as an additional insured on liability insurance. This is only possible with permission of the insurance company, added by endorsement and, in some cases, an additional premium.

By naming the certificate holder as additional insured, there are consequences to your risks and insurance policy including:

- Your policy limits are now shared with other entities; their claims involvement may reduce or exhaust your aggregate limit.
- Your policy may provide higher limits than required by contract; your full limits can be exposed to the additional insured.
- There may be conflicts in defense when your insurer has to defend both you and the additional insured.
- An additional insured endorsement will most likely not provide notification of cancellation. Some insurance companies use a “blanket” additional insured endorsement that provides coverage automatically when it is required in a written contract. Most insurance companies do not want to be notified of all additional insureds when there is a blanket endorsement on the policy. If a notice of cancellation is required for the additional insured party, you must notify us immediately and we will request an endorsement from your insurance company. There may be an additional premium for adding a notice of cancellation endorsement for an additional insured.

See Request to Bind Coverage page for acknowledgment of all disclaimers and disclosures.

Optional Coverages

The following represents a list of insurance coverages that may not be included in this proposal but are optional and may be available with further underwriting information. This list is not inclusive of all coverages and if you have questions contact your Alliant representative. If you would like addition quotes please check Yes/No across from the coverage below, sign and return.

Target Coverages

	Yes	No
MANAGEMENT LIABILITY		
Directors & Officers Liability	☐	☐
Fiduciary Liability	☐	☐
Selecting the "Reject All or Accept All" option will override any selections you have made above	☐ Reject All ☐ Accept All for Consideration	

Signature of Authorized Insurance Representative **Date**

Title

Printed / Typed Name

Optional Coverages – Continued

Other Coverage Options

Note some of these coverages may be included with limitations or insured elsewhere. This is a partial listing as you may have additional risks not contemplated here which are unique to your organization.

- Business Income/Extra Expense
- Earthquake
- Employed Lawyers
- Employee Benefits Liability
- Equipment Breakdown
- Food Borne Illness
- Foreign Insurance
- Garagekeepers Liability
- Hired Auto Physical Damage
- Kidnap & Ransom
- Law Enforcement Liability
- Media and Publishers Liability
- Network Security / Privacy Liability and Internet Media Liability
- Non-Owned & Hired Automobile Liability
- Pollution Liability
- Owned/Non-Owned Aircraft
- Owned Watercraft
- Professional Liability
- Property in Transit
- Property of Others (Clients, Employees, Other)
- Special Events Liability
- Spoilage
- Student Accident
- Volunteer Accidental Death & Dismemberment (AD&D)
- Workers Compensation & Employers Liability
- Workplace Violence

Glossary of Insurance Terms

Below are links to assist you in understanding the insurance terms you may find within your insurance coverages:

http://insurancecommunityuniversity.com/university-resources/insurance-glossary-free
https://consumers.ambest.com/content.aspx?rec=261613
http://www.irmi.com/online/insurance-glossary/default.aspx

Request to Bind Coverage

United City of Yorkville

We have reviewed the proposal and agree to the terms and conditions of the coverages presented. We are requesting coverage to be bound as outlined by coverage line below:

Coverage Line	Bind Coverage for:
Commercial Property	☐
Commercial General Liability	☐
Commercial Auto	☐
Excess Liability	☐
Law Enforcement Liability	☐
Workers' Compensation	☐
Public Officials Lability / Employment Practices Liability	☐
Cyber	☐
Crime	☐

Did you know that Alliant works with premium financing companies?
Are you interested in financing your annual premium?

Yes, please provide us with a financing quote.	No, we do not wish to finance our premium.
☐	☐

This Authorization to Bind Coverage also acknowledges receipt and review of all disclaimers and disclosures, including exposures used to develop insurance terms, contained within this proposal.

Signature of Authorized Insured Representative **Date**

Title

Printed / Typed Name

This proposal does not constitute a binder of insurance. Binding is subject to final carrier approval. *The actual terms and conditions of the policy will prevail.*

Binding Subjectivities Recap

ALL coverages require

- A written request to bind coverage.
- All Surplus Lines Taxes/Fees are Fully Earned (only applies to a non-admitted carrier)

Additional subjectivities are listed below by Coverage Line.

Coverage Line and Description of Subjectivity(ies)

Commercial Property

- None

Commercial General Liability

- None

Commercial Auto

- None

Excess Liability

- None

Law Enforcement Liability

- None

Workers' Compensation

- None

Public Officials Lability / Employment Practices Liability

- None

Cyber

- None

Crime

- None

In order to complete the underwriting process, we require that you send us any additional information requested above. We are not required to bind coverage prior to our receipt and underwriting acceptance of the above information. However, if we do bind coverage prior to such acceptance, the terms and conditions as indicated above may be amended until such receipt and acceptance. Any agreement to bind coverage in connection with this proposal must be in writing from an authorized employee of the Insurer

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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2023-08 & EDC 2023-35

Agenda Item Summary Memo

Title: QuikTrip Convenience Store and Gas Station (Special Use)

Meeting and Date: City Council – October 24, 2023

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

Council Action Previously Taken:

Date of Action: CC – 8/23/22 Action Taken: Approval of a Rezoning, Special Use and Sign Variance for Graham's

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

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale-Noble (Name) Community Development (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: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, City Engineer, EEI
Date: October 17, 2023
Subject: **PZC 2023-08 QuikTrip Gasoline** (Special Use)
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store

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SUMMARY:

The petitioner, Ali Bukhres, on behalf of QuikTrip Corporation, petitioner/contract purchaser, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization for a gasoline service station with accessory convenience store, pursuant to Section 10-6-0 of the Yorkville City Code. The real property consists of two (2) parcels totaling approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

The proposed gas station development will offer fuel for automobiles and commercial/industrial trucks, a retail store, and made-fresh-to-order food services. The fueling stations and an approximately 5,300 square foot convenience store will be located on the 4.28-acre parcel (PIN #05-05-400-050), abutting State Route 47 (Bridge Street) to the west and State Route 71 to the south. The second parcel (PIN 05-04-300-031), approximately 1.23-acres, is currently not proposed to be developed, but may be utilized in the future for a car wash facility. Required on-site detention for the site is proposed to be located underground, beneath the parking area.

PLANNING AND ZONING COMMISSION:

The following action was taken by the Planning and Zoning Commission on the special use request below:

In consideration of testimony presented during a Public Hearing on October 11, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in letters dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023.

Action:
Millen-aye; Williams-aye; Goins-aye; Horaz-aye
4 ayes; 0 nay

ATTACHMENTS:

1. Draft Ordinance
2. PZC Staff Memo dated 10-7-23
3. Petitioner Application
4. Overall Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C010)
5. Demolition Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C030)
6. Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C100)
7. Signage Plan prepared by Midwest Design Group, dates 08-31-2023 (Sheet C101)

8. Vehicle Tracking Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C102)
9. Grading Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C110)
10. Preliminary Storm Sewer Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C120)
11. Landscape Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet L100)
12. Tree Preservation Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C031)
13. Photometric Site Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C160)
14. Preliminary Stormwater Drainage Letter prepared by Midwest Design Group, dated August 30, 2023
15. ALTA/NSPS Land Title Survey prepared by Farnsworth Group, date plotted 03/29/2023
16. Building and Canopy Elevations (3 pages) prepared by QuikTrip dated 05.26.23
17. QuikTrip Corporation business profile
18. QuikTrip Environmental Sustainability Review 2019
19. Plan Council Memo dated August 8, 2023
20. Letter from EEI dated September 7, 2023
21. Letter from EEI dated August 7, 2023
22. Letter from EEI dated August 2, 2023
23. Letter from EEI dated June 28, 2023

Ordinance No. 2023-_____

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 11th day of October 2023, on the question of the special use application; and,

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

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

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

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

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

> THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS

EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111,

AND

(2) EXCEPTING THEREFROM LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

for a gasoline service station with an accessory convenience store.

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

A. Overall Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C010), attached hereto as “Exhibit A”, and

B. Demolition Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C030), attached hereto as “Exhibit B”, and

C. Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C100), attached hereto as “Exhibit C”, and

D. Signage Plan prepared by Midwest Design Group, dates 08-31-2023 (Sheet C101), attached hereto as “Exhibit D”, and

E. Vehicle Tracking Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C102), attached hereto as "Exhibit E", and

F. Grading Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C110), attached hereto as "Exhibit F", and

G. Preliminary Storm Sewer Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C120), attached hereto as "Exhibit G", and

H. Landscape Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet L100), attached hereto as "Exhibit H", and

I. Tree Preservation Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C031), attached hereto as "Exhibit I", and

J. Photometric Site Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C160), attached hereto as "Exhibit J", and

K. Preliminary Stormwater Drainage Letter prepared by Midwest Design Group, dated August 30, 2023, attached hereto as "Exhibit K", and

L. ALTA/NSPS Land Title Survey prepared by Farnsworth Group, date plotted 03/29/2023, attached hereto as "Exhibit L", and

M. Building and Canopy Elevations (3 pages) prepared by QuikTrip dated 05.26.23, attached hereto as "Exhibit M", and

N. And subject to the review comments enumerated in letters dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023, prepared by EEI, Inc., attached hereto as "Exhibit N".

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

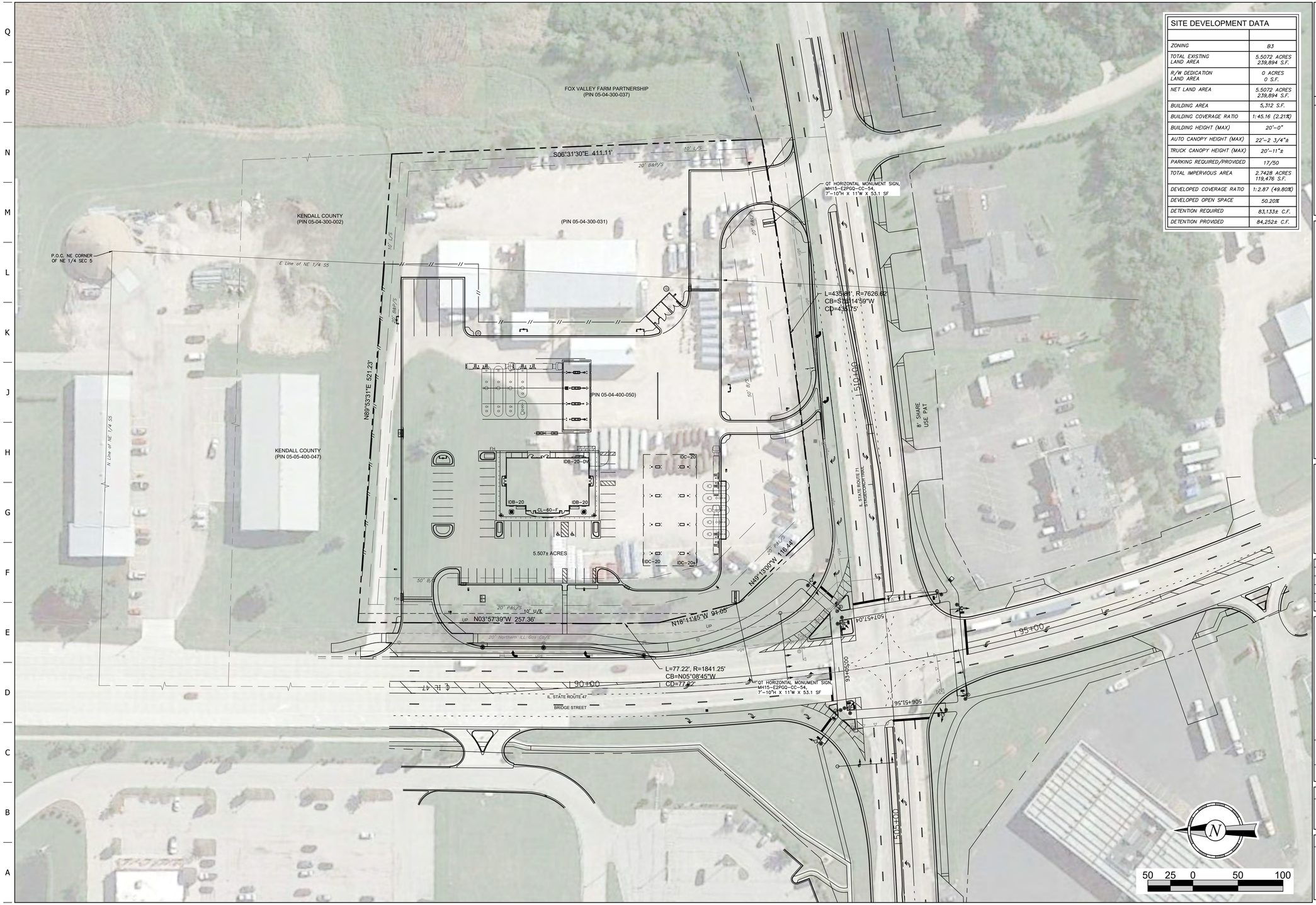
KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

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

_____

MAYOR

EXHIBIT A



SITE DEVELOPMENT DATA	
ZONING	B3
TOTAL EXISTING LAND AREA	5.5072 ACRES 239,894 S.F.
R/W DEDICATION LAND AREA	0 ACRES 0 S.F.
NET LAND AREA	5.5072 ACRES 239,894 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:45.16 (2.21%)
BUILDING HEIGHT (MAX)	20'-0"
AUTO CANOPY HEIGHT (MAX)	22'-2 3/4"±
TRUCK CANOPY HEIGHT (MAX)	20'-11"±
PARKING REQUIRED/PROVIDED	17/50
TOTAL IMPERVIOUS AREA	2.7428 ACRES 119,476 S.F.
DEVELOPED COVERAGE RATIO	1:2.87 (49.80%)
DEVELOPED OPEN SPACE	50.20%
DETENTION REQUIRED	83,133± C.F.
DETENTION PROVIDED	84,252± C.F.

DARLA K. HOLMAN
062-072191
PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318

107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

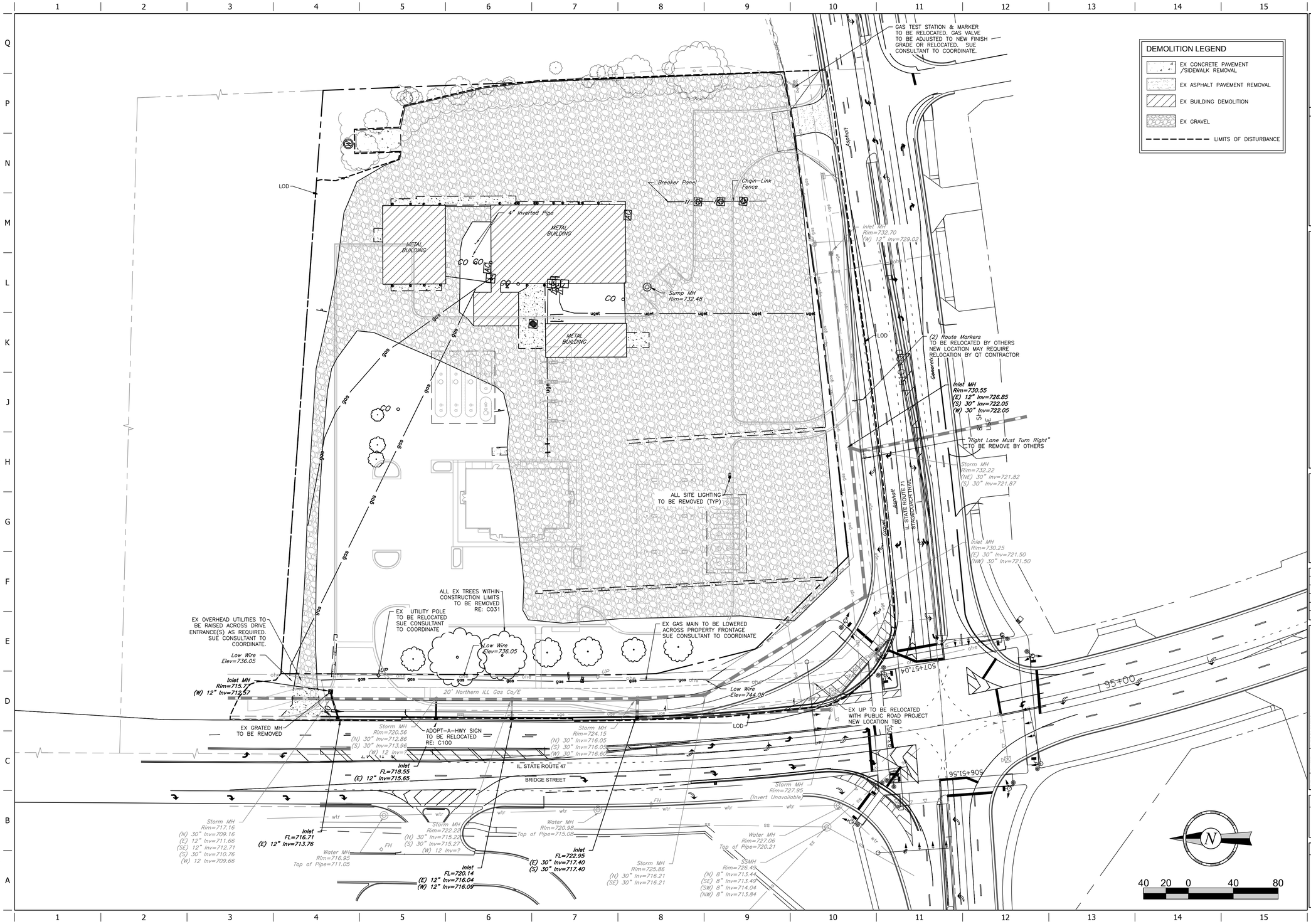
REV	DATE	DESCRIPTION
		ORIGINAL TSSUE DATE: 08-31-2023

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C010

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Overall Site Plan USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

EXHIBIT B



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DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C030

EXHIBIT C

PARKING REQUIREMENTS
TRUCK PARKING REQUIRED: NONE
TRUCK PARKING PROVIDED: 5
ADA TRUCK STALL: 1 (BEHIND BLDG)
AUTO PARKING REQUIRED: 17
AUTO PARKING PROVIDED: 50
ACCESSIBLE PARKING REQUIRED: 2
ACCESSIBLE PARKING PROVIDED: 2

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- 7 — PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO CONTRACT SPECIFICATIONS FOR STRIPING DETAILS.
3. THE MAXIMUM CROSS SLOPE ON ALL PROPOSED PRIVATE SIDEWALKS, INCLUDING SIDEWALK DRIVEWAY CROSSINGS, IS 2%.
4. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, SECURITY CAMERA AND SIGNAGE WIRING DETAILS.
5. REFERENCE PHOTOMETRIC SITE PLAN (C160) FOR SITE LIGHTING DETAILS. LIGHT POLE LOCATIONS CAN BE SCALED FROM DRAWINGS OR STAKED BY CONSTRUCTION STAKING CONTRACTOR. LIGHT POLES ON THE AUTO SIDE ARE TYPICALLY PLACED 6.25' BEHIND THE BACK OF CURB TO CENTER, BUT CAN VARY.
6. UNDERGROUND STORAGE TANKS ARE TO BE STAKED USING THE FUEL PLANS (BY CORE STATES), INCLUDING THE TANK EXCAVATION LIMITS. THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT FOR STORAGE TANK AND FUEL LINE INSPECTIONS AS REQUIRED.
7. OUTSIDE TABLE INSTALLATION SHALL CONFORM TO MANUFACTURER SPECIFICATIONS.
8. REGULATORY SIGNAGE SHALL CONFORM TO M.U.T.C.D.
9. LOW VOLTAGE POLES ARE TO BE INSTALLED AS INDICATED ON THE SECURITY PLAN. REFER TO SECURITY PLAN FOR FINAL LOW VOLTAGE POLE LOCATIONS.
10. DRIVE APPROACHES WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED USING CONCRETE PER IDOT SPECIFICATIONS.
11. IDOT SIGN RELOCATIONS SHALL USE EITHER WOOD OR TELESCOPING STEEL SIGN SUPPORTS (MATCH EXISTING), INSTALLED PER IDOT SPECIFICATIONS.

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PROFESSIONAL ENGINEER
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8/31/23

PROJECT NO.: 89-7318

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DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE: SITE PLAN

SHEET NUMBER: C100

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Site USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

S06°31'30"E 411.11'

N89°53'31"E 521.23'

E Line of NE 1/4 S5

N03°57'39"W 257.36'

N49°13'00"W 116.44'

N18°11'45"W 91.05'

L=435.81', R=7626.62'
CB=S78°14'59"W
CD=435.75'

L=77.22', R=1841.25'
CB=N05°08'45"W
CD=77.22'

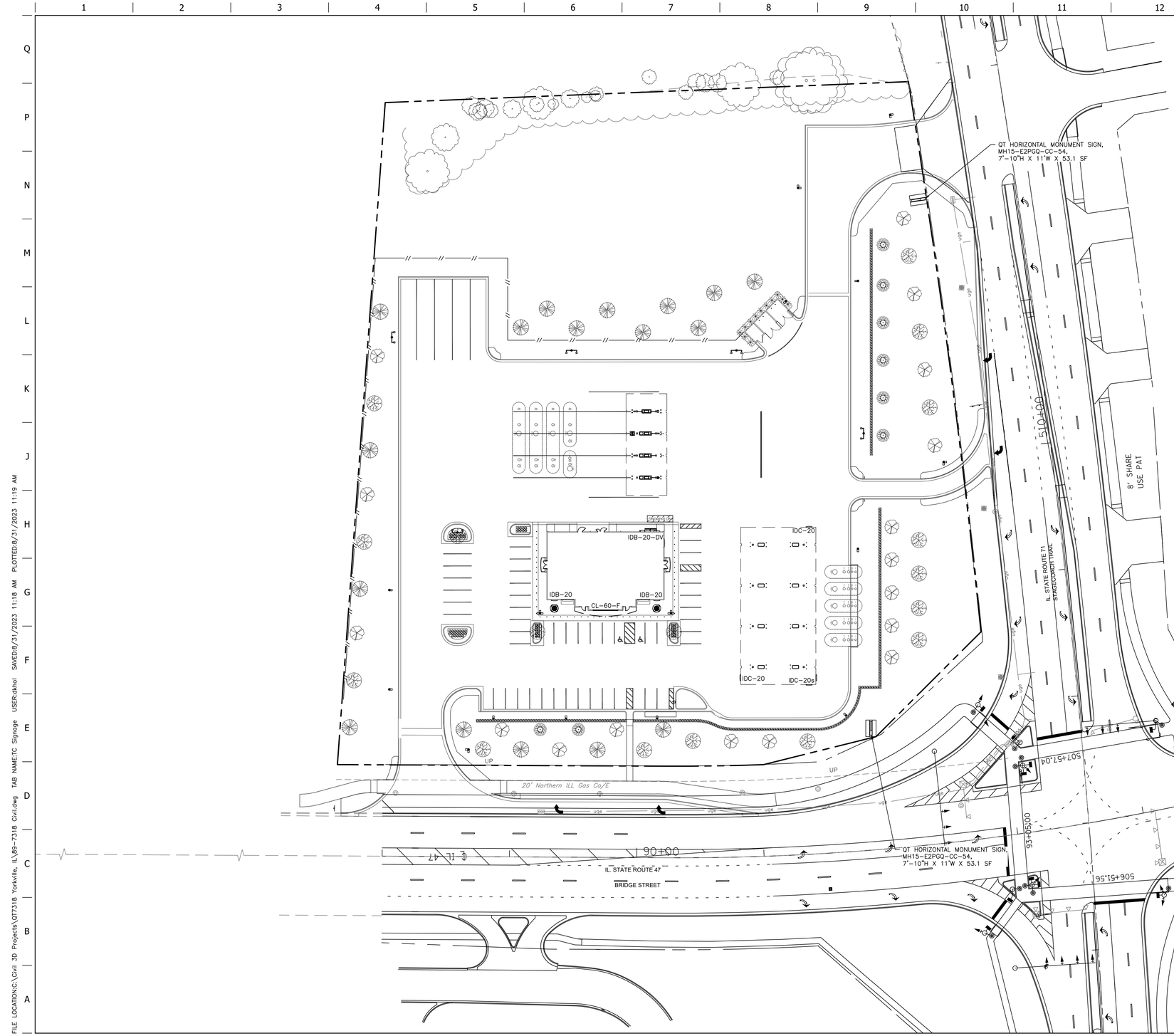
IL STATE ROUTE 47
BRIDGE STREET
(VARIABLE WIDTH R.O.W.)

IL STATE ROUTE 71
STAGECOACH TRAIL
(VARIABLE WIDTH R.O.W.)

95+00
93+05.00
507+51.04
506+51.56

40 20 0 40 80

EXHIBIT D



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REVIEWED BY:	JKL

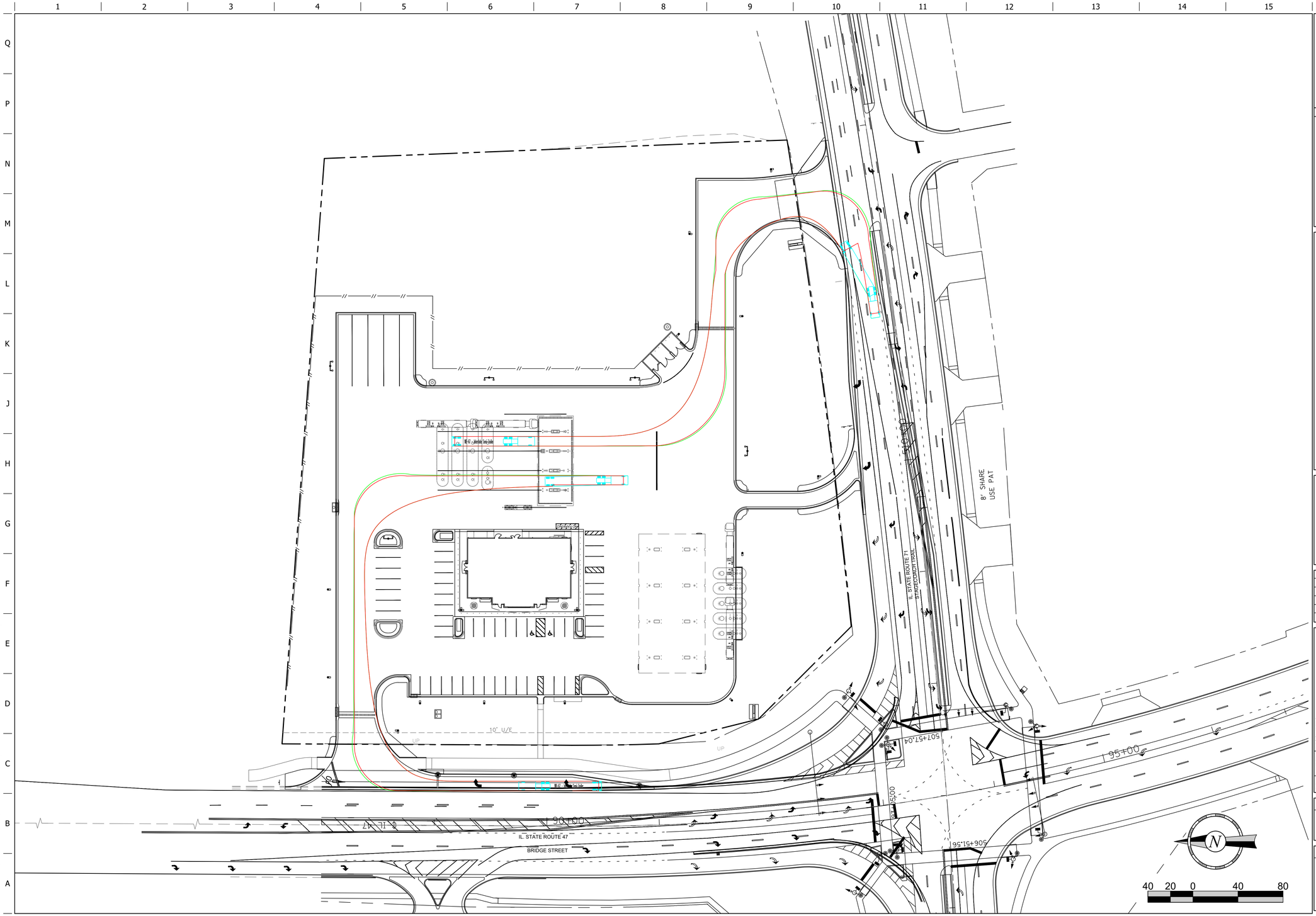
REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
C101

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:TC Signage USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

EXHIBIT E



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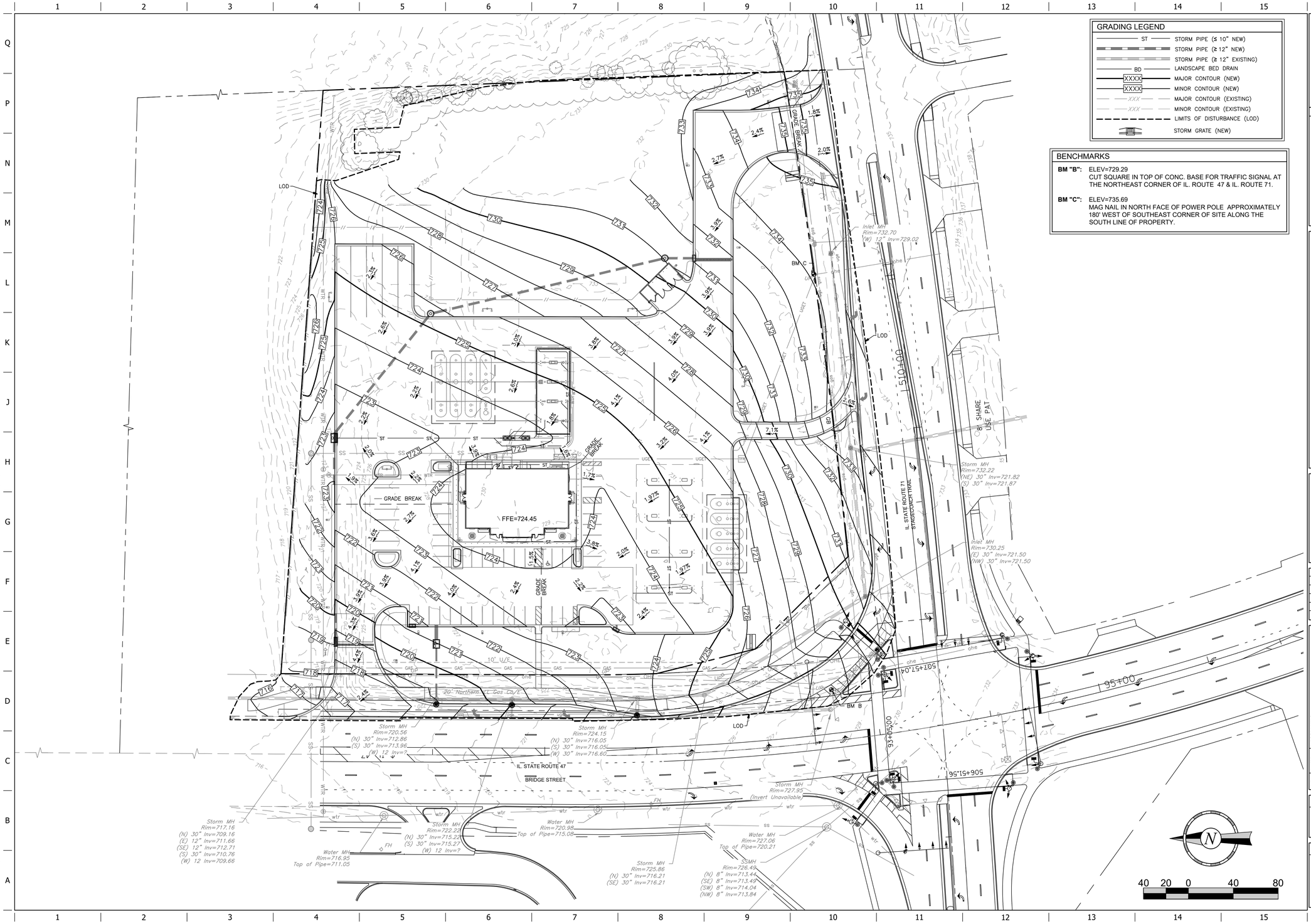
REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
VEHICILE TRACKING (WB-67)

SHEET NUMBER:
C102

EXHIBIT F



GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	LIMITS OF DISTURBANCE (LOD)
	STORM GRATE (NEW)

BENCHMARKS

BM "B": ELEV=729.29
CUT SQUARE IN TOP OF CONC. BASE FOR TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF IL. ROUTE 47 & IL. ROUTE 71.

BM "C": ELEV=735.69
MAG NAIL IN NORTH FACE OF POWER POLE APPROXIMATELY 180' WEST OF SOUTHEAST CORNER OF SITE ALONG THE SOUTH LINE OF PROPERTY.

DARLA K. HOLMAN
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OF ILLINOIS
8/31/23

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DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

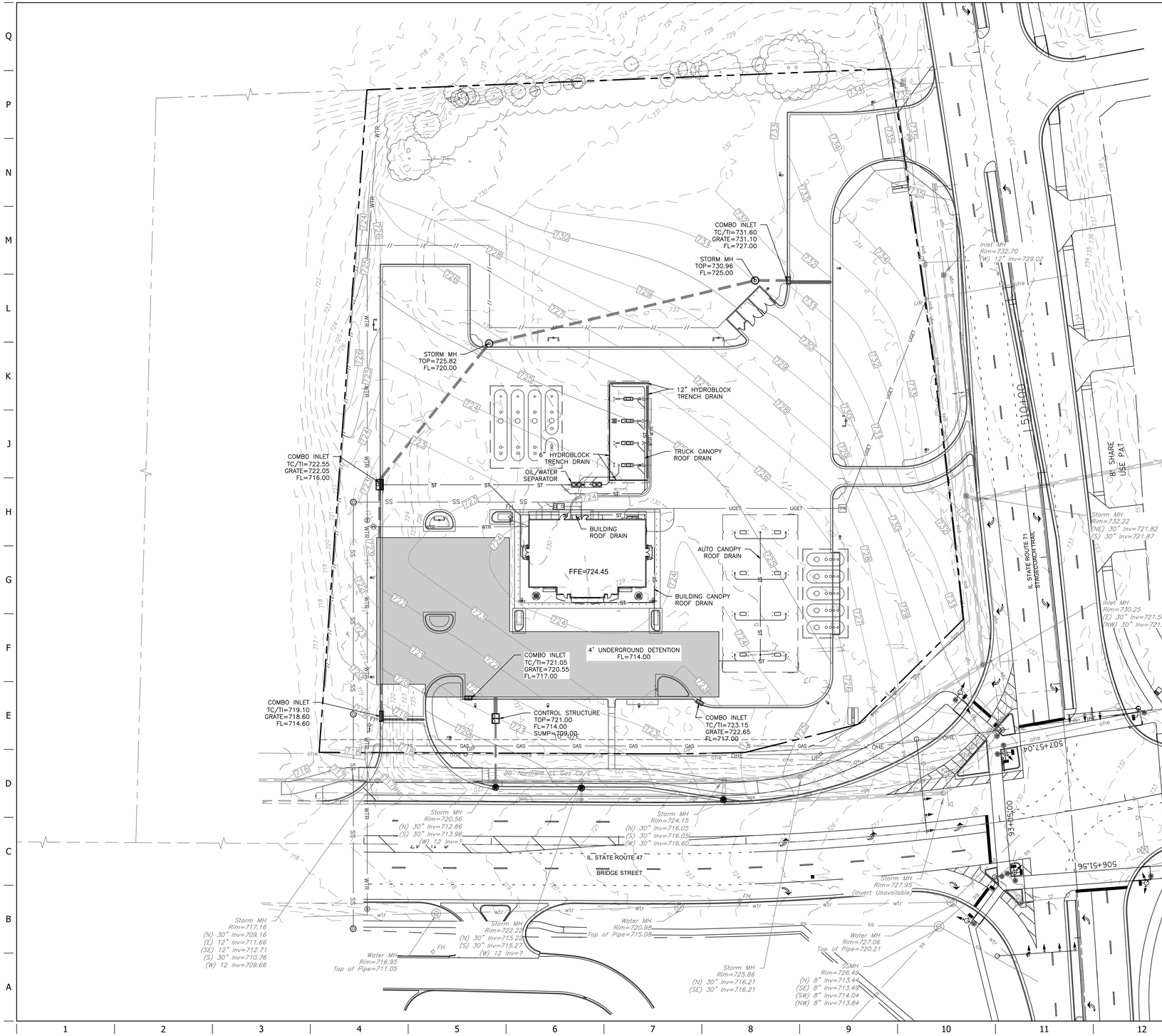
ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Grading USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

EXHIBIT G



STORM SEWER LEGEND	
ST	STORM PIPE (< 10" NEW)
BD	LANDSCAPE BED DRAIN
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	STORM GRATE (NEW)
	STORM SEWER JUNCTION BOX/MH

DARLA K. HOLMAN
062-072191
PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

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VERSION:	001
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DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

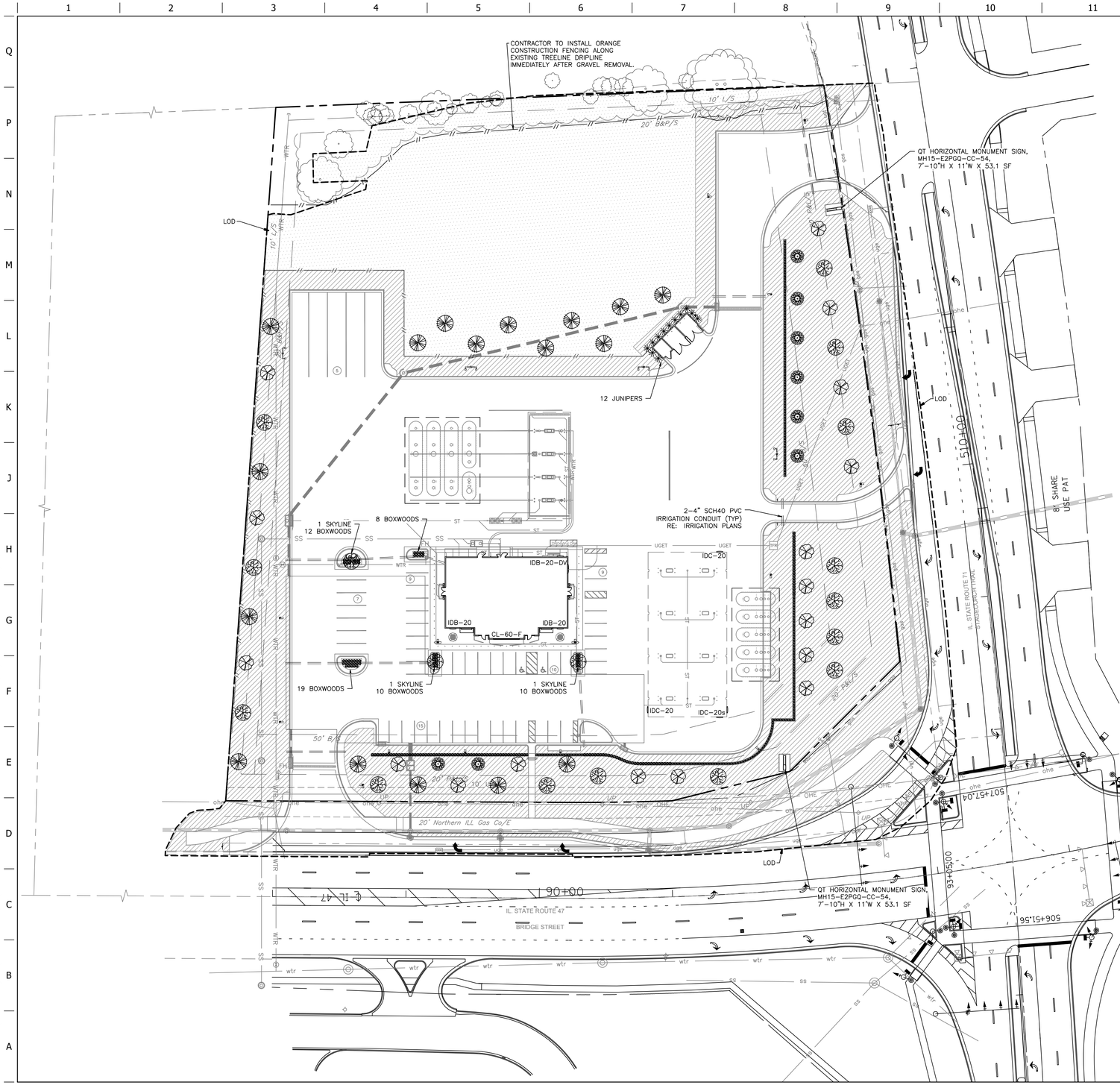
ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
PRELIMINARY STORM SEWER PLAN

SHEET NUMBER:
C120

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Storm USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

EXHIBIT H



Landscape Schedule

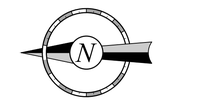
USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		CRIMSON PYGMY BARBERRY *Berberis Thunbergii*	24" HT MIN	0 EA.
		WINTERGREEN BOXWOOD *Microphylla koreana*	24" HT MIN	384 EA.
		PERFECTA JUNIPER *Juniperus chinensis 'Perfecta'*	48" HT MIN	12 EA.
TREES		GINKGO *Ginkgo biloba (male only)*	2.5" CALIPER	17 EA.
		SKYLINE HONEY LOCUST *Gledisia Triacanthos Inermis "Skyline"*	2.5" CALIPER	17 EA.
		ACCOLADE ELM *Ulmus Morton variety*	2.5" CALIPER	17 EA.
		EASTERN RED-CEDAR *Juniperus virginiana*	8' H MIN	8 EA.
MISC		FESCUE SOD		85,360 SF
		FESCUE SEED		49,300 SF

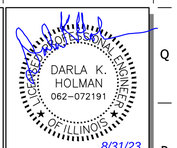
Landscape Requirements

	REQUIRED BY ORDINANCE	PROVIDED
PARKWAY TREES	1 PER 50 LF OF STREET FRONTAGE 18 REQUIRED	18 TREES
INTERIOR PARKING LOT LANDSCAPING	1 TREE PER 20 SPACES 3 REQUIRED	3 TREES
PERIMETER PARKING LOT LANDSCAPING	1 SHADE TREE, 1 EVERGREEN, 33 SHRUBS PER 100 LF IL 47: 66 SHRUBS, 2 TREES, 2 EVERGREENS IL 71: 150 SHRUBS, 5 TREES, 5 EVERGREENS	PROVIDED AS REQUIRED (ADDITIONAL COUNTED TOWARD LOT LANDSCAPING)
LOT LANDSCAPING	2 SHADE TREES & 15 SHRUBS PER 20,000 SF OF LOT AREA 239,894/20,000=12 24 SHADE TREES, 180 SHRUBS	24 SHADE TREES, 188 SHRUBS

LANDSCAPE NOTES:

1. TWO 4" DIAMETER SCHEDULE 40 PVC CONDUITS ARE TO BE INSTALLED UNDER PAVEMENT FOR IRRIGATION THROUGHOUT THE SITE. REFER TO SHEET C5.51 FOR CONDUIT INSTALLATION DETAILS AND L510 FOR EXACT LOCATIONS. THE CONDUIT ENDS ARE TO BE MARKED WITH METAL STAKES. REFER TO QT PROVIDED IRRIGATION PLAN FOR FINAL CONDUIT LOCATIONS.
2. ALL LANDSCAPE/SOD AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE GUARD.
3. ALL LANDSCAPE SHRUB BEDS TO BE BORDERED WITH STEEL LANDSCAPE EDGING (RE: IRRIGATION DETAIL SHEET(S)).
4. CYPRESS MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING AROUND ALL TREES AND IN LANDSCAPE BEDS.
5. ALL TREES ARE TO BE PLACED A MINIMUM OF 6-FEET FROM THE FACE OF CURB AND CENTERED ON PARKING STRIPES (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION.
8. ALL AREAS DISTURBED BY CONSTRUCTION, NOT RECEIVING PAVEMENT, SHALL HAVE 6 INCHES OF TOPSOIL ADDED, GRADED SMOOTH, AND SODDED/SEEDED AFTER FINAL RESTORATION IS COMPLETED. THE CONTRACTOR SHALL PROVIDE TOPSOIL, FOR APPROVAL BY THE OWNER, IF ON-SITE SOILS ARE NOT SUITABLE AS TOPSOIL. TOPSOIL SHALL BE CLOD FREE QUALITY BLACK DIRT. ALL LAWN AREAS WITHIN THE QUIKTRIP PROPERTY LIMITS AND WITHIN ALL ADJACENT RIGHT OF WAY ARE TO BE IRRIGATED AND MOWED.
9. ALL LAWN AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE (RE: IRRIGATION DETAIL SHEETS(S)).
10. 4" LANDSCAPE BED UNDERDRAIN TO BE SCH 40 PVC PIPE. UNDERDRAIN PIPE TO BE PERFORATED PIPE WITHIN INTERNAL LANDSCAPE BED AREAS AND SOLID PIPE OUTSIDE OF LANDSCAPE BED AREAS. REFER TO LANDSCAPE PARKING ISLAND DETAILS (L500 SHEETS) FOR DETAILS. ALL ISLAND LANDSCAPE BED DRAINS TO HAVE 4" PVC VERTICAL INSPECTION PIPE AT UPSTREAM END.
11. INTERIOR PARKING LOT SHADE TREES SHALL BE LIMBED TO A HEIGHT OF NOT LESS THAN EIGHT FEET.





PROJECT NO.:89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318

107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Landscape USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:20 AM

EXHIBIT I

CONTRACTOR TO INSTALL ORANGE CONSTRUCTION FENCING ALONG EXISTING TREELINE DRIPLINE IMMEDIATELY AFTER GRAVEL REMOVAL.

LOD

EX 8" RUSSIAN OLIVE *Elaeagnus angustifolia L.* CONDITION: POOR TO BE REMOVED

EX 10" RUSSIAN OLIVE *Elaeagnus angustifolia L.* CONDITION: POOR TO BE REMOVED

EX 10" RUSSIAN OLIVE *Elaeagnus angustifolia L.* CONDITION: POOR TO BE REMOVED

EX 30" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 18" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 36" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 18" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 15" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 15" MAPLE (*Acer*) CONDITION: POOR TO BE REMOVED

EX 18" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

20' Northern ILL Gas Co/E

LOD

LOD

IL STATE ROUTE 47

BRIDGE STREET

IL STATE ROUTE 71
STATE CONTRACT TRAIL

8' SHARE USE PATH

90+00

95+00

507+57.04

506+51.56

EXISTING TREE REMOVAL SUMMARY	
DIAMETER	QUANTITY
8"	1
10"	2
15"	2
18"	3
30"	1
36"	1
TOTAL	10

FINAL TREE PRESERVATION PLAN IS PENDING

40 20 0 40 80

DARLA K. HOLMAN
062-072191
PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

MDG
Midwest Design Group
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PO Box 860015
Shawnee, KS 66286-0015
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QuikTrip No. 7318
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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

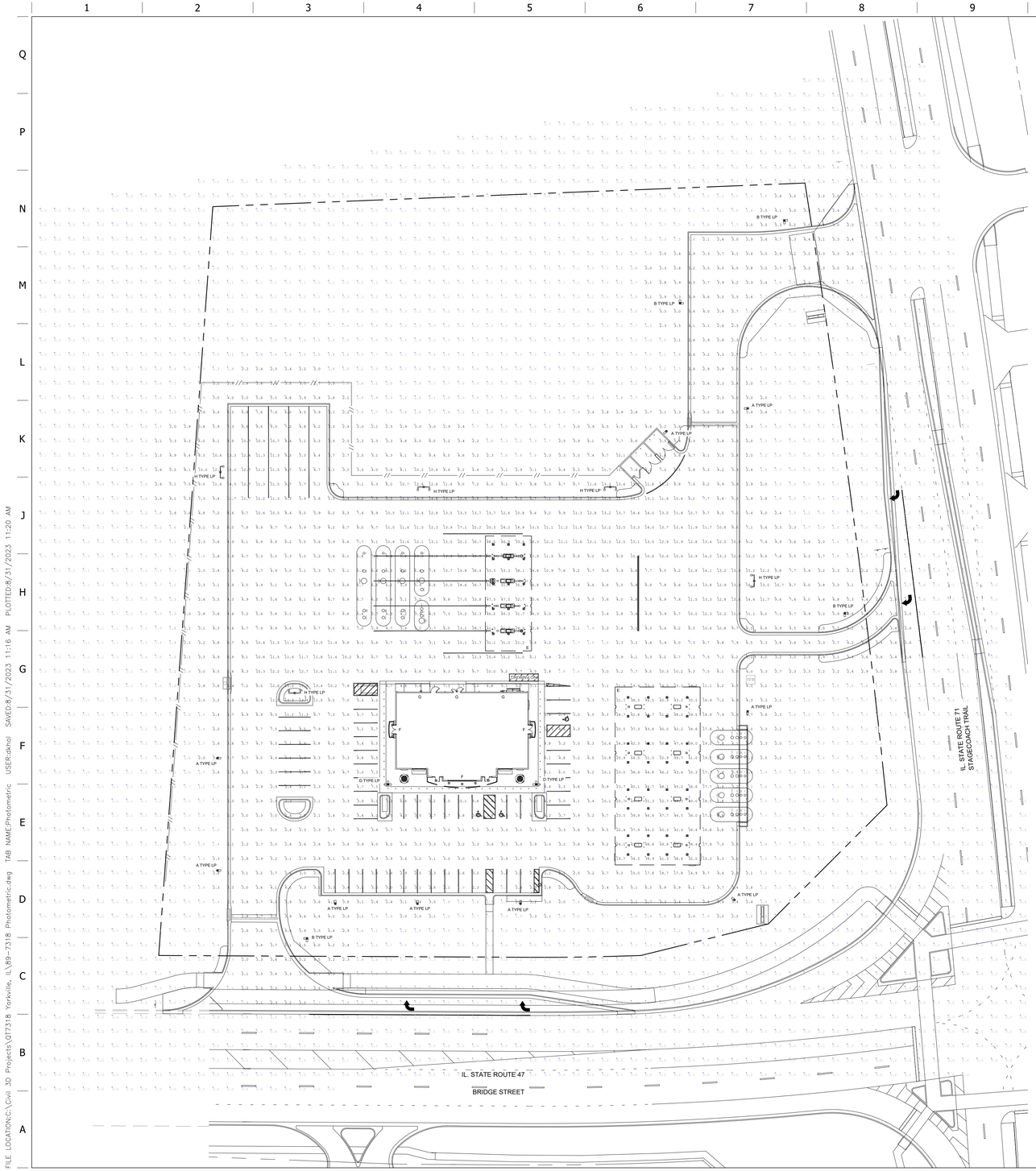
REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
PRELIMINARY TREE PRESERVATION PLAN

SHEET NUMBER:
C031

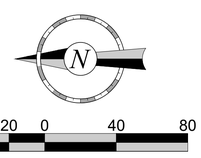
FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Tree Preserve USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

EXHIBIT J



LUMINAIRE SCHEDULE								
SYMBOL	*LABEL*	*QTY*	*ARRANGEMENT*	*MOUNTING HEIGHT*	*LUMENS PER LAMP*	*LLF*	*DESCRIPTION*	*TOTAL WATTS*
	A	09	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	B	04	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	C	00	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	02	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	47	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6
	F	09	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	03	SINGLE	12'	6,275	0.90	XWM-3-LED-06-40	54.0
	H	05	DOUBLE	35'	67,023	0.90	MRL-LED-65L-SIL-FT-40-70CRI	592

LOW VOLTAGE POLES - 0



QUIKTRIP SPECIFIED DRAWING

PROJECT NO.:89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
PHOTOMETRIC SITE PLAN

SHEET NUMBER:
C160

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Photometric.dwg TAB NAME:Photometric USER:dkhol SAVED:8/31/2023 11:16 AM PLOTTED:8/31/2023 11:20 AM

EXHIBIT K

Midwest Design Group

August 30, 2023

City of Yorkville, Illinois
Community Development Department
Attn: Krysti Barksdale-Noble
Community Development Director
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Store No. 7318 Preliminary Stormwater Drainage Letter
107 E Stagecoach Trail, Yorkville, Kendall County, Illinois 60560

Ms. Barksdale-Noble,

The purpose of this Preliminary Stormwater Drainage Letter is to preliminarily analyze the impacts of the proposed QuikTrip improvements to determine detention requirements to meet the criteria set by the Kendall County Stormwater Management Ordinance. It is our understanding that this analysis has been requested for initial site plan approval. A complete Stormwater Management Report will be provided with the full plan submittal.

Methodology
The drainage characteristics of the site were evaluated and analyzed based on the Kendall County Stormwater Management Ordinance. Per the ordinance, the 100-year storm event shall not exceed 0.15 cfs/acre of hydrologically disturbed area and the 2-year storm event shall not exceed 0.04 cfs/acre of hydrologically disturbed area. Hydrologic calculations were performed, and detention requirements were determined using the Autodesk Hydraflow Hydrographs program (SCS Method). The Illinois State Water Survey (ISWS) Bulletin 75 rainfall data for the Northeast Region was used with a Huff 3rd Quartile rainfall distribution.

Existing Conditions
The existing property is mostly developed with approximately 141,698 sf of gravel drives and parking, approximately 2,825 sf of concrete pavement, and approximately 15,775 sf of buildings. It is bordered on the north by a commercial property (Kendall County Highway Department), on the east by an agricultural property, on the south by Stagecoach Trail (IL-71), and on the west by S Bridge Street (IL-47). This property is currently zoned B-3, General Business District.

In the existing conditions, the existing buildings sit at a high point with majority of the site generally draining southeast to northwest to the public storm sewer along S Bridge Street (IL-47). The part of the property between the buildings and the east property line drains generally south to north. There does not appear to be an existing storm sewer system on site. Ultimately, per the USGS mapping system, all runoff from the site will drain to Fox River.

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Shawnee, KS 66286
Tel: 913-248-9385
www.mdg-kc.com

Proposed Conditions

The proposed development will be graded to generally maintain existing drainage patterns and outlet points. Stormwater runoff from the QuikTrip site will be collected in a private storm sewer system that will convey runoff to an underground detention facility. The tributary area to the detention facility will be approximately 183,555 sf (4.214 acres). This detained area will consist of approximately 117,583 sf of impervious area (64.1%) and 65,972 sf of pervious area (35.9%). The rest of the site will consist of approximately 31,627 sf of undisturbed area and 24,712 sf of uncontrolled area.

Due to the existing topography of the site, we will be requesting a variance for the uncontrolled runoff. The uncontrolled areas will be limited to perimeter grading to allow for an access drive to be constructed along S Bridge Street (IL-47) and to tie back into the existing grading along the north and east property lines. This uncontrolled runoff will not be included in the analysis to determine required detention volume and post-developed release rates.

Per the National Resources Conservation Service mapping system, the property consists of soils within the Hydrologic Soils Group (HSG) C. Therefore, the analysis area was conservatively assumed to be HSG D soils, which results in a Curve Number (CN) of 80 for pervious areas and 98 for impervious areas, per the USDA Urban Hydrology for Small Watersheds TR-55 manual. A post-development runoff coefficient and Curve Number (CN) was calculated for the detained area using the NRCS Soils Report and TR-55 runoff coefficient tables. The weighted Curve Number for the proposed site is 91.5.

The underground detention facility will have a control structure to reduce peak runoff from the proposed improvements to allowable rates. The outlet pipe from the control structure will convey runoff to an existing manhole on the south side of the access drive along S Bridge Street (IL-47). The on-site private storm sewer system will be designed to convey the 100-year design storm to the detention facility. The proposed storm sewer system, detention facility, and associated calculations are included in the Appendix.

Refer to Post-Developed Drainage Map in the Appendix for more details.

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Detention Requirements
Per the Kendall County Stormwater Management Ordinance, Section 203.2, sufficient storage volume shall be provided so that the proposed project will not discharge at a rate greater than 0.15 cfs/acre of disturbance for the 100-year storm event and a rate greater than 0.04 cfs/acre of disturbance for the 2-year storm event. Stormwater, from the improved areas of the property, will be detained in the proposed underground detention pond. Peak discharges will be controlled with staged orifices inside the outlet structure. Additional detention information and design calculations can be found in the Appendix.

The following summary table presents the results of the analysis:

Allowable vs Post-Developed Release Rates Summary

Storm Event	Allowable Release Rate (cfs)	Post-Developed Release Rate w/ Detention (cfs)
2-year	0.17	0.11
100-year	0.63	0.61

Conclusion
The QuikTrip Store No. 7318 development will comply with the design parameters set forth by the City of Yorkville and by the Kendall County Stormwater Management Ordinance. The on-site stormwater detention facility has been designed to control the peak stormwater runoff from the site. A private stormwater drainage system will convey runoff to the stormwater detention facility. No adverse effects are expected on adjacent properties or downstream drainage systems after the proposed improvements are completed.

Refer to the Appendix for exhibits and calculations.

If you have any additional questions or need additional information, please contact jonathon@mdg-kc.com or 469-525-1891.

Sincerely,

Jonathon Smith

Jonathon Smith, P.E.
Project Manager
Midwest Design Group

August 30, 2023

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Shawnee, KS 66286
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Midwest Design Group

QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

APPENDIX

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QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

AutoDesk Hydrographs Results

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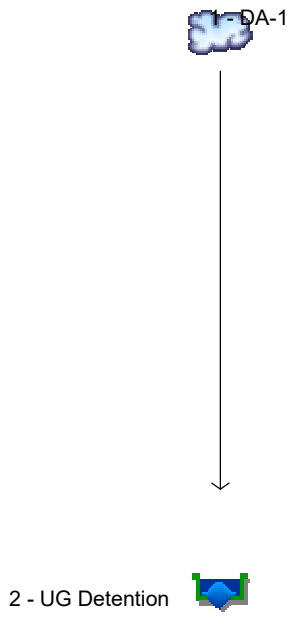
Watershed Model Schematic



Hydraflow Rainfall Report

Precip. file name: \\DESKTOP-HIMC8GB\Documents\IL Northeast Precip (Bulletin 75-HUFF) Depths.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	3.30	0.00	5.77	5.83	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	4.33	0.00
Huff-1st	0.00	0.00	0.00	2.75	0.00	5.38	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	3.34	0.00	0.00	5.15	0.00	0.00	8.57
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	2.80	0.00	5.25	6.00	0.00

Pond Report

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 714.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	714.00	21,000	0	0
1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	714.00	0.00	0.00	---	---	---	---	---	---	---	---	0.000
1.00	20,998	715.00	0.10 ic	0.00	---	---	---	---	---	---	---	---	0.101
2.00	41,996	716.00	0.15 ic	0.17 ic	---	---	---	---	---	---	---	---	0.313
3.00	62,994	717.00	0.18 ic	0.32 ic	---	---	---	---	---	---	---	---	0.503
4.00	83,992	718.00	0.21 ic	0.43 ic	---	---	---	---	---	---	---	---	0.634

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Tuesday, 08 / 29 / 2023

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 714.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	714.00	21,000	0	0
1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Tuesday, 08 / 29 / 2023

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 714.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	714.00	21,000	0	0
1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

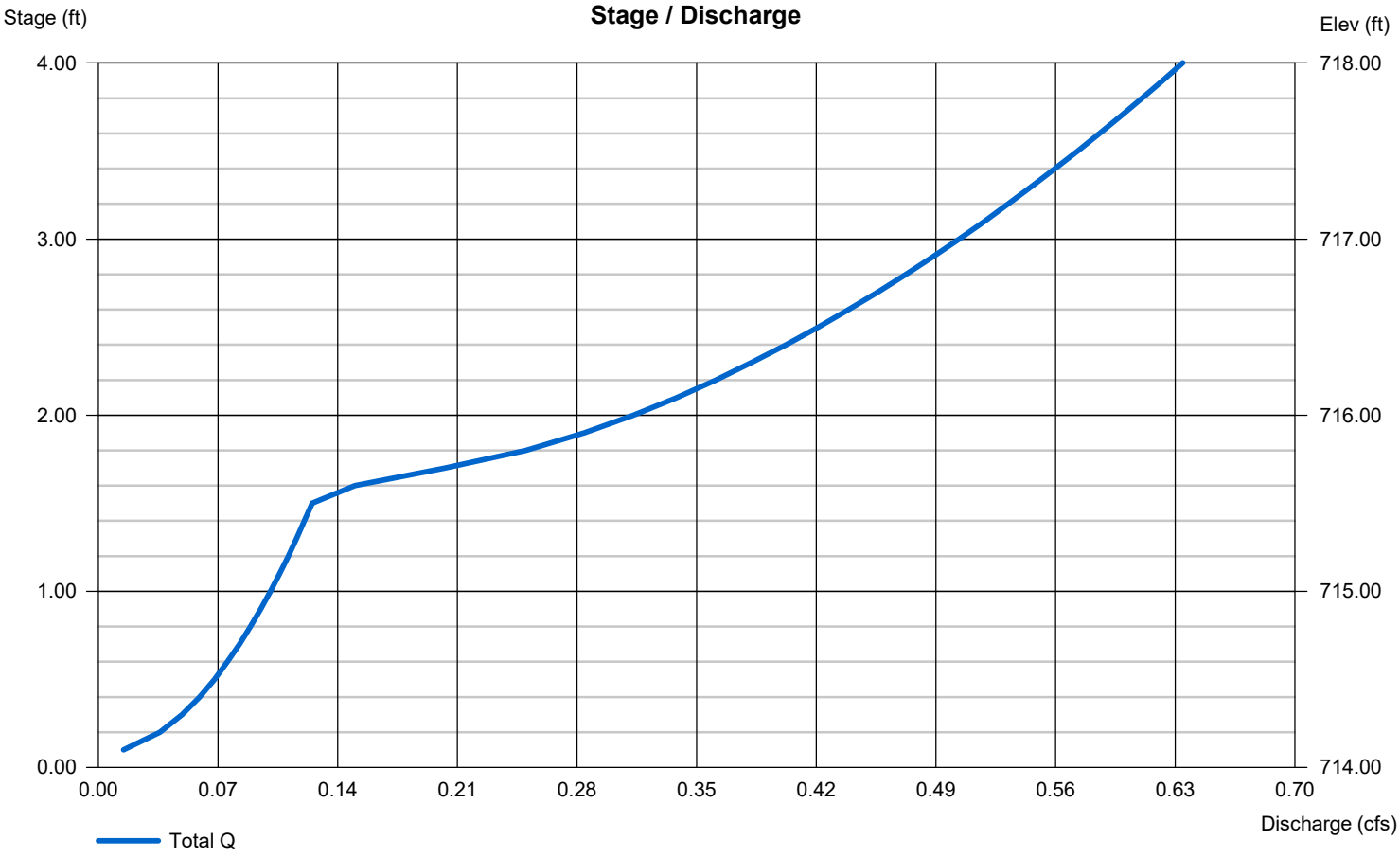
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

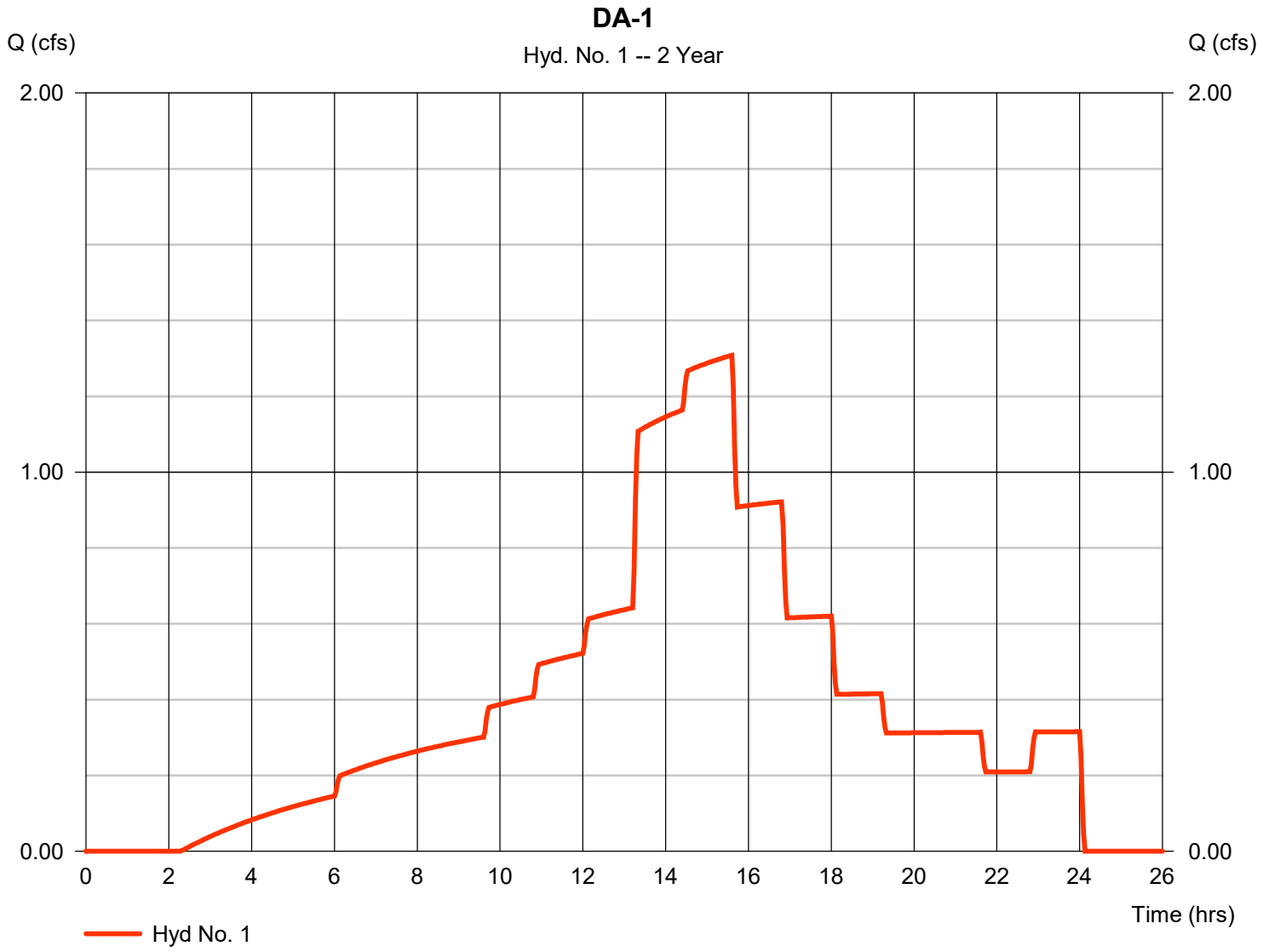


Hydrograph Report

Hyd. No. 1

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.308 cfs
Storm frequency	=	2 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	34,943 cuft
Drainage area	=	4.214 ac	Curve number	=	91.5
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.34 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



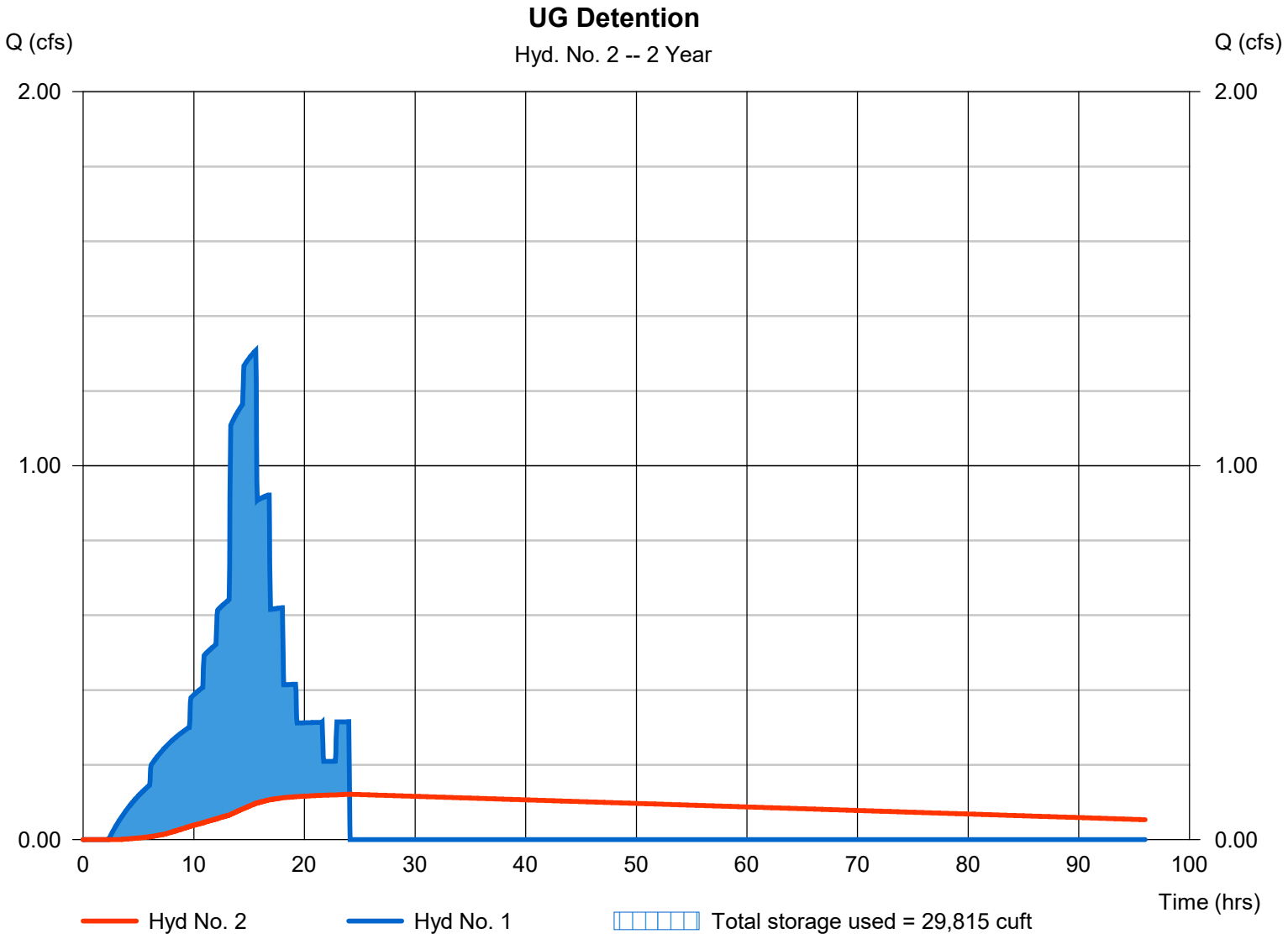
Hydrograph Report

Hyd. No. 2

UG Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.121 cfs
Storm frequency	=	2 yrs	Time to peak	=	24.07 hrs
Time interval	=	2 min	Hyd. volume	=	27,750 cuft
Inflow hyd. No.	=	1 - DA-1	Max. Elevation	=	715.42 ft
Reservoir name	=	Detention	Max. Storage	=	29,815 cuft

Storage Indication method used.

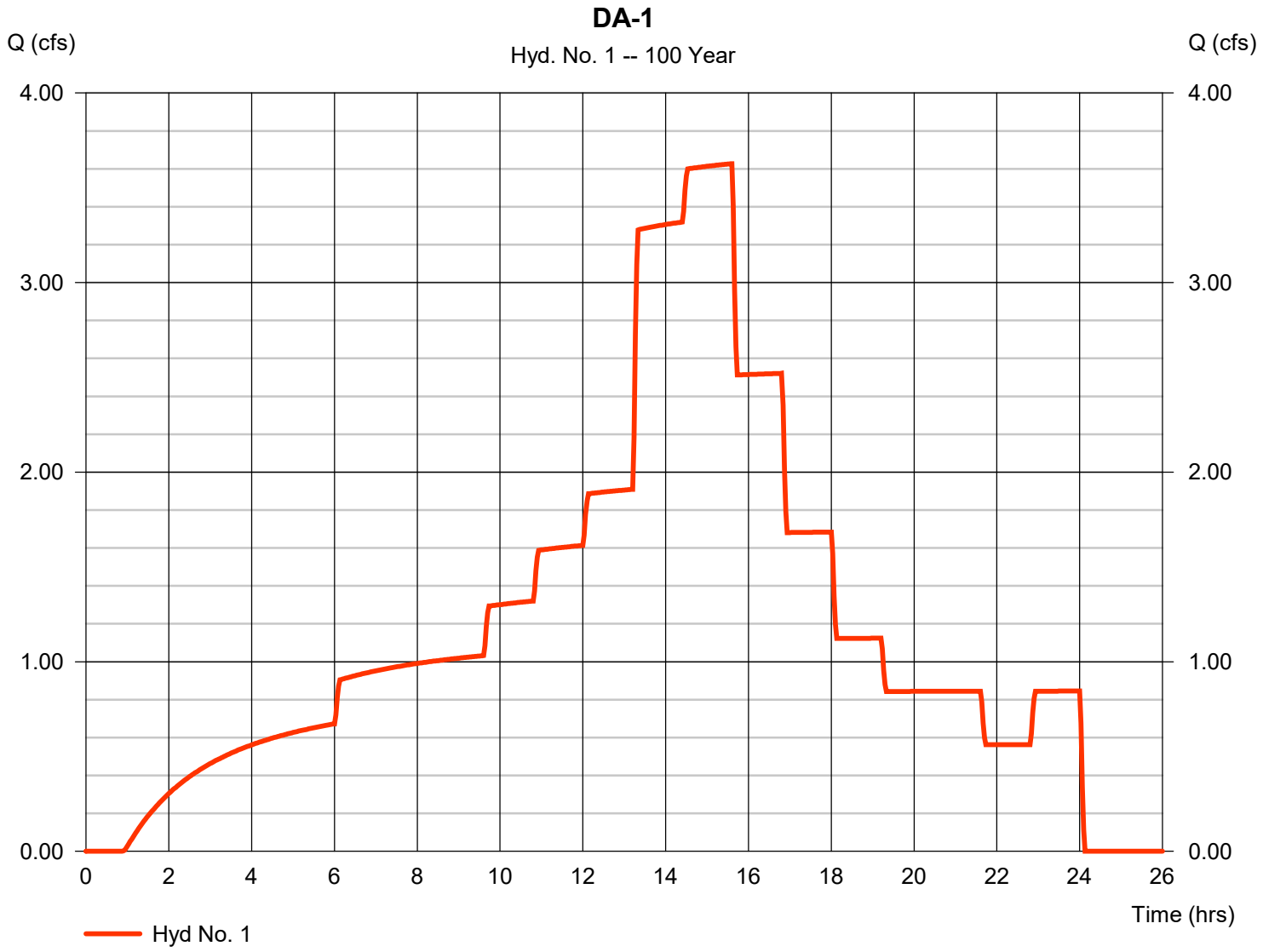


Hydrograph Report

Hyd. No. 1

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.627 cfs
Storm frequency	=	100 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	108,243 cuft
Drainage area	=	4.214 ac	Curve number	=	91.5
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	8.57 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



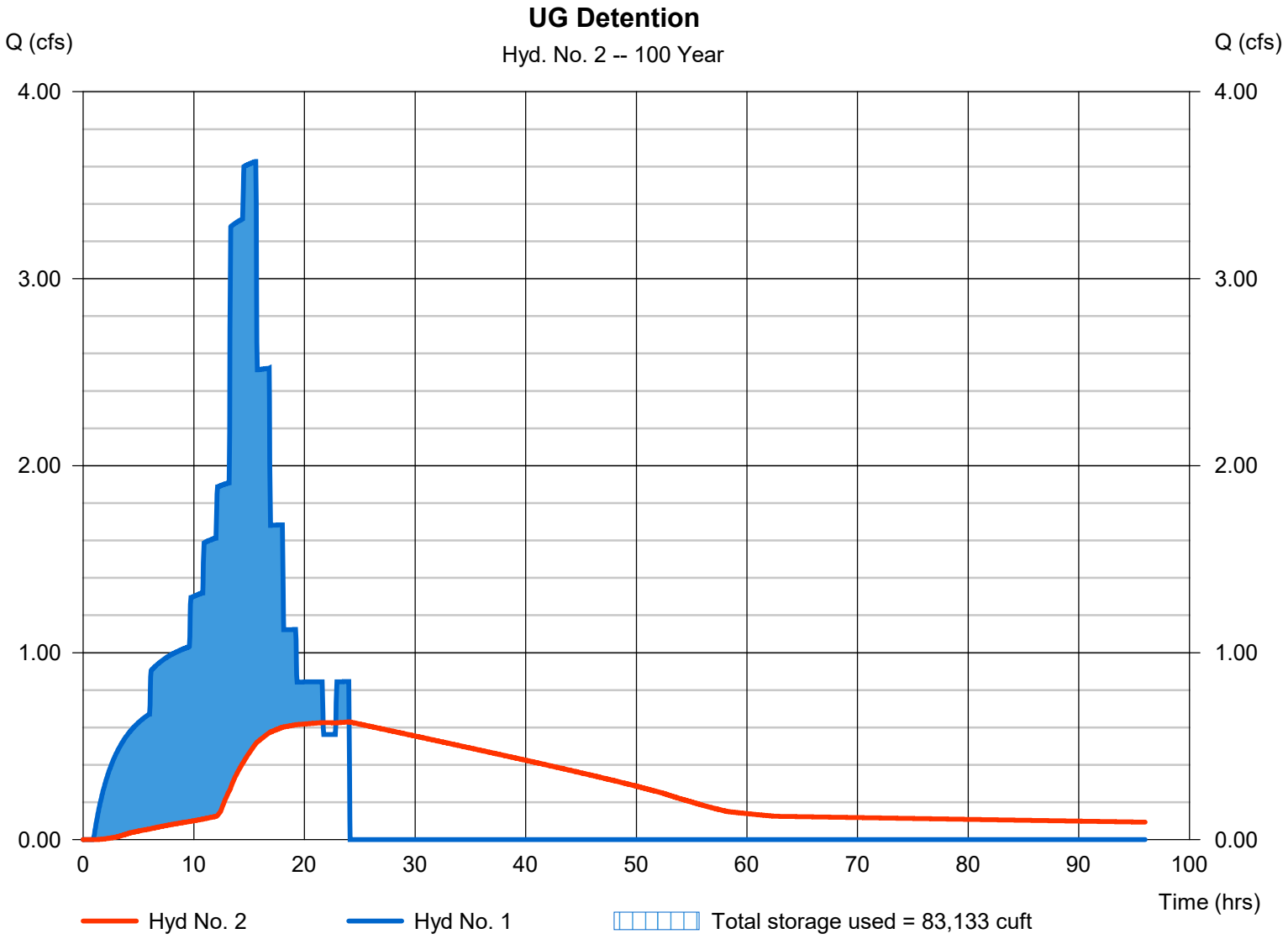
Hydrograph Report

Hyd. No. 2

UG Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.630 cfs
Storm frequency	=	100 yrs	Time to peak	=	24.03 hrs
Time interval	=	2 min	Hyd. volume	=	89,916 cuft
Inflow hyd. No.	=	1 - DA-1	Max. Elevation	=	717.96 ft
Reservoir name	=	Detention	Max. Storage	=	83,133 cuft

Storage Indication method used.



Midwest Design Group

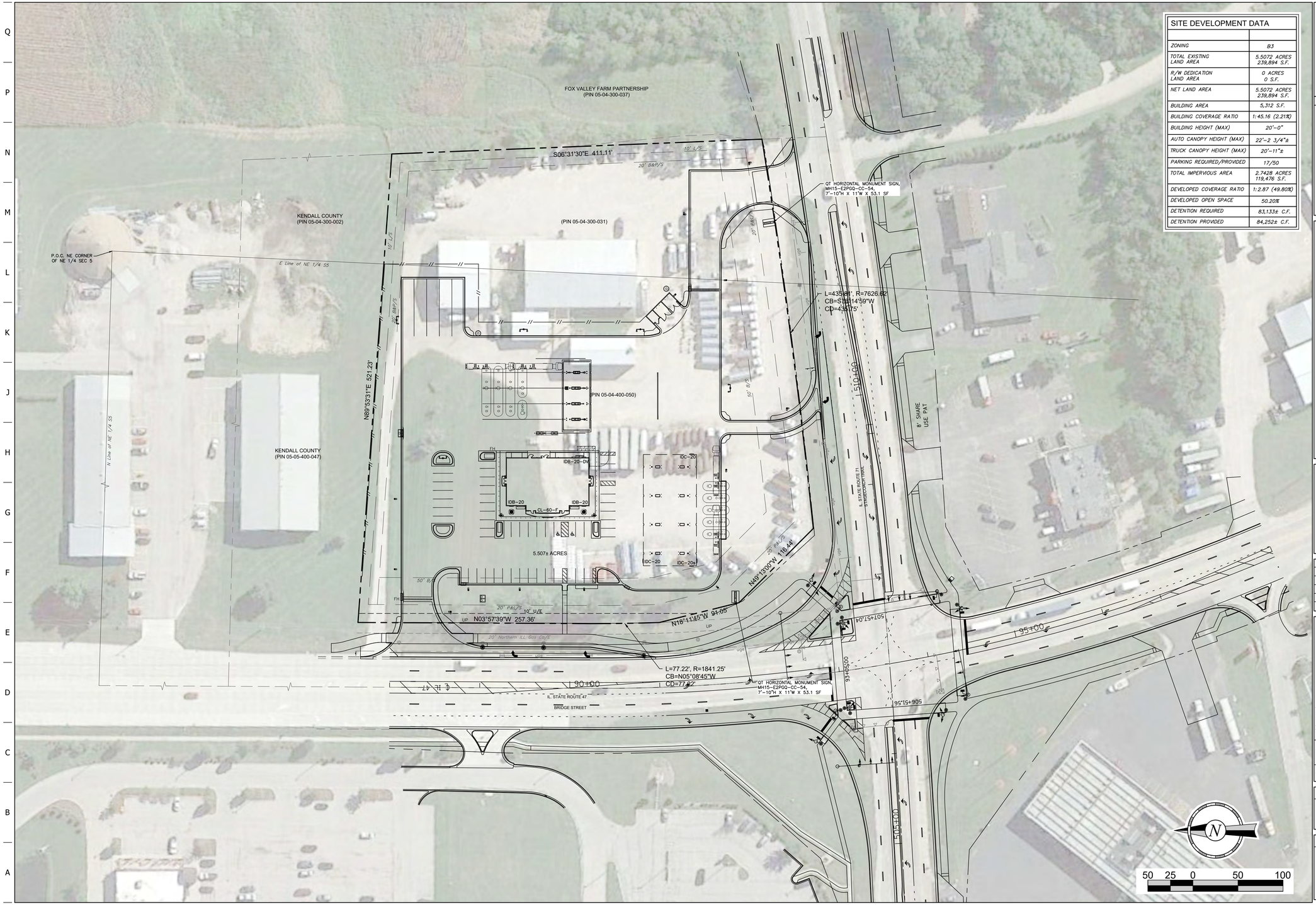
QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

Exhibits

Plan Sheets

P.O. Box 860015
Shawnee, KS 66286
Tel: 913-248-9385
www.mdg-kc.com



SITE DEVELOPMENT DATA	
ZONING	B3
TOTAL EXISTING LAND AREA	5.5072 ACRES 239,894 S.F.
R/W DEDICATION LAND AREA	0 ACRES 0 S.F.
NET LAND AREA	5.5072 ACRES 239,894 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:45.16 (2.21%)
BUILDING HEIGHT (MAX)	20'-0"
AUTO CANOPY HEIGHT (MAX)	22'-2 3/4"±
TRUCK CANOPY HEIGHT (MAX)	20'-11"±
PARKING REQUIRED/PROVIDED	17/50
TOTAL IMPERVIOUS AREA	2.7428 ACRES 119,476 S.F.
DEVELOPED COVERAGE RATIO	1:2.87 (49.80%)
DEVELOPED OPEN SPACE	50.20%
DETENTION REQUIRED	83,133± C.F.
DETENTION PROVIDED	84,252± C.F.

DARLA K. HOLMAN
062-072191
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

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QuikTrip No. 7318

107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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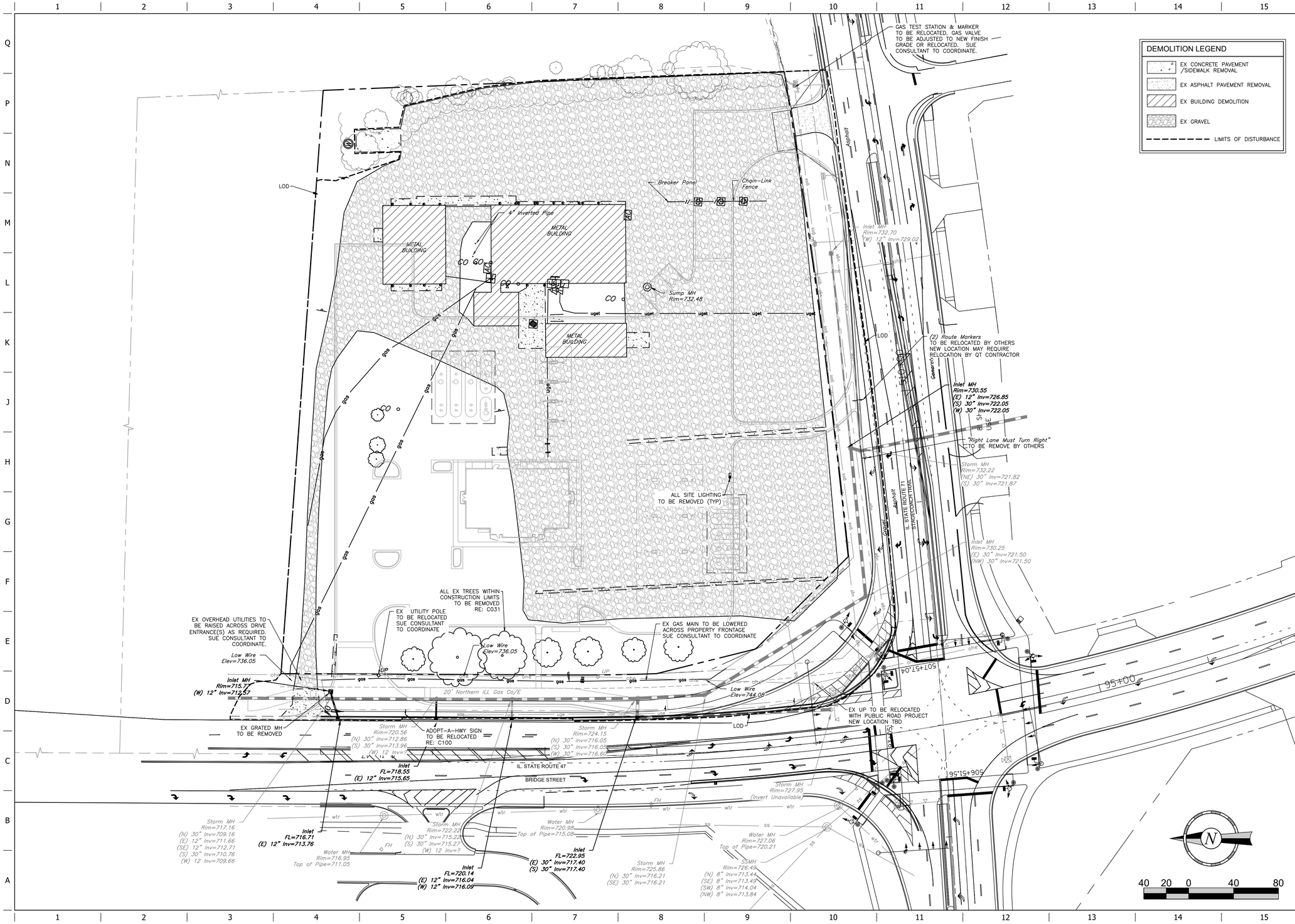
PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION
		ORIGINAL TISSUE DATE: 08-31-2023

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C010

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Overall Site Plan USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:23 AM



DARLA K. HOLMAN 062-072191 PROFESSIONAL ENGINEER OF ILLINOIS
8/31/23

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C030

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Demo USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:23 AM

PARKING REQUIREMENTS

TRUCK PARKING REQUIRED: NONE
TRUCK PARKING PROVIDED: 5
ADA TRUCK STALL: 1 (BEHIND BLDG)
AUTO PARKING REQUIRED: 17
AUTO PARKING PROVIDED: 50
ACCESSIBLE PARKING REQUIRED: 2
ACCESSIBLE PARKING PROVIDED: 2

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- 7 — PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO CONTRACT SPECIFICATIONS FOR STRIPING DETAILS.
3. THE MAXIMUM CROSS SLOPE ON ALL PROPOSED PRIVATE SIDEWALKS, INCLUDING SIDEWALK DRIVEWAY CROSSINGS, IS 2%.
4. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, SECURITY CAMERA AND SIGNAGE WIRING DETAILS.
5. REFERENCE PHOTOMETRIC SITE PLAN (C160) FOR SITE LIGHTING DETAILS. LIGHT POLE LOCATIONS CAN BE SCALED FROM DRAWINGS OR STAKED BY CONSTRUCTION STAKING CONTRACTOR. LIGHT POLES ON THE AUTO SIDE ARE TYPICALLY PLACED 6.25' BEHIND THE BACK OF CURB TO CENTER, BUT CAN VARY.
6. UNDERGROUND STORAGE TANKS ARE TO BE STAKED USING THE FUEL PLANS (BY CORE STATES), INCLUDING THE TANK EXCAVATION LIMITS. THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT FOR STORAGE TANK AND FUEL LINE INSPECTIONS AS REQUIRED.
7. OUTSIDE TABLE INSTALLATION SHALL CONFORM TO MANUFACTURER SPECIFICATIONS.
8. REGULATORY SIGNAGE SHALL CONFORM TO M.U.T.C.D.
9. LOW VOLTAGE POLES ARE TO BE INSTALLED AS INDICATED ON THE SECURITY PLAN. REFER TO SECURITY PLAN FOR FINAL LOW VOLTAGE POLE LOCATIONS.
10. DRIVE APPROACHES WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED USING CONCRETE PER IDOT SPECIFICATIONS.
11. IDOT SIGN RELOCATIONS SHALL USE EITHER WOOD OR TELESCOPING STEEL SIGN SUPPORTS (MATCH EXISTING), INSTALLED PER IDOT SPECIFICATIONS.

DARLA K. HOLMAN
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PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

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QuikTrip No. 7318

107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

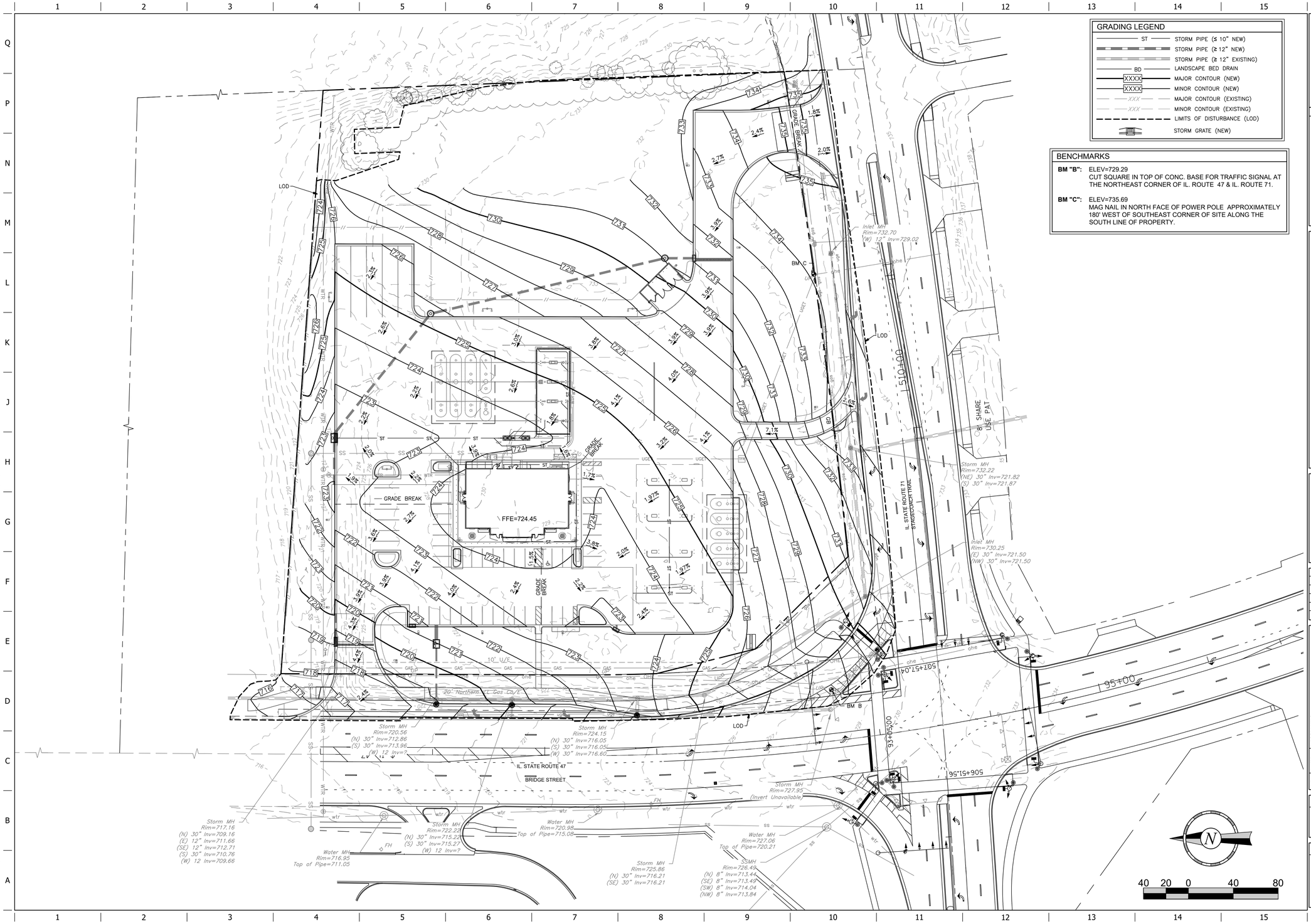
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE: SITE PLAN

SHEET NUMBER: C100

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Site USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:23 AM



GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	LIMITS OF DISTURBANCE (LOD)
	STORM GRATE (NEW)

BENCHMARKS

BM "B": ELEV=729.29
CUT SQUARE IN TOP OF CONC. BASE FOR TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF IL. ROUTE 47 & IL. ROUTE 71.

BM "C": ELEV=735.69
MAG NAIL IN NORTH FACE OF POWER POLE APPROXIMATELY 180' WEST OF SOUTHEAST CORNER OF SITE ALONG THE SOUTH LINE OF PROPERTY.

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8/31/23

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YORKVILLE, KENDALL COUNTY, IL

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DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

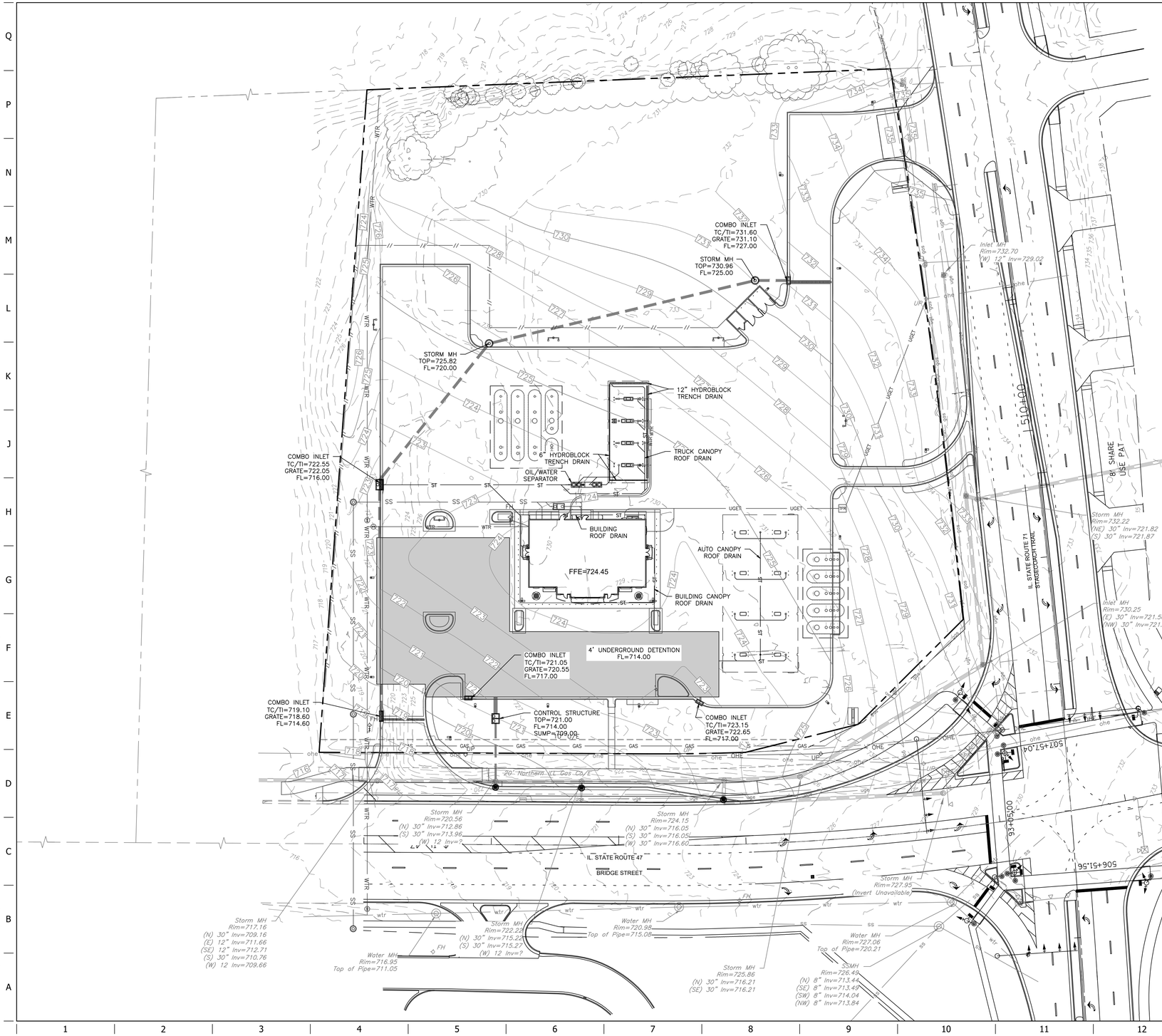
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Grading USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:24 AM



STORM SEWER LEGEND

- ST — STORM PIPE (< 10" NEW)
- BD — LANDSCAPE BED DRAIN
- STORM PIPE (> 12" NEW)
- STORM PIPE (> 12" EXISTING)
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- STORM GRATE (NEW)
- STORM SEWER JUNCTION BOX/MH

DARLA K. HOLMAN
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8/31/23

PROJECT NO.: 89-7318

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
PRELIMINARY STORM SEWER PLAN

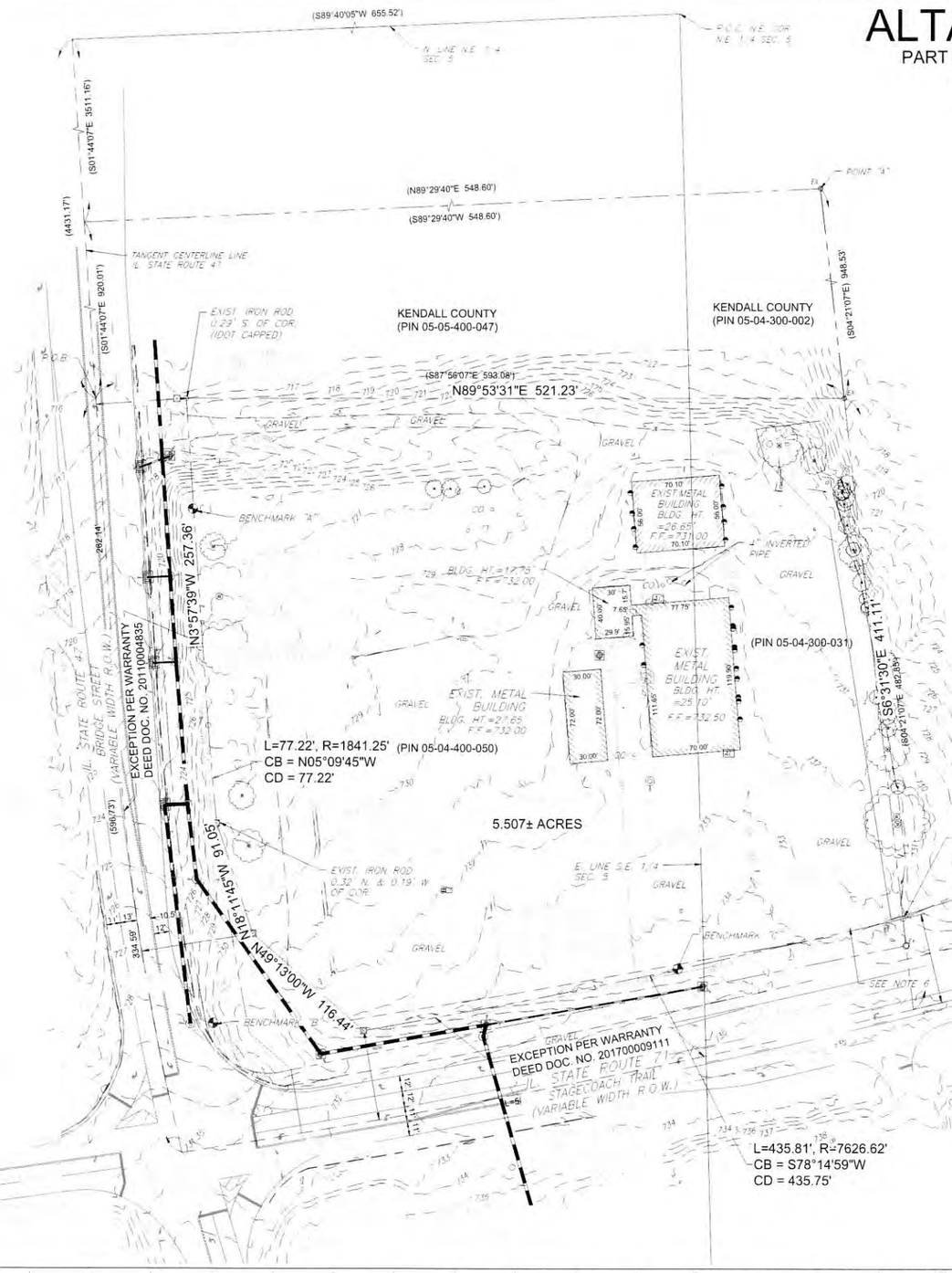
SHEET NUMBER:
C120

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Storm USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:24 AM

EXHIBIT L

ALTA/NSPS LAND TITLE SURVEY

PART OF SW 1/4 SECTION 4 & S.E. 1/4 SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



LEGEND

- EXISTING MONUMENT
- SET MONUMENT
- IRON ROD
- IRON PIPE
- SAN. MANHOLE
- STORM MANHOLE
- INLET MANHOLE
- INLET
- CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WELL
- WATER MANHOLE
- GAS METER
- GAS VALVE
- GAS TEST STATION
- GAS MARKER POST
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- UTILITY POLE / TRANSFORMER
- ELECTRIC METER
- ELECTRIC SHUT-OFF
- TRANSFORMER
- ELECTRIC OUTLET
- HVAC
- TRAFFIC SIGNAL MAST
- TRAFFIC SIGNAL
- TRAFFIC VAULT
- FIBER OPTIC MARKER POST
- DOWN GUY
- SIGN
- BOLLARD
- LIGHT
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- OVERHEAD ELECTRIC
- COMMUNICATION LINE
- UNDERGROUND ELECTRIC
- TREES
- (S89°41'05"W 655.52') DEED DIMENSION

BENCHMARKS:

BM "A": MAG NAIL IN EAST FACE OF POWER POLE APPROXIMATELY 90' SOUTH OF THE NORTHWEST CORNER OF SITE.
ELEV=726.62

BM "B": CUT SQUARE IN TOP OF CONC. BASE FOR TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF IL. ROUTE 47 & IL. ROUTE 71
ELEV=729.29

BM "C": MAG NAIL IN NORTH FACE OF POWER POLE APPROXIMATELY 180' WEST OF SOUTHEAST CORNER OF SITE ALONG THE SOUTH LINE OF PROPERTY
ELEV=735.69

50 25 0 50 100

Farnsworth GROUP

PROJECT NO.:0230339.00

QuikTrip No. 7318
107 E. STAGECOACH TRAIL
YORKVILLE, IL.

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PROTOTYPE:	P-90 (01/02/17)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER: 1 OF 2

FILE LOCATION: J:\2023\0230339.00 - QuikTrip Yorkville IL #7318\Survey\07_Drawings\SS_ALTA (QT Translated) - 0230339.00.dwg Tab Name: Sht 1 USER: emmas SAVED: 3/29/2023 2:29 PM PLOTTED: 3/29/2023 2:31 PM

ALTA/NSPS LAND TITLE SURVEY

PART OF SW 1/4 SECTION 4 & S.E. 1/4 SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATION

TO: QUIKTRIP CORPORATION, GW PROPERTY GROUP, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11(A), 11(B), 13, 14, 16, 17, 18, 19, 20(A), 20(B), 20(C), 20(D) 20(E), 20(G), 20(H), 20(I), 20(J), 20(K), AND 20(L) OF TABLE A THEREOF. THE FIELDWORK WORK WAS COMPLETED ON MARCH 10, 2023.

DESCRIPTION OF PROPERTY

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 855.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111.

AND

(2) EXCEPTING THEREFROM LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

NOTE: EXCEPTION NO. (2) IS NOT SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. AF1032505, DATED FEBRUARY 14, 2023. HOWEVER, THIS DESCRIPTION IS SHOWN ON "RE-RECORDING OF SPECIAL WARRANTY DEED" DOCUMENT NO. 202200003549

FARNSWORTH GROUP, INC.
2709 MCGRAW DRIVE
BLOOMINGTON, IL 61704

BRENT A. BAZAN
3715
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BLOOMINGTON, ILLINOIS

BY: _____
BRENT A. BAZAN
PROFESSIONAL LAND SURVEYOR NO. 3715

DATE: _____
EXP. DATE: 11-30-2024
DESIGN FIRM REGISTRATION NO. 184-001856

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NOTE:
THE WORD CERTIFY IS DEFINED AS FOLLOWS FOR THIS PLAT "A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM".

ALTA/NSPS LAND TITLE SURVEY TABLE A NOTES

ITEM 1: MONUMENTS ARE AS SHOWN ON THIS SURVEY.

ITEM 2: THE ADDRESS OF THIS PROPERTY IS 107 E. STAGECOACH TRAIL, YORKVILLE, IL 60560. (PIN 05-05-400-050 & 05-04-300-031)

ITEM 3: THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP NO. 17093C0125G, COMMUNITY NO. 170347 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2009.

ITEM 4: THE GROSS LAND AREA CONTAINS 239,894 SQUARE FEET OR 5.507 ACRES, MORE OR LESS.

ITEM 5: GROUND CONTOUR ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM SPOT ELEVATIONS TAKEN FOR THIS SURVEY REFERENCED TO THE NAVD 88 DATUM. BEARINGS FOR THIS SURVEY ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 2011 ADJUSTMENT.

ITEM 6(A): NO ZONING REPORT OR LETTER WAS PROVIDED TO PRODUCE THIS SURVEY. ACCORDING TO AN UNRECORDED PLAT BY ROY LAWNICZAK DATED AUGUST 31, 2021, THIS PROPERTY IS ZONED M-1, LIMITED MANUFACTURING DISTRICT.

ITEM 6(B): NO ZONING REPORT OR LETTER WAS PROVIDED TO PRODUCE THIS SURVEY. THEREFORE, THE ZONING SETBACKS ARE NOT SHOWN.

ITEM 7(A): THE BUILDINGS PRESENT ARE AS SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

ITEM 9: THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

ITEM 11(A): THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS OF MARKINGS AND IMPROVEMENTS. UTILITY PLANS WERE NOT PROVIDED, AND A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT. A JULIE REQUEST WAS MADE MARCH 3, 2023 TO MARK UTILITIES IN THE AREA OF THE SURVEY (DIG NO. A230621128). LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 11(B): A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT.

ITEM 13: THE NAMES OF ADJACENT OWNERS ARE SHOWN HEREON, AS IDENTIFIED ON CURRENT COUNTY TAX RECORDS OR LAST DEED OF RECORD.

ITEM 14: THE SUBJECT PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF IL RT. 47 (BRIDGE STREET) AND IL RT. 71 (STAGECOACH TRAIL).

ITEM 16: THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING OR NEW BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELDWORK FOR THIS SURVEY.

ITEM 17: ACCORDING TO KEITH STODDARD, ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) DISTRICT 3 REPRESENTATIVE, THERE IS A POSSIBILITY OF FUTURE EASEMENT(S) ON THIS PROPERTY NECESSARY FOR THE IMPROVEMENT OF ILLINOIS ROUTE 71. THERE CURRENTLY IS NO ADDITIONAL RIGHT-OF-WAY REQUIRED FOR THE PLANNED IMPROVEMENT OF ILLINOIS ROUTE 71 BEFORE ANY IMPROVEMENT DESIGN FOR THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY MAY BEGIN, IT IS ADVISED THAT CONTACT BE MADE WITH IDOT DISTRICT 3 TO DETERMINE THE LOCATION OF POSSIBLE FUTURE EASEMENT(S) NECESSARY ON THIS PROPERTY.

ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) DISTRICT 3 KEITH STODDARD
KEITH.STODDARD@ILLINOIS.GOV PHONE 815-434-6131

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY.

ITEM 18: THERE ARE NO APPURTENANT OFFSITE EASEMENTS INDICATED IN SAID TITLE COMMITMENT.

ITEM 20(A): ROAD STRIPING, CURB CUTS, AND MEDIANS ARE AS SHOWN HEREON.

ITEM 20(B): SPOT ELEVATIONS WERE OBTAINED ON A 50 FOOT GRID AND 20 FEET BEYOND EACH PROPERTY LINE.

ITEM 20(C): SPOT ELEVATIONS AT THE CENTER OF THE INTERSECTION OF IL RT. 47 AND IL RT. 71 ARE SHOWN HEREON.

ITEM 20(D): CURB ELEVATIONS WERE OBTAINED, BUT NOT SHOWN.

ITEM 20(E): ELEVATIONS WERE OBTAINED ALONG IL RT. 47 AND IL RT. 71 FROM CURB LINE TO THE CENTER MEDIAN.

ITEM 20(G): ELEVATIONS OF ADJACENT AREAS ARE AS SHOWN HEREON.

ITEM 20(H): AVAILABLE STORM AND SANITARY SEWERS ARE SHOWN HEREON.

ITEM 20(I): A JULIE REQUEST WAS MADE MARCH 3, 2023 TO MARK UTILITIES IN THE AREA OF THE SURVEY (DIG NO. A230621128). THE FIELD MARKINGS RESULTING FROM SAID UTILITY REQUEST ARE SHOWN HEREON.

ITEM 20(J): SIGNAL POLE DIMENSIONS AND MAST ARM LENGTHS WITHIN THE LIMITS OF THE SURVEY ARE SHOWN HEREON.

ITEM 20(K): ELEVATIONS OF EXISTING OVERHEAD UTILITY LINES ARE SHOWN HEREON.

ITEM 20(L): THE CAD FILE FOR THIS DRAWING CONFORMS TO CURRENT QUIKTRIP SURVEY PROTOTYPE.

GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. AF1032505, DATED FEBRUARY 14, 2023. THEREFORE, IF THERE ARE ANY OTHER AGREEMENTS OR EASEMENTS OF RECORD AFFECTING THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS SURVEY THAT ARE NOT SHOWN, WE WOULD BE UNAWARE OF SAME, AND THUS, THEY WOULD NOT BE SHOWN HEREON.
2. THIS PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS.
3. THIS PROPERTY HAS ACCESS TO IL RT. 47 (BRIDGE STREET) AND IL RT. 71 (STAGECOACH TRAIL), BOTH PUBLICLY DEDICATED RIGHTS-OF-WAY.
4. BEFORE ANY IMPROVEMENT DESIGN FOR THIS PROPERTY THAT MAY BEGIN, IT IS ADVISED THAT CONTACT BE MADE WITH IDOT DISTRICT 3 TO DETERMINE THE LOCATION OF POSSIBLE FUTURE EASEMENTS NECESSARY FOR THE IMPROVEMENT OF ILLINOIS ROUTE 71 ON THIS PROPERTY. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) DISTRICT 3 KEITH STODDARD KEITH.STODDARD@ILLINOIS.GOV PHONE 815-434-6131
5. ACCORDING TO MULTIPLE UNRECORDED SURVEYS OBTAINED DURING THE COURSE OF PERFORMING RESEARCH FOR THIS SURVEY, THERE IS A NORTHERN ILLINOIS GAS COMPANY EASEMENT RECORDED NOVEMBER 5, 1964 AS DOC NO. 146721 ALONG THE WEST LINE OF THIS PROPERTY. SAID SURVEYS SHOW THE EASEMENT LOCATION TO BE COMPLETELY WITHIN THE CURRENT RIGHT-OF-WAY OF ILLINOIS ROUTE 47. NO EASEMENT DOCUMENT WAS MENTIONED OR PROVIDED AS PART OF TITLE COMMITMENT NO. AF1032505. THE APPROXIMATE LOCATION OF SAID EASEMENT, ACCORDING TO SAID SURVEYS, IS SHOWN HEREON.
6. THERE IS NO APPARENT EASEMENT FOR THE UNDERGROUND TELEPHONE LINE NEAR THE SOUTHEAST CORNER OF THIS PROPERTY.

TITLE COMMITMENT NO. AF1032505 SCHEDULE B - PART II EXCEPTIONS

ITEMS 1-19 AND 21-24 ARE NOT SURVEY ITEMS.

20. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, COUNTY OF KENDALL AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES, INCLUDING THOSE PORTIONS FALLING WITHIN ROUTE 71, RUNNING ALONG THE SOUTHERLY LINE, AS SAID ROADS WERE ORIGINALLY CONSTITUTED, AND AS WIDENED BY INSTRUMENT OF DEDICATION DATED JUNE 21, 1944 AND RECORDED JUNE 27, 1944 IN DEED RECORD 99, PAGE 340.

THE AREA DESCRIBED IN SAID DOCUMENT LIES WEST OF ILLINOIS ROUTE 47.

21. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

IF ANY SUCH RIGHTS OF WAY ARE KNOWN OR PROVIDED AS PART OF THE TITLE COMMITMENT DOCUMENTS, THEY ARE SHOWN HEREON.

22. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

AS SHOWN HEREON.

UTILITY COMPANIES LISTED ON J.U.L.I.E. ONE CALL TICKET (AKA 811)

NO CONTACT INFORMATION WAS LISTED FOR ANY OF THE FOLLOWING UTILITY COMPANIES:
ATT/DISTRIBUTION
COMCAST
NICOR GAS
COMED
METRO FIBERNET, LLC
CITY OF YORKVILLE

Farnsworth GROUP

PROJECT NO.: 0230139.00

QuikTrip No. 7318
107 E. STAGECOACH TRAIL
YORKVILLE, IL.

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PROTOTYPE:	P-90 (01/02/17)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
2 OF 2

LEGEND

- ohe — Electric
- ugfo — Fiber Optic
- gas — Gas
- ss — Sanitary Sewer
- oht — Telephone
- wtr — Water
- st — Storm (Under 12")
- Storm (Over 12")

(N89°29'40"E 548.60')
(S89°29'40"W 548.60')

(S01°44'07"E 3511.16')

(4431.17')

(S01°44'07"E 920.01')

(S87°56'07"E 593.08')

N89°53'31"E 521.23'

(S04°21'07"E 948.53')

N3°57'59"W 257.36'

L=77.22', R=1841.25'
CB = N05°09'45"W
CD = 77.22'

N16°17'45"W 91.05'

N49°13'00"W 116.44'

(596.73')

334.59'

L=389.32'

S6°31'30"E 411.11'

(S04°21'07"E 482.89')

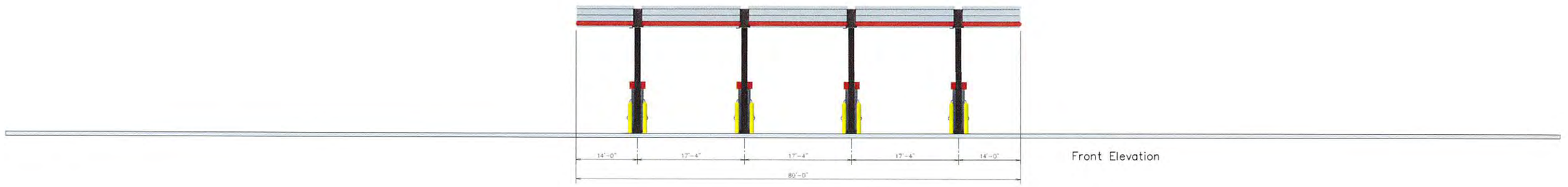
L=435.81', R=7626.62'
CB = S78°14'59"W
CD = 435.75'

N

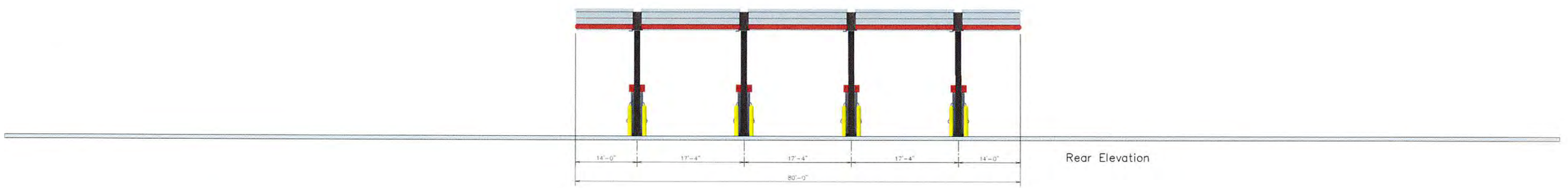
50 25 0 50 100

FILE LOCATION:J:\2023\0230336.00 - QuikTrip Yorkville IL #7318\Survey\07_Drawings\SV_ALTA (QT Translated) - 0230339.00.dwg TAB NAME:The Devos Survey-LIMAly Sheet USER:pmarks SAVED:3/29/2023 2:29 PM PLOTTED:3/29/2023 2:31 PM

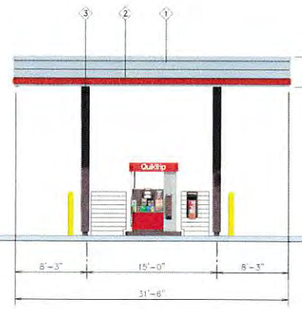
EXHIBIT M



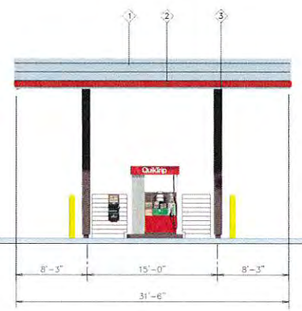
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7318	3 Bay Diesel Canopy	IL 47 & IL 71	Yorkville, IL

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7318-DV03	1/8"=1'-0"	05.26.23	BP	

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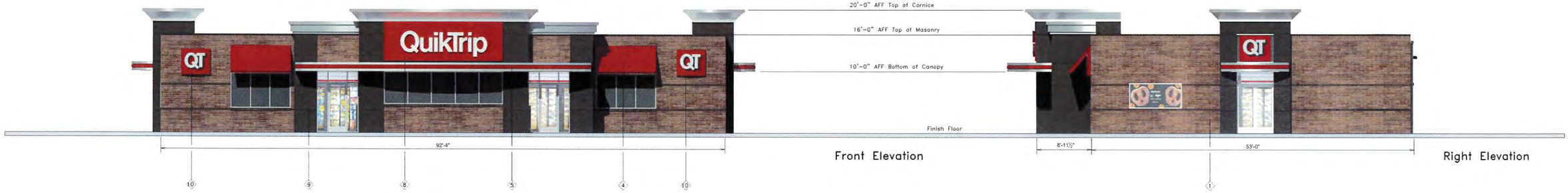
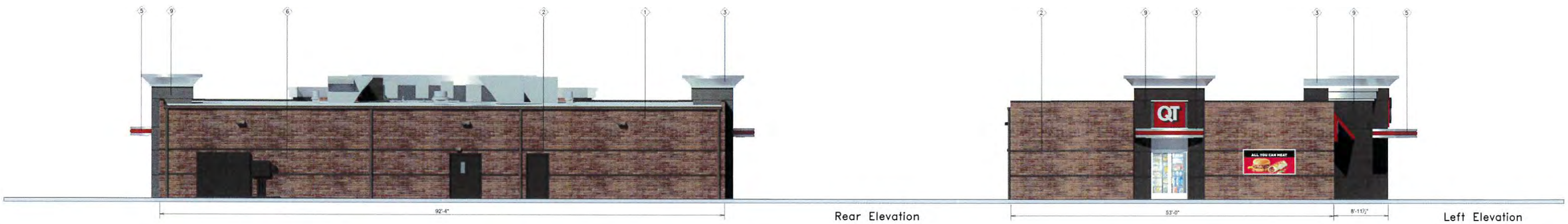
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



Front Elevation

Right Elevation



Rear Elevation

Left Elevation

QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7318	Gen3SE	IL 47 & IL 71	Yorkville, IL

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7318 Gen3SE	1/16"=1'-0"	5-26-2023		

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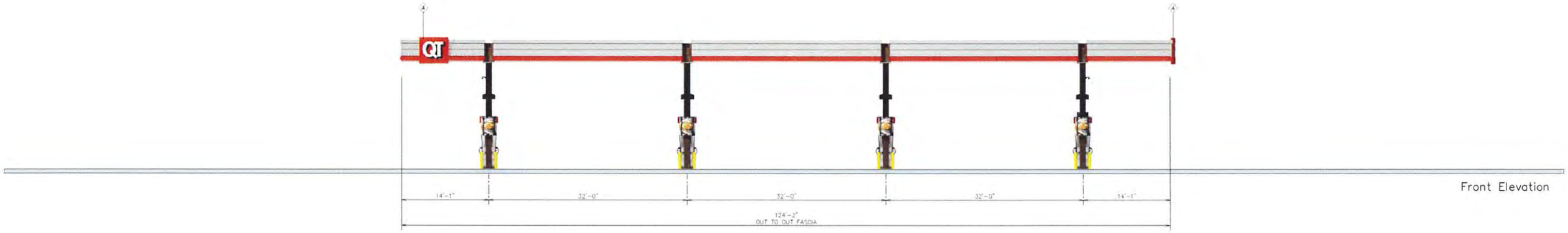
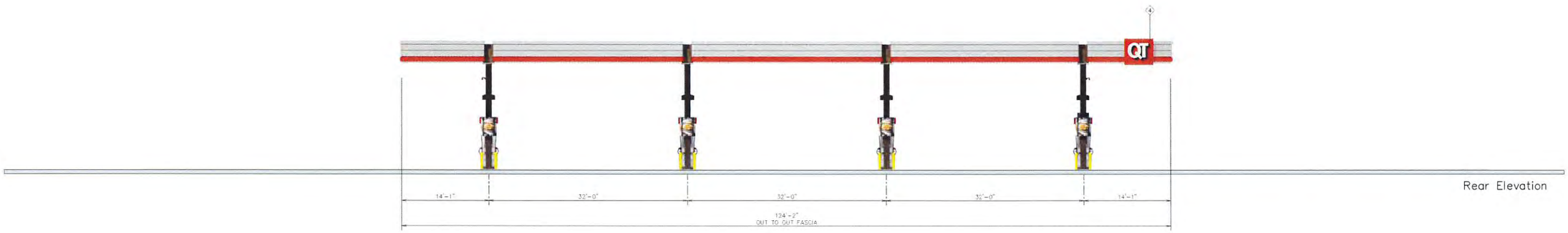
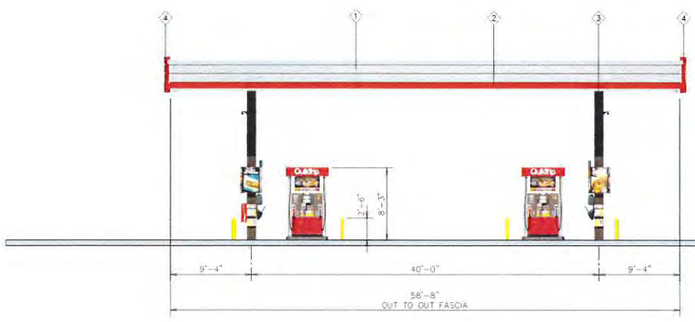
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



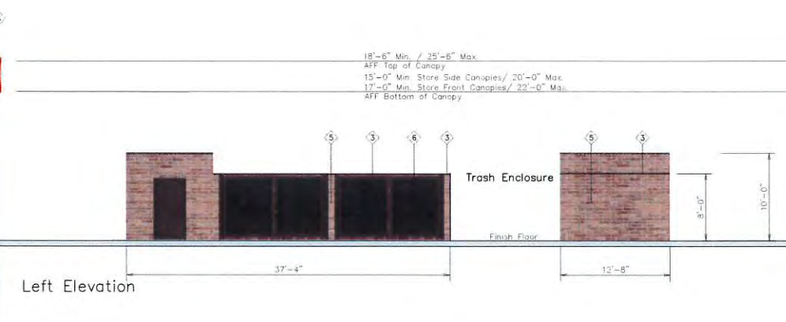
Front Elevation

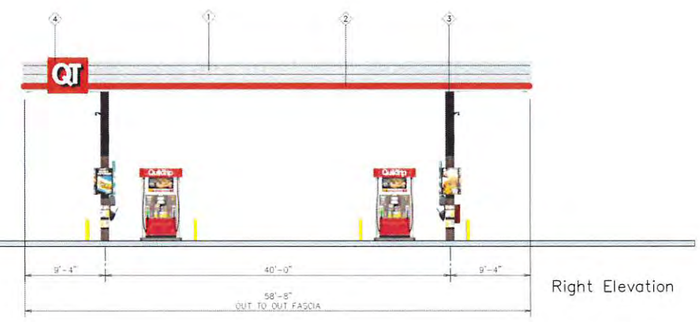


Rear Elevation



Left Elevation





Right Elevation

QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
7318 Double Stack 8 Canopy Elevations	IL 47 & IL 71	Yorkville, IL

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7318-GD08	1/8"=1'-0"	05.26.23	BP	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	QC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

EXHIBIT N

June 28, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (8 Sheets) dated May 22, 2023, and prepared by Midwest Design Group.
- ALTA /NSPS Land Title Survey
- Application for Special Use
- 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.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
    - 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)
- IDOT permits are needed for the connections to Illinois Routes 71 and 47.

2. The following will need to be submitted with Final Engineering Plans:

   a. Truck turning exhibits for emergency vehicles

   b. Photometric plan

   c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

   d. See the attached Checklist for additional information needed at final engineering.

3. A preliminary stormwater report should be provided.

Preliminary Engineering Plans

C010 – Overall Site Plan

4. IDOT has planned reconstruction of the Illinois Route 71 and Illinois Route 47 intersection. These proposed improvements should be incorporated into the plans. Contact IDOT for the latest plans.

5. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.

6. Add a data table noting the planned parking spaces.

C100 – Site Plan

7. The water main should be extended to the eastern property line for future extension.

8. IDOT's intersection improvements include construction of a shared-use path. The proposed sidewalk should be extended to the west to connect to the future shared-use path. Contact IDOT for the latest plans.

9. Consider making the westernmost driveway off IL-71 right-in/right-out only to prevent traffic backup into the intersection.

C102 – Vehicle Tracking (WB-67)

10. The WB-67 should be shown entering and exiting the site as well as maneuvering through the site to the fuel pumps.

L100 – Landscape Plan

11. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

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. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Milwaukee, Wisconsin

Volo, Illinois

June 27, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our first landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

Parkway trees are required along IL Route 47/Bridge Street and IL Route 71 Stagecoach Trail. A minimum of one tree per 50 linear feet of frontage is required. Therefore, 18 parkway trees are required. If utilities are a concern, it appears adequate space exists for them to be planted set back closer to the paved area on site.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

Interior: One tree is required for every 20 parking spaces. Therefore, three trees are required. Also, the plans should specify that all interior parking lot shade trees be limbed to a height of not less than eight feet to ensure proper visibility within the parking lot.

Perimeter: When a parking lot is adjacent to a public right-of-way, a landscape buffer yard shall be provided the width of the required parking setback or 30', whichever is less; the buffer yard shall consist of one shade tree, one evergreen tree, and 33 shrubs per 100 linear feet. Therefore, 455' of landscape buffer yard is required along IL Route 47/Bridge Street and 200' of buffer yard is required along IL Route 71/Stagecoach Trail.

Lot Landscaping

The petitioner's calculations on the plan indicate 24 shade trees and 180 shrubs are required based upon lot size. These plantings are in addition to all other requirements (i.e., plantings cannot be double counted).

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

Tree Preservation standards apply to all development parcels greater than five acres in area; therefore, these requirements are applicable to this site. A tree survey showing the location of all trees four inches and greater including botanical name, common name, size, and condition/health will be required. Tree replacement may be required as detailed in the Ordinance.

The Demolition Plan indicates all existing trees on site, including those that appear to lie outside of the limits of construction, are to be removed. It is recommended that the petitioner considers preserving existing healthy, quality trees where possible. Preserved trees may be counted toward landscape requirements (e.g., Lot Landscaping) as per section 8-12-3 G. of the Ordinance.

General Standards

The Landscape Schedule should be revised to reflect the minimum size of plan materials specified in the ordinance.

1. Shade trees: 2.5" caliper
2. Evergreen trees: 8' tall
3. Ornamental trees: 6' tall
4. Shrubs: 24" tall

Willow Oak is more of a southern species and not planted in NE IL. Another species should be specified.

Oak and Honeylocust do not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

The landscape plan should identify the location, quantity, size, and type (both botanical and common names) of all existing landscaping to be preserved and removed, and all proposed landscaping.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 5/22/23
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 5/22/2023

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

March 23, 2023

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

August 2, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 2nd Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (9 Sheets) dated July 14, 2023, and prepared by Midwest Design Group

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.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
    - 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)
    - IDOT permits are needed for the connections to Illinois Routes 71 and 47.

2. The following will need to be submitted with Final Engineering Plans:

    a. Truck turning exhibits for emergency vehicles.

    b. Photometric plan.

    c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

    d. See the attached Checklist for additional information needed at final engineering.

Preliminary Engineering Plans

3. A preliminary stormwater report should be provided.

4. Comments from IDOT on the acceptance of the location of the entrances should be provided.

5. The water main should be extended to the eastern property line for future extension.

6. Comments on the landscape plan shall be forthcoming.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

March 23, 2023

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
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- 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

August 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: ***QuikTrip Gas Station & Convenience Store***
2nd Submittal - Landscape Plan Review
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (9 Sheets) dated July 14, 2023, and prepared by Midwest Design Group

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:

The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with Final Engineering plans.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
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Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

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Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

Milwaukee, Wisconsin

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Volo, Illinois

August 4, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our second landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

PREVIOUS COMMENTS ADDRESSED.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

PREVIOUS COMMENTS ADDRESSED.

Lot Landscaping

PREVIOUS COMMENTS ADDRESSED

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

PREVIOUS COMMENTS PARTIALLY ADDRESSED. A Tree Preservation Plan has been added to the plan set but required replacement trees have not been provided. Tree replacement may be required as detailed in the Ordinance. Based upon the Existing Tree Removal Summary table provided on the Tree Preservation Plan, a total of 49 replacement trees are required. Replacement trees are in addition to those trees required by other sections of the ordinance.

The Demolition Plan and Tree Preservation Plan graphically depict all existing trees, including those to be preserved, with an X in the center. Symbology should be revised to more clearly graphically represent which trees are to be removed and which are to remain to avoid confusion (i.e., different symbols for trees to be removed and preserved).

General Standards

PREVIOUS COMMENTS PARTIALLY ADDRESSED.

Honeylocust (19 of 51 shade trees = 37%) still does not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Tree reservation Plan, sheet C031, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Response to comments, 7 pages, no author, not dated

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

September 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 3rd Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (10 Sheets) dated August 31, 2023, and prepared by Midwest Design Group
- Preliminary Stormwater Report dated August 30, 2023, and prepared by Midwest Design Group

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.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.

- 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)
- IDOT permits are needed for the connections to Illinois Routes 71 and 47.

Preliminary Engineering Plans

2. The Preliminary Engineering Plan is generally acceptable, and the following comments should be addressed at Final Engineering. For Final Engineering, a full engineering plan set should be submitted.

3. The following will need to be submitted with Final Engineering Plans:

   a. Additional information as shown in the previously provided checklist.

   b. Truck turning exhibits for emergency vehicles.

   c. Final photometric plan with a table showing that average foot-candle intensity, average to minimum light intensity ratio, and maximum to minimum light intensity ratios meet the standards in the ordinance.

   d. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

   e. Comments from IDOT on the acceptance of the location of the entrances should be provided.

4. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with Final Engineering plans.

Preliminary Stormwater Management Report

5. The Preliminary Stormwater Report is generally acceptable. For Final Engineering, a full stormwater management report should be submitted, and the following comments addressed.

   a. Provide a proposed conditions exhibit that illustrates the 24,712 sq ft area that is to have uncontrolled runoff. This area should increase the amount of pervious area in proposed conditions versus existing.

   b. Indicate the runoff volume that is intended to be uncontrolled.

c. It is recommended to include a BMP along the undeveloped area on the east side to reduce the amount of uncontrolled runoff coming from the property.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

September 6, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuikTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our third landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

PREVIOUS COMMENTS ADDRESSED.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

PREVIOUS COMMENTS ADDRESSED.

Lot Landscaping

PREVIOUS COMMENTS ADDRESSED

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

PREVIOUS COMMENTS PARTIALLY ADDRESSED. A Tree Preservation Plan has been added to the plan set but required replacement trees have not been provided. It is our understanding that no variance/relief from tree replacement requirements as detailed in the Ordinance has been granted. Based upon data included on the Preliminary Tree Preservation Plan, a total of 49 replacement trees are required. Replacement trees are in addition to those trees required by other sections of the ordinance.

General Standards

PREVIOUS COMMENTS ADDRESSED.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 08-31-2023
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 08-31-2023
- Preliminary Tree Preservation Plan, sheet C031, prepared by Midwest Design Group Kansas City, dated 08-31-2023

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Brad Sanderson, City Engineer, EEI
Date: October 4, 2023
Subject: **PZC 2023-08 QuikTrip Gasoline** (Special Use)
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store

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SUMMARY:

The petitioner, Ali Bukhres, on behalf of QuikTrip Corporation, petitioner/contract purchaser, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit authorization for a gasoline service station with accessory convenience store, pursuant to Section 10-6-0 of the Yorkville City Code. The real property consists of two (2) parcels totaling approximately 5.51 acres and is located at the northeast corner of State Route 47 (Bridge Street) and State Route 71 (Stagecoach Trail) intersection.

PROPERTY INFORMATION:

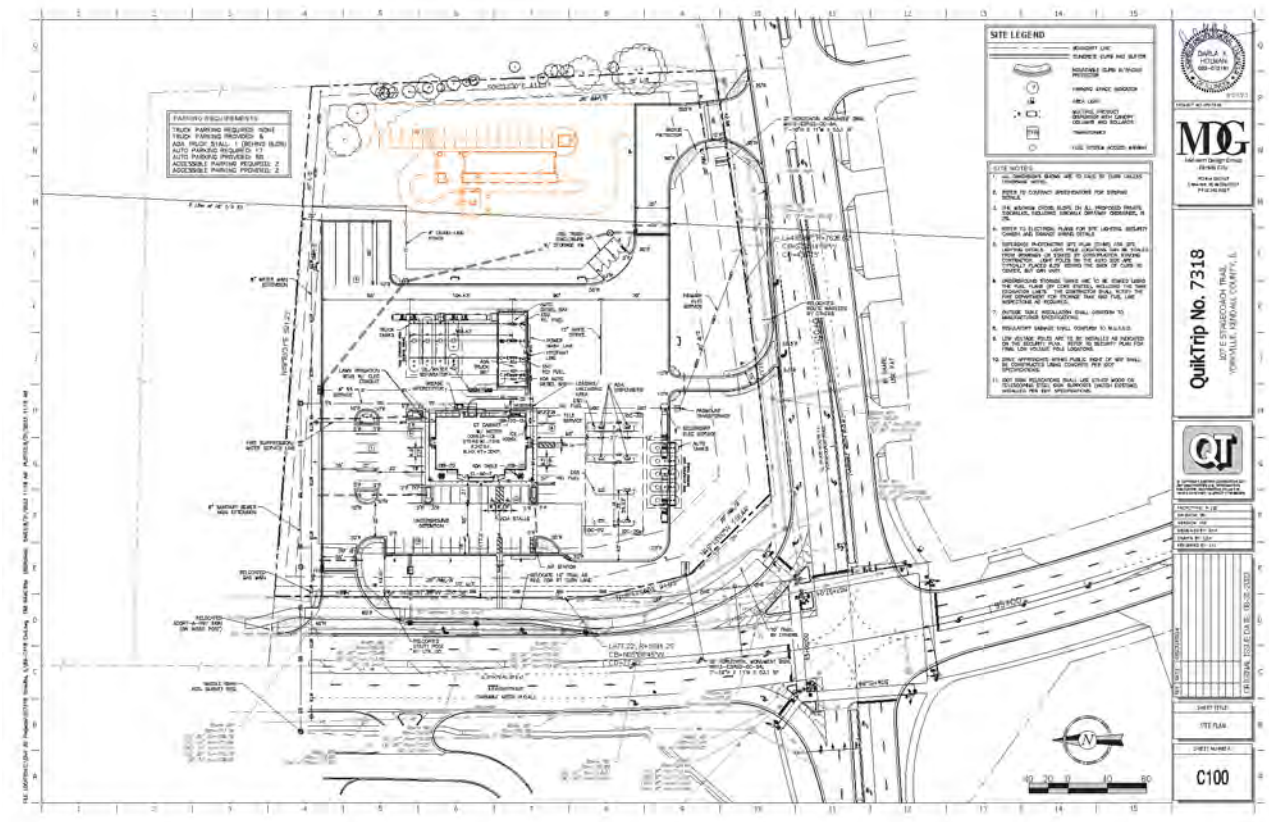
This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services, which will be demolished upon development of the fuel station, as illustrated in the aerial image to the right.

The property was recently rezoned from M-1 Manufacturing to B-3 General Business District as part of the former Graham's C Store Development proposal. The following table depicts the current immediate surrounding properties' zoning and land uses:

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

PROJECT DESCRIPTION:

The QuikTrip Corporation is an American based chain of convenience stores based in Tulsa, Oklahoma. With its recent expansion into the Chicagoland area, the property at 107 E. Stagecoach Trail will offer fuel for automobiles and commercial/industrial trucks, a retail store, and made-fresh-to-order food services. The fueling stations and an approximately 5,300 square foot convenience store will be located on the 4.28-acre parcel (PIN #05-05-400-050), abutting State Route 47 (Bridge Street) to the west and State Route 71 to the south. The second parcel (PIN 05-04-300-031), approximately 1.23-acres, is currently not proposed to be developed, but may be utilized in the future for a car wash facility. Required on-site detention for the site is proposed to be located underground, beneath the parking area.



SITE PLAN:

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

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

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20 feet	+/- 150' (C Store) +/- 190' (Gas Pump Canopy)
Front Yard (West/IL 47)	50 feet	+/- 117' (C Store)
Corner Side Yard (South/IL 71)	30 feet	+/- 236' (C Store) +/- 62' (Gas Pump Canopy)
Rear Yard (East)	20 feet	+/- 341' (C Store) +/- 235' (Gas Pump Canopy)

The maximum building height in the B-3 District is 80 feet. The overall height of the convenience store is approximately 20 feet to the top of the cornice and 16 feet to the top of the masonry. Per Section 10-2-3, building height is measured at the mean height between the eaves and ridge. The gas pump canopies have a maximum height of about 18 feet. The maximum lot coverage for the B-3 General Business District including all impervious surfaces is 80 percent. As stated on the site data table, the proposed impervious lot coverage for the gas station site is ~54% (2.9-acres or 129,462 sq. ft.). Therefore, the petitioner meets all bulk regulations according to the submitted materials. Upon future development of the car wash facility, verification will be made that it meets the maximum lot coverage, as well.

Parking and Loading

According to the data table on the Site Plans submitted, there are 52 total parking stalls provided for the convenience store, including three (3) ADA handicapped accessible space. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking needed for the commercial convenience store is 17 spaces, which is exceeded by the 52 on-site spaces provided. The typical stall and drive aisle dimensions meet the minimum zoning standards.

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

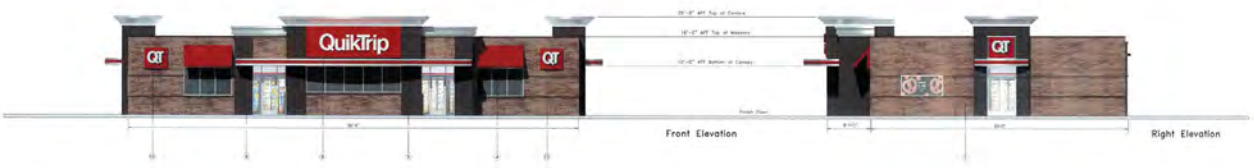
The petitioner meets the required parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71), per Section 10-7-1 of the Zoning Ordinance, as indicated below:

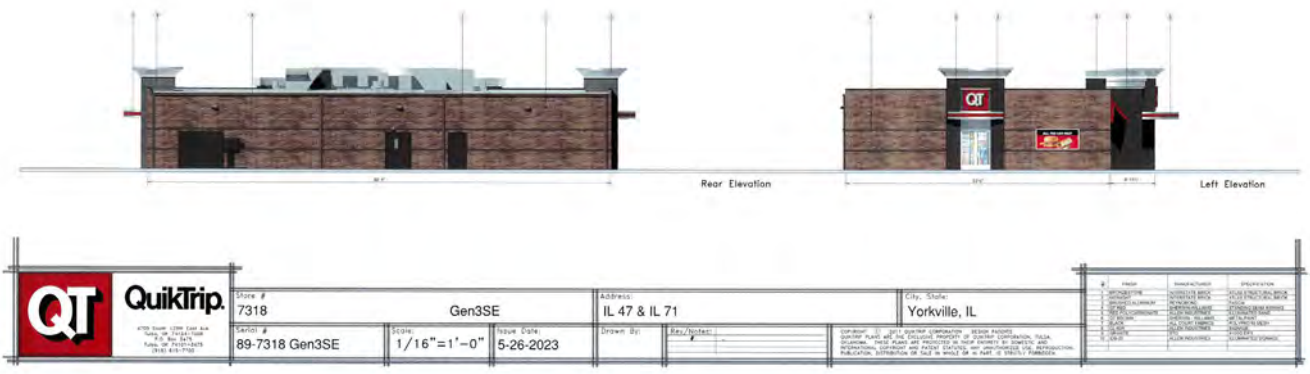
PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20’	+/- 40’
IL Rte. 71- South (Arterial)	20’	+/- 120’

Appearance Code

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

> Criteria for Appearance of the City Code, new non-residential structures shall have at least fifty percent (50%) of the total building constructed of masonry products or precast concrete incorporated as follows:
>
> i. Front Façade: At least 50% shall incorporate masonry products or precast concrete.
> ii. Any other facade that abuts a street shall incorporate masonry products or precast concrete.





Signage
The petitioner has not provided elevations of proposed ground monument signage on the site plan but has indicated two (2) monument signs will be located on the site. One at the northeast corner of IL Rte. 47 & L Rte. 71 and another at the southeast corner of the site facing IL Rte. 71. However, the proposed overall heights of the signs are 7'-10" and overall sign area is approximately 53 square feet, which meets the current sign regulations.

Driveways
Per Section 10-16-3-D of the Yorkville Zoning Ordinance, nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line. The proposed driveways/access points meet this standard. However, Illinois Department of Transportation (IDOT) permits are needed for the connections to Illinois Routes 71 and 47. The City Engineer has requested to review the written comments from IDOT on the acceptance of the location of the entrances be provided by the petitioner.

Lighting
A photometric plan has been provided of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to create a nuisance. The City of Yorkville promotes the "dark sky" concept therefore, lighting fixtures should be full cutoff, and the use of wall packs on buildings should be minimized.

Truck Turning Template
A vehicle tracking template demonstrating the maneuverability of standard sized semitrucks within the site layout has been provided. The plans illustrate semitrucks adequately entering and existing the site from IL Routes 47 and 71 to access the diesel fuel pumps in the rear of the property. There does not appear to be any issues with semitruck and passenger vehicle conflicts, as additional semitruck parking is provided in the northeast corner of the site, away from the convenience store and gasoline pumps.

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

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this for Destination Commercial (DC). This land use is designated for small to medium scale auto-oriented commercial uses, such as retail centers and restaurants located near residential areas. Additionally, this land use should have landscaping treatments between

front parking lots and rights-of-way as well as containing high quality signage which is scaled appropriately. Therefore, the proposed use is consistent with the designated future land use plan.

ENGINEERING/LANDSCAPE PLAN REVIEW:

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

STANDARDS FOR GRANTING A SPECIAL USE:

Section 10-4-9-F of the City's Zoning Ordinance establishes standards for special use requests. These standards shall apply to the request for Special Use authorization of a fuel/gasoline service station. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

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

The petitioner has provided written responses to these standards as part of their application (see attached) and requests inclusion of those responses into the public record at the October 11, 2023 Planning and Zoning Commission meeting.

STAFF COMMENTS:

Staff is supportive of the requested special use authorization for a gas station and convenience store proposed by the QuikTrip Corporation. The petitioner has provided staff with all the required documents and is completing additional requests by staff. Therefore, **staff recommends** that as a condition of the special use request, the petitioner must comply with all review comments provided by EEI in memorandums dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023.

PROPOSED MOTION:

In consideration of testimony presented during a Public Hearing on October 11, 2023 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with a convenience store to be located at 107 E. Stagecoach Trail subject to engineering review comments provided by the City's consultant, EEI, Inc., in letters dated June 28, 2023, August 2, 2023, August 7, 2023, and September 7, 2023 and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

ATTACHMENTS:

1. Petitioner Application
2. Overall Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C010)
3. Demolition Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C030)
4. Site Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C100)
5. Signage Plan prepared by Midwest Design Group, dates 08-31-2023 (Sheet C101)
6. Vehicle Tracking Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C102)
7. Grading Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C110)
8. Preliminary Storm Sewer Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet C120)
9. Landscape Plan prepared by Midwest Design Group, dated 08-31-2023 (Sheet L100)
10. Tree Preservation Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C031)
11. Photometric Site Plan prepared by Midwest Design Group, dated 08-31-23 (Sheet C160)
12. Preliminary Stormwater Drainage Letter prepared by Midwest Design Group, dated August 30, 2023
13. ALTA/NSPS Land Title Survey prepared by Farnsworth Group, date plotted 03/29/2023
14. Building and Canopy Elevations (3 pages) prepared by QuikTrip dated 05.26.23
15. QuikTrip Corporation business profile
16. QuikTrip Environmental Sustainability Review 2019
17. Plan Council Memo dated August 8, 2023
18. Letter from EEI dated September 7, 2023
19. Letter from EEI dated August 7, 2023
20. Letter from EEI dated August 2, 2023
21. Letter from EEI dated June 28, 2023

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

APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

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

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

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

APPLICATION PROCEDURE

STEP 1 — APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

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

STEP 2 — PLAN COUNCIL

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

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

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APPLICATION FOR SPECIAL USE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

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

CITY STAFF

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

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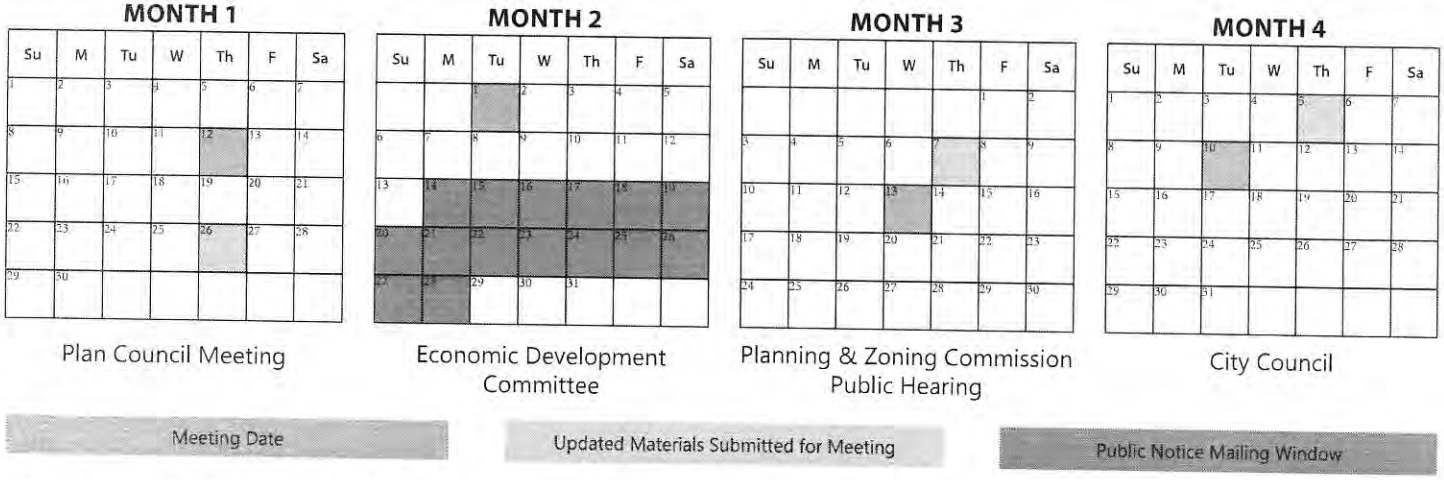
APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE



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

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION		
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit $500.00	Total: $ 500.00
AMENDMENT	☐ Annexation $500.00 ☒ Plan $500.00 ☐ Plat $500.00 ☐ P.U.D. $500.00	Total: $ 500.00
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $250 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
REZONING *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $200 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
SPECIAL USE	☒ $250.00 + $10 per acre for each acre over 5 acres 5.507 - 5 = .507 x $10 = 6.00 + $250 = $ 256.00 # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $ 256.00
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit	Total: $
PRELIMINARY PLAN FEE	☒ $500.00	Total: $ 500.00
PUD FEE	☐ $500.00	Total: $
FINAL PLAT FEE	☐ $500.00	Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre $5,000.00 ☒ Over 1 acre, less than 10 acres $10,000.00 ☐ Over 10 acres, less than 40 acres $15,000.00 ☐ Over 40 acres, less than 100 acres $20,000.00 ☐ Over 100 acres $25,000.00	Total: $ 10,000.00
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres $1,000.00 ☒ Over 2 acres, less than 10 acres $2,500.00 ☐ Over 10 acres $5,000.00	Total: $ 2,500.00
	TOTAL AMOUNT DUE:	$14,256.00

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APPLICATION FOR SPECIAL USE

DATE:	PZC NUMBER:	DEVELOPMENT NAME: QuikTrip Store 7318

PETITIONER INFORMATION

NAME: Ali Bukhres	COMPANY: QuikTrip Corporation
MAILING ADDRESS: Main Street Promenade, 50 South Main Street, Suite 200	
CITY, STATE, ZIP: Naperville, IL, 60540	TELEPHONE: ◉ BUSINESS ○ HOME 918-284-9456
EMAIL: abukhres@QuikTrip.com	FAX: 918-994-3558

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Mackin Land Company, LLC

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

PROPERTY STREET ADDRESS: 107 East Stagecoach Trail, Yorkville, IL 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
NEC of Illinois-47 and Stagecoach Trail

CURRENT ZONING CLASSIFICATION: M-1	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Destination Comm

REQUESTED SPECIAL USE:
Convenience store with fuel sales

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH:	N/A Office/Highway Department
EAST:	M-1 Vacant
SOUTH:	B-3 Resturant/Hotel
WEST:	B-3 Walgreens

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

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

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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Nick Ftikas	COMPANY: Law Offices of Sam Banks
MAILING ADDRESS: 221 N LaSalle St, 38th Floor	
CITY, STATE, ZIP: Chicago, IL, 60601	TELEPHONE: 312-782-1983
EMAIL: Nick@sambankslaw.com	FAX: 312-782-2433
ENGINEER INFORMATION	
NAME: Darla Holman	COMPANY: Midwest Design Group
MAILING ADDRESS: Midwest Design Group - Kansas City, LLC PO, Box 860015	
CITY, STATE, ZIP: Shawnee, KS, 66286-0015	TELEPHONE: 913-248-9385
EMAIL: Darla@mdg-KC.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Joe Adams	COMPANY: Farnsworth Group
MAILING ADDRESS: 2211 West Bradley Ave	
CITY, STATE, ZIP: Champaign, IL, 61821	TELEPHONE: 217-352-7408
EMAIL: jdadams@f-w.com	FAX:

ATTACHMENTS

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

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

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

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

The establishment will affect the City and the citizens public health, safety, morals and general welfare in a positive manner.QuikTrip maintains an internal facility support staff that ensures the proper maintenance is completed inside and outside of the establishment to ensure that we are a good neighbor and positively contribute to the City. Our employees come from the community in which we serve and because of that QuikTrip invests in the community through donations, volunteer work and programs dedicated to helping employees with scholarships, child care and other great programs. QuikTrip invests heavily into employee and customer safety by providing high quality video cameras that are monitored 24 hours a day by a staff of highly trained employees

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

The special use permit will not impact the surrounding properties in any negative way. The special use for fuel sales will impact the surrounding properties in a positive way by establishing a convenient location for food and fuel that will provide a valuable service to their customers and employees within the immediate area.

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

The special use will not impede the normal/orderly development or improvement of the surrounding properties. This will also be a more convenient route for any improvements or developments in the surrounding area. QuikTrip operates and maintains its facilities in a first-class manner, which helps to establish a high baseline for the development of the corridor.

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

Adequate utilities, access roads, drainage, and other necessary facilities are provided. QuikTrip will meet all governing authority applicable codes and ordinances for utilities management and storm-water run-off, which will present a substantial improvement over current conditions. Additionally, the vacant manufacturing use will be demolished and replaced with an aesthetically pleasing building that will meet city code and provide additional services for the community.

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

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

Adequate measures have been taken to provide ingress/egress design to minimize traffic congestion in public streets. We have been diligently working with IDOT, and our Civil/Traffic Engineers to ensure that each ingress and egress route provides ample room for cars and trucks to minimize congestion on public streets.

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

The special use for fuel sales conforms to the applicable land use regulations of the district and does not violate any other applicable law, ordinance or regulation. QuikTrip welcomes any additional feedback from the Village to address any remaining discrepancies from the city Code.

AGREEMENT

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

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

PETITIONER SIGNATURE

6-7-2023
DATE

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

OWNER SIGNATURE

6.7.2023
DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

ABEAU FRANCIS NOUBOUSSIE
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 11, 2023

State of IL County of COOK
The foregoing instrument was acknowledged before me this 07th day of JUNE, 2023, by ALI FRAG BUKHRES / MICHAEL OMALLEY GRAHAM
Notary Public
My Commission Expires JUNE 11-2023

Description of Property

That part of the Southwest Quarter of Section 4 and part of the Southeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast Corner of the Northeast Quarter of said Section 5, thence south 89 degree 40 minutes 05 seconds west along the North Line of said Northeast Quarter, 655.52 feet to the tangent Center Line of Illinois State Route No. 47 extended from the South; thence south 1 degree 44 minutes 07 seconds east along said tangent Center line and said tangent Center Line extended 3511.16 feet; thence north 89 degree 29 minutes 40 seconds east 548.60 feet (this point hereinafter referred to as point "A"); thence south 89 degree 29 minutes 40 seconds west along the last described course 548.60 feet to the Center Line of Illinois State Route No. 47 aforesaid; thence south 1 degree 44 minutes 07 seconds east along said Center Line 920.01 feet to a point on said Center Line 4431.17 feet south of the North Line of said Section 5, as measured along said tangent Center Line and said tangent Center Line extended, for the Point of Beginning; thence south 87 degree 56 minutes 07 seconds east 593.08 feet to a line drawn south 4 degree 21 minutes 07 seconds east from said Point A; thence south 4 degree 21 minutes 07 seconds east along said line 482.85 feet to the Center Line of Illinois State Route No. 71; thence westerly along said Center Line 589.32 feet to the Center Line of said Illinois State Route No. 47; thence Northerly along the Center Line of said Route 47, 596.73 feet to the Point of Beginning, Kendall Township, Kendall County, Illinois,

(1) Excepting therefrom land conveyed to the People of the State of Illinois by Warranty Deed Recorded June 15, 2017 as Document No. 201700009111,

And

(2) Excepting therefrom land conveyed to the State of Illinois Department of Transportation by Warranty Deed Recorded March 17, 2011 as Document No. 20110004835.

JOHN JOSEPH DOMANTAY
235 WALSH CIR
YORKVILLE, IL, 60560

FOX VALLEY FARM PARTNERSHIP
% JOEL MONTALBANO
418 ARLINGTON PL
CHICAGO, IL, 60614

RDK VENTURES LLC
PO BOX 347
4080 W JONATHAN MOORE PIKE
COLUMBUS, IN, 47201

PHERKAD LLC
% NEAL GERBER & EISENBERG LLP
2 N LASALLE ST STE 1700
CHICAGO, IL, 60602

MCDONALDS CORPORATION
C/O SCHMITT YORKVILLE LLC
1975 W DOWNER PL STE 302
AURORA, IL, 60506

ADEM ADEMI
13411 SPRING HILL DR
WINNEBAGO, IL, 61088

BILL ANEST FAMILY LIMITED PARTNERSHIP
31366 N HWY 45
LIBERTYVILLE, IL, 60048

COUNTY OF KENDALL
HIGHWAY DEPT SHED
111 W FOX ST
YORKVILLE, IL, 60560

LUTHER & KISHA D HALL
239 WALSH CIR
YORKVILLE, IL, 60560

MUKUND & KALA PATEL
104 E STAGECOACH TRL
YORKVILLE, IL, 60560

COSMOPOLITAN BANK & TRUST
2271 PALMER CIR
NAPERVILLE, IL, 60564

RICHARD & LEOKADIA MARCINIAK
29 WALNUT DR
YORKVILLE, IL, 60560

YORKVILLE ROUTE 71 MACKIN LAND COMPANY LLC
ATTN MICHAEL O GRAHAM
39109 N US 41
WADSWORTH, IL, 60083

RICHARD & LIDIA MARCINIAK
29 WALNUT DR
YORKVILLE, IL, 60560

YORKVILLE HOLDINGS INC
1905 MARKETVIEW DR STE 315
YORKVILLE, IL, 60560

% RICK D MARTINEZ F & R VENTURES LLC
70 WOODLAND DR
P.O. BOX
YORKVILLE, IL, 60560

JOHN M & JANET L WARNECKE
16 WALNUT DR
YORKVILLE, IL, 60560

RDK VENTURES LLC
PO BOX 347
4080 W JONATHAN MOORE PIKE
COLUMBUS, IN, 47201

% MAXIMUM PROPERTY MANAGEMENT FOX HIGHLANDS COMMUNITY ASSOCIATION
P O BOX 1094
2178 MUIRFIELD CT
YORKVILLE, IL, 60560

COUNTY OF KENDALL
OPEN SPACE - BEHIND HWY DEPT ON RT 47
111 W FOX ST
YORKVILLE, IL, 60560

COUNTY OF KENDALL
OPEN SPACE - BEHIND HWY SHED
111 W FOX ST
YORKVILLE, IL, 60560

YORKVILLE ROUTE 71 MACKIN LAND COMPANY LLC
ATTN MICHAEL O GRAHAM
39109 N US 41
WADSWORTH, IL, 60083

FOX VALLEY FARM PARTNERSHIP
% JOEL MONTALBANO
418 ARLINGTON PL
CHICAGO, IL, 60614

FE KISSELOFF ARISS
231 WALSH CIR
YORKVILLE, IL, 60560

YORKVILLE TOMMY HUGHES MACKIN LAND COMPANY LLC
% MICHAEL GRAHAM
39109 N US HWY 41
WADSWORTH, IL, 60083

TOM & RITA R KLEEFISCH
8 WALNUT DR
YORKVILLE, IL, 60560

% PARKWAY BANK & TRUST CO PB & J XII LLC
4800 N HARLEM AVE
HARWOOD HEIGHTS, IL, 60706

COUNTY OF KENDALL
HIGHWAY DEPT & SALT DOME
111 W FOX ST
YORKVILLE, IL, 60560

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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Ali Bukhres	COMPANY: QuikTrip Corporation
MAILING ADDRESS: Main Street Promenade, 50 South Main Street, Suite 200	
CITY, STATE, ZIP: Naperville, IL, 60540	TELEPHONE: 918-284-9456
EMAIL: abukhres@quiktrip.com	FAX: 918-994-3558

FINANCIALLY RESPONSIBLE PARTY:

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

Ali Bukhres
PRINT NAME

Real Estate Project Manager
TITLE

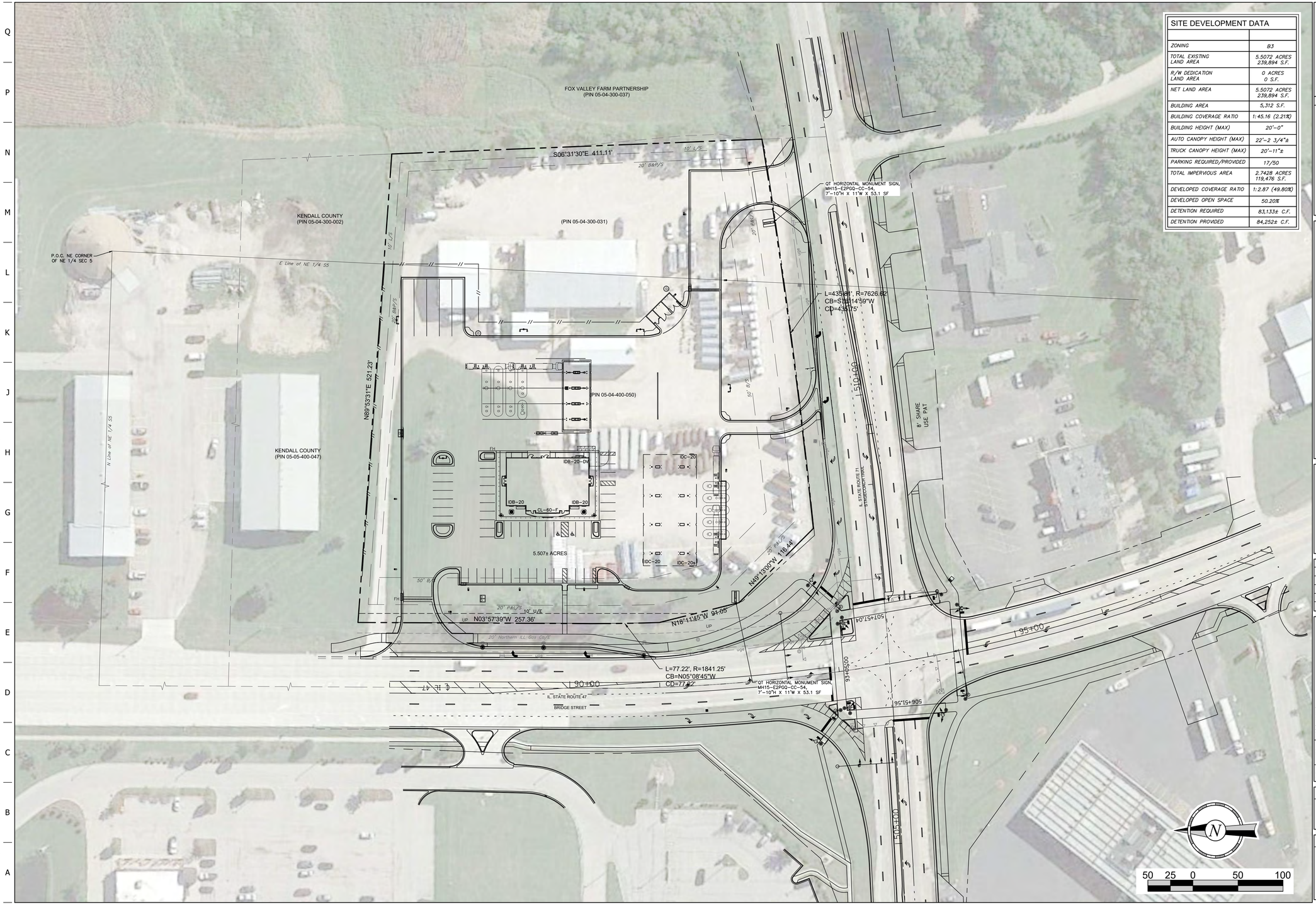
SIGNATURE*

6-7-2023
DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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



SITE DEVELOPMENT DATA	
ZONING	B3
TOTAL EXISTING LAND AREA	5.5072 ACRES 239,894 S.F.
R/W DEDICATION LAND AREA	0 ACRES 0 S.F.
NET LAND AREA	5.5072 ACRES 239,894 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:45.16 (2.21%)
BUILDING HEIGHT (MAX)	20'-0"
AUTO CANOPY HEIGHT (MAX)	22'-2 3/4"±
TRUCK CANOPY HEIGHT (MAX)	20'-11"±
PARKING REQUIRED/PROVIDED	17/50
TOTAL IMPERVIOUS AREA	2.7428 ACRES 119,476 S.F.
DEVELOPED COVERAGE RATIO	1:2.87 (49.80%)
DEVELOPED OPEN SPACE	50.20%
DETENTION REQUIRED	83,133± C.F.
DETENTION PROVIDED	84,252± C.F.

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PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

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QuikTrip No. 7318

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DRAWN BY:	CSH
REVIEWED BY:	JKL

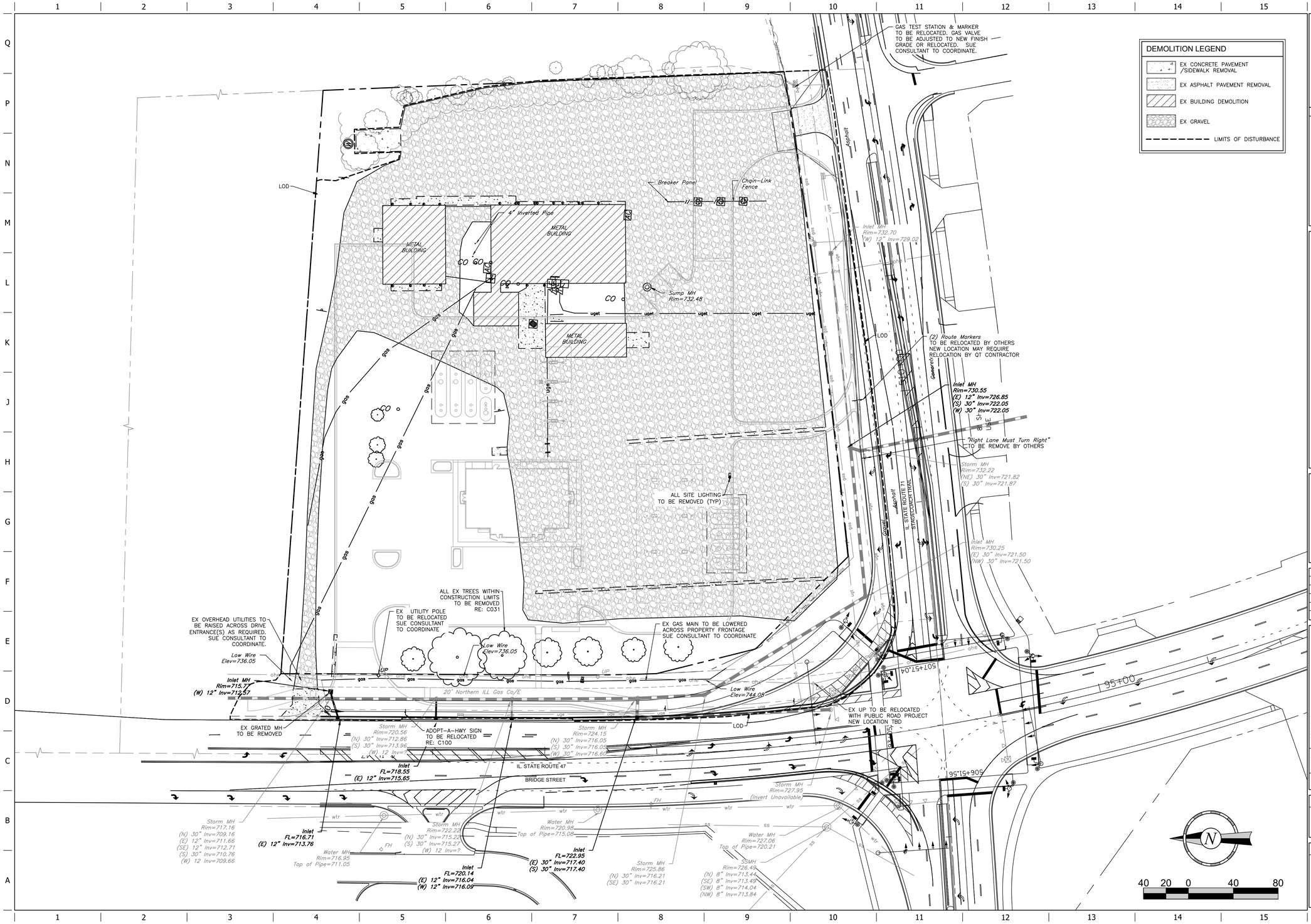
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C010

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Overall Site Plan USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM



FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Demo USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

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ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C030

CONTRACTOR TO INSTALL ORANGE CONSTRUCTION FENCING ALONG EXISTING TREELINE DRIPLINE IMMEDIATELY AFTER GRAVEL REMOVAL.

LOD

EX 8" RUSSIAN OLIVE *Elaeagnus angustifolia L.* CONDITION: POOR TO BE REMOVED

EX 10" RUSSIAN OLIVE *Elaeagnus angustifolia L.* CONDITION: POOR TO BE REMOVED

EX 10" RUSSIAN OLIVE *Elaeagnus angustifolia L.* CONDITION: POOR TO BE REMOVED

EX 30" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 18" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 18" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 36" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 15" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

EX 15" MAPLE (*Acer*) CONDITION: POOR TO BE REMOVED

EX 18" MAPLE (*Acer*) CONDITION: OVER-PRUNED DUE TO POWER LINES TO BE REMOVED

20' Northern ILL Gas Co/E

LOD

IL STATE ROUTE 71
STAGECOACH TRAIL

IL STATE ROUTE 47
BRIDGE STREET

90+00

95+00

507+57.04

506+51.56

EXISTING TREE REMOVAL SUMMARY	
DIAMETER	QUANTITY
8"	1
10"	2
15"	2
18"	3
30"	1
36"	1
TOTAL	10

FINAL TREE PRESERVATION PLAN IS PENDING

40 20 0 40 80

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SHEET TITLE:
PRELIMINARY TREE PRESERVATION PLAN

SHEET NUMBER:
C031

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Tree Preserve USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

PARKING REQUIREMENTS

TRUCK PARKING REQUIRED: NONE
TRUCK PARKING PROVIDED: 5
ADA TRUCK STALL: 1 (BEHIND BLDG)
AUTO PARKING REQUIRED: 17
AUTO PARKING PROVIDED: 50
ACCESSIBLE PARKING REQUIRED: 2
ACCESSIBLE PARKING PROVIDED: 2

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO CONTRACT SPECIFICATIONS FOR STRIPING DETAILS.
3. THE MAXIMUM CROSS SLOPE ON ALL PROPOSED PRIVATE SIDEWALKS, INCLUDING SIDEWALK DRIVEWAY CROSSINGS, IS 2%.
4. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, SECURITY CAMERA AND SIGNAGE WIRING DETAILS.
5. REFERENCE PHOTOMETRIC SITE PLAN (C160) FOR SITE LIGHTING DETAILS. LIGHT POLE LOCATIONS CAN BE SCALED FROM DRAWINGS OR STAKED BY CONSTRUCTION STAKING CONTRACTOR. LIGHT POLES ON THE AUTO SIDE ARE TYPICALLY PLACED 6.25' BEHIND THE BACK OF CURB TO CENTER, BUT CAN VARY.
6. UNDERGROUND STORAGE TANKS ARE TO BE STAKED USING THE FUEL PLANS (BY CORE STATES), INCLUDING THE TANK EXCAVATION LIMITS. THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT FOR STORAGE TANK AND FUEL LINE INSPECTIONS AS REQUIRED.
7. OUTSIDE TABLE INSTALLATION SHALL CONFORM TO MANUFACTURER SPECIFICATIONS.
8. REGULATORY SIGNAGE SHALL CONFORM TO M.U.T.C.D.
9. LOW VOLTAGE POLES ARE TO BE INSTALLED AS INDICATED ON THE SECURITY PLAN. REFER TO SECURITY PLAN FOR FINAL LOW VOLTAGE POLE LOCATIONS.
10. DRIVE APPROACHES WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED USING CONCRETE PER IDOT SPECIFICATIONS.
11. IDOT SIGN RELOCATIONS SHALL USE EITHER WOOD OR TELESCOPING STEEL SIGN SUPPORTS (MATCH EXISTING), INSTALLED PER IDOT SPECIFICATIONS.

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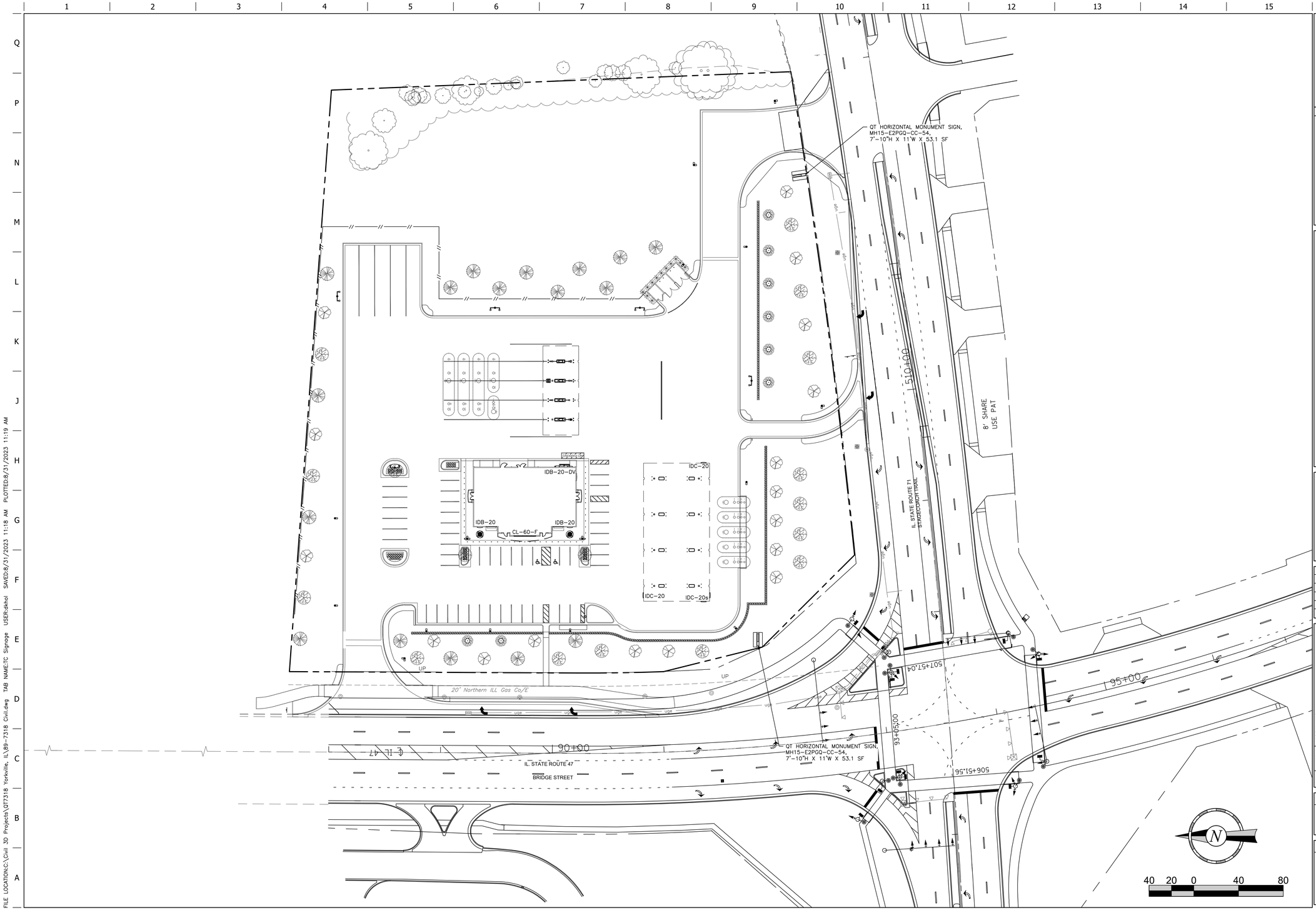
ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE: SITE PLAN

SHEET NUMBER: C100

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Site USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM



FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:TC Signage USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM

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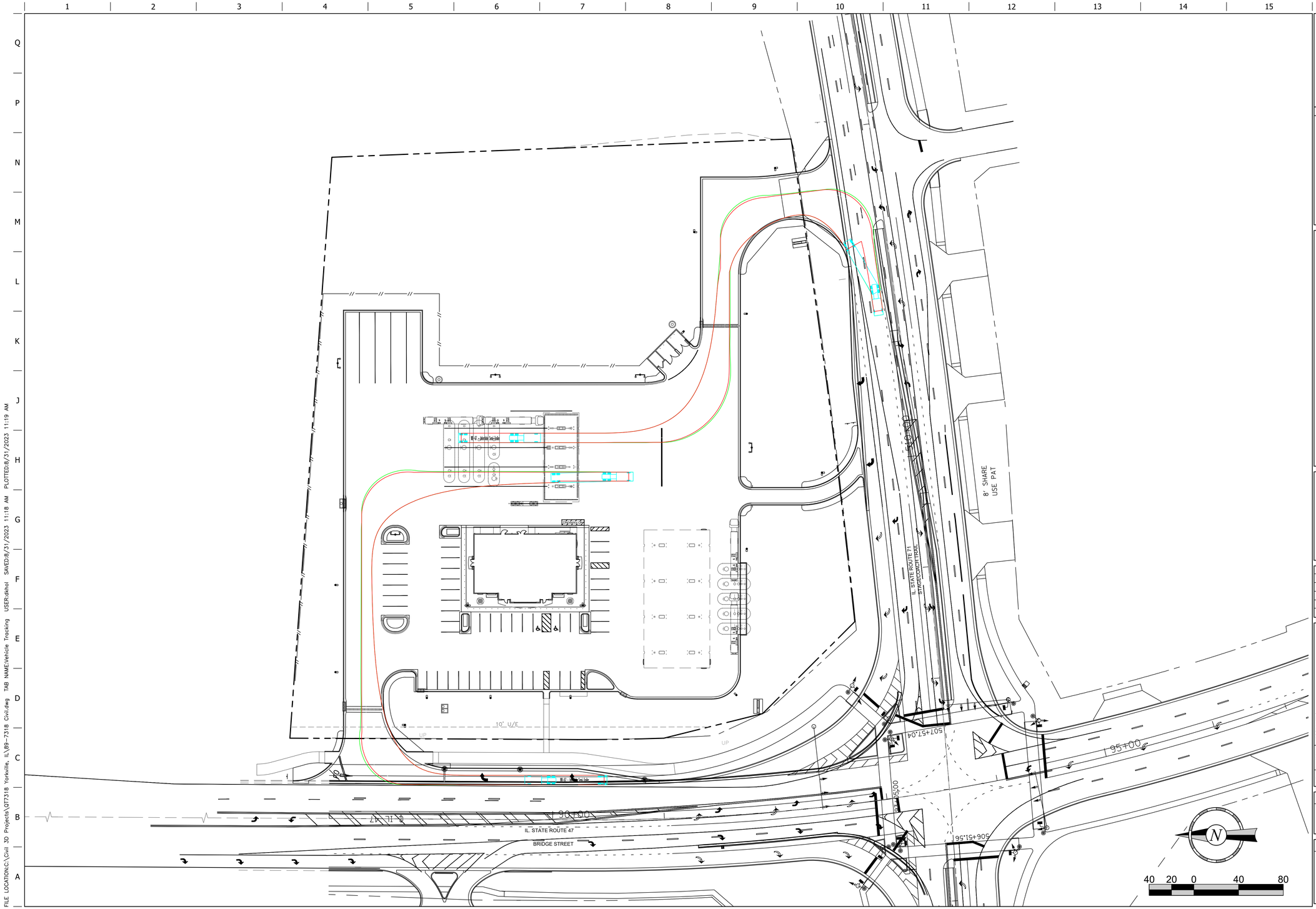
SHEET TITLE:

SIGNAGE PLAN

SHEET NUMBER:

C101



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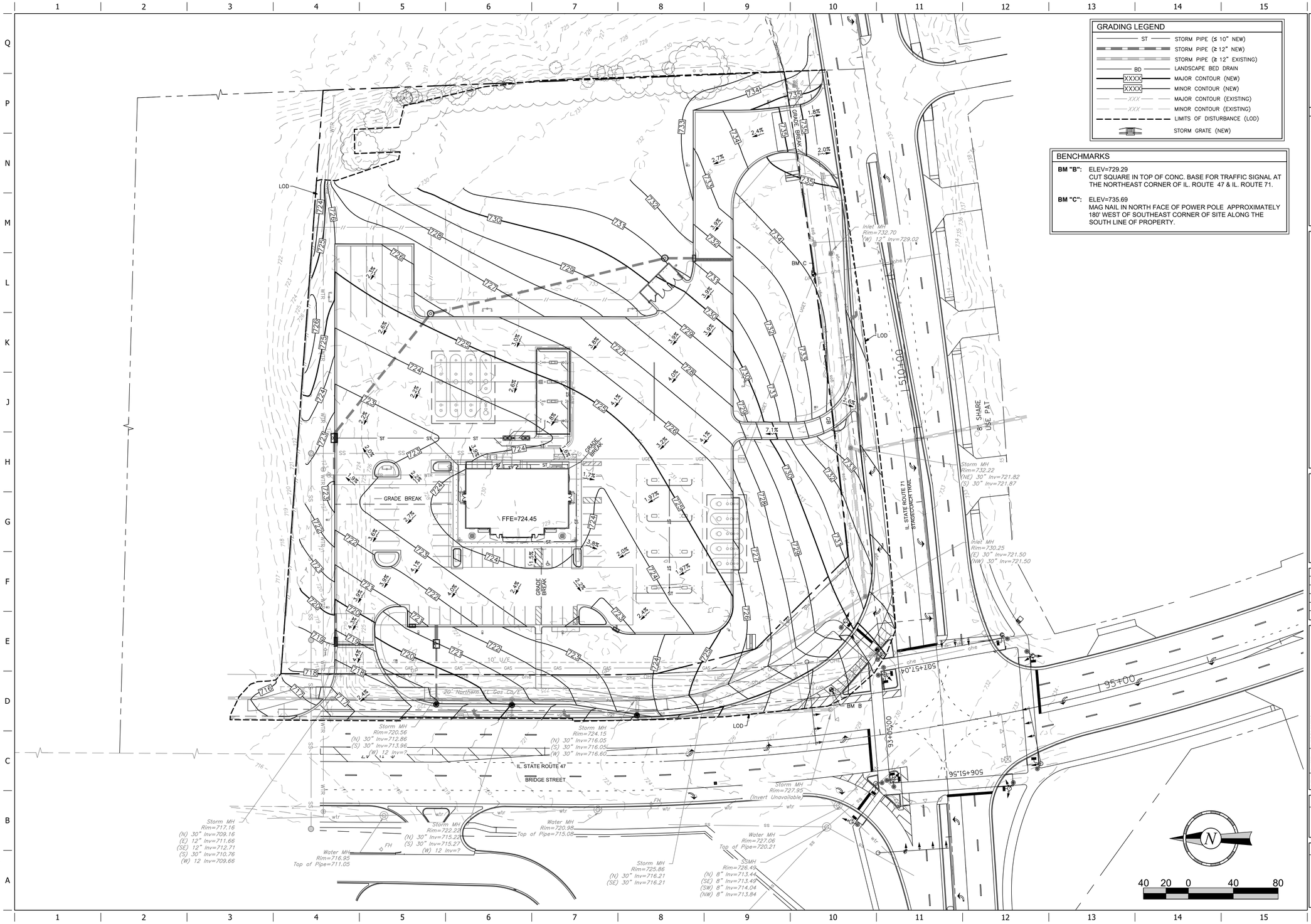
SHEET TITLE:
VEHICILE TRACKING (WB-67)

SHEET NUMBER:
C102

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Vehicle Tracking USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM



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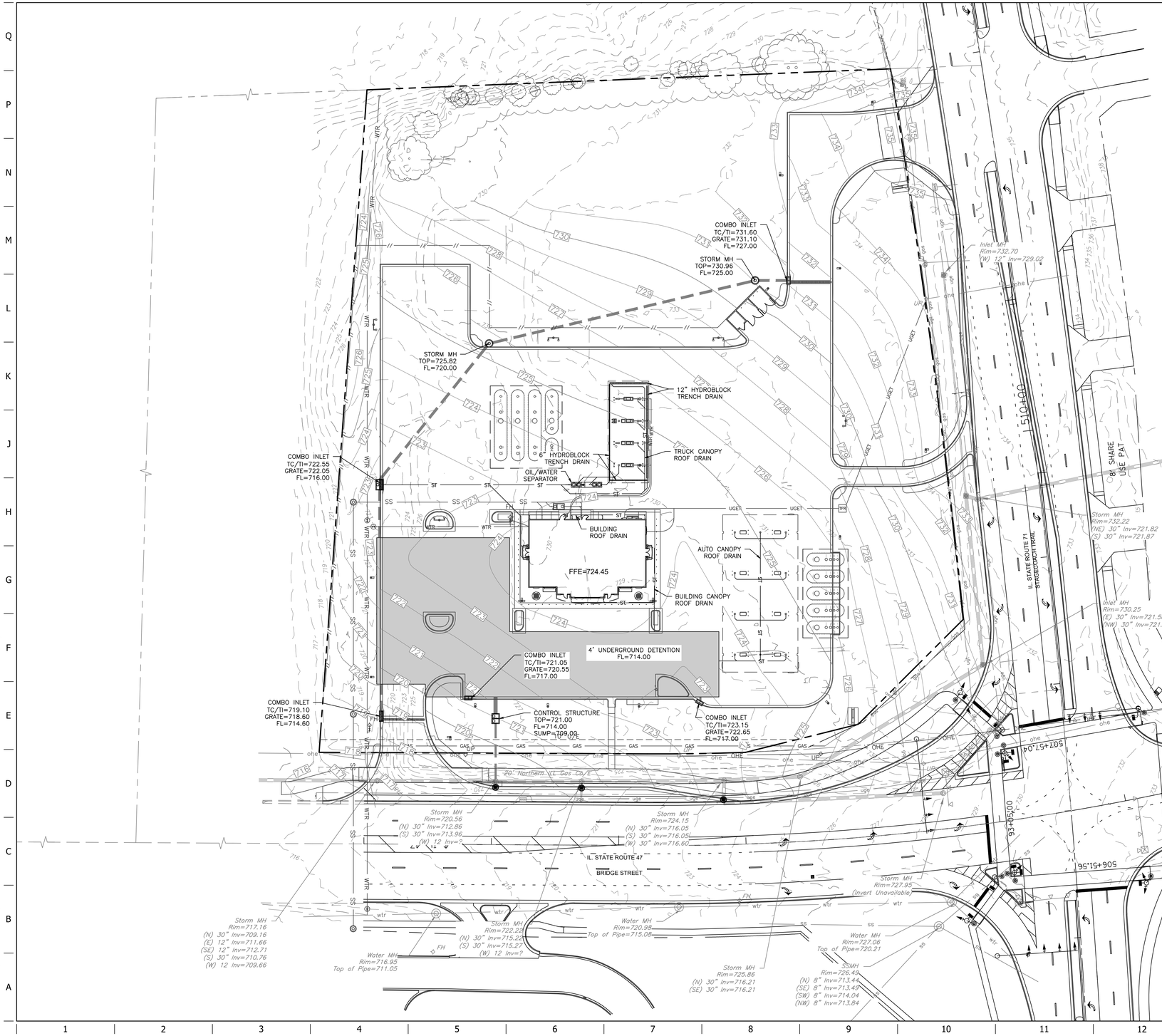
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Grading USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM



STORM SEWER LEGEND	
ST	STORM PIPE (< 10" NEW)
BD	LANDSCAPE BED DRAIN
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	STORM GRATE (NEW)
	STORM SEWER JUNCTION BOX/MH

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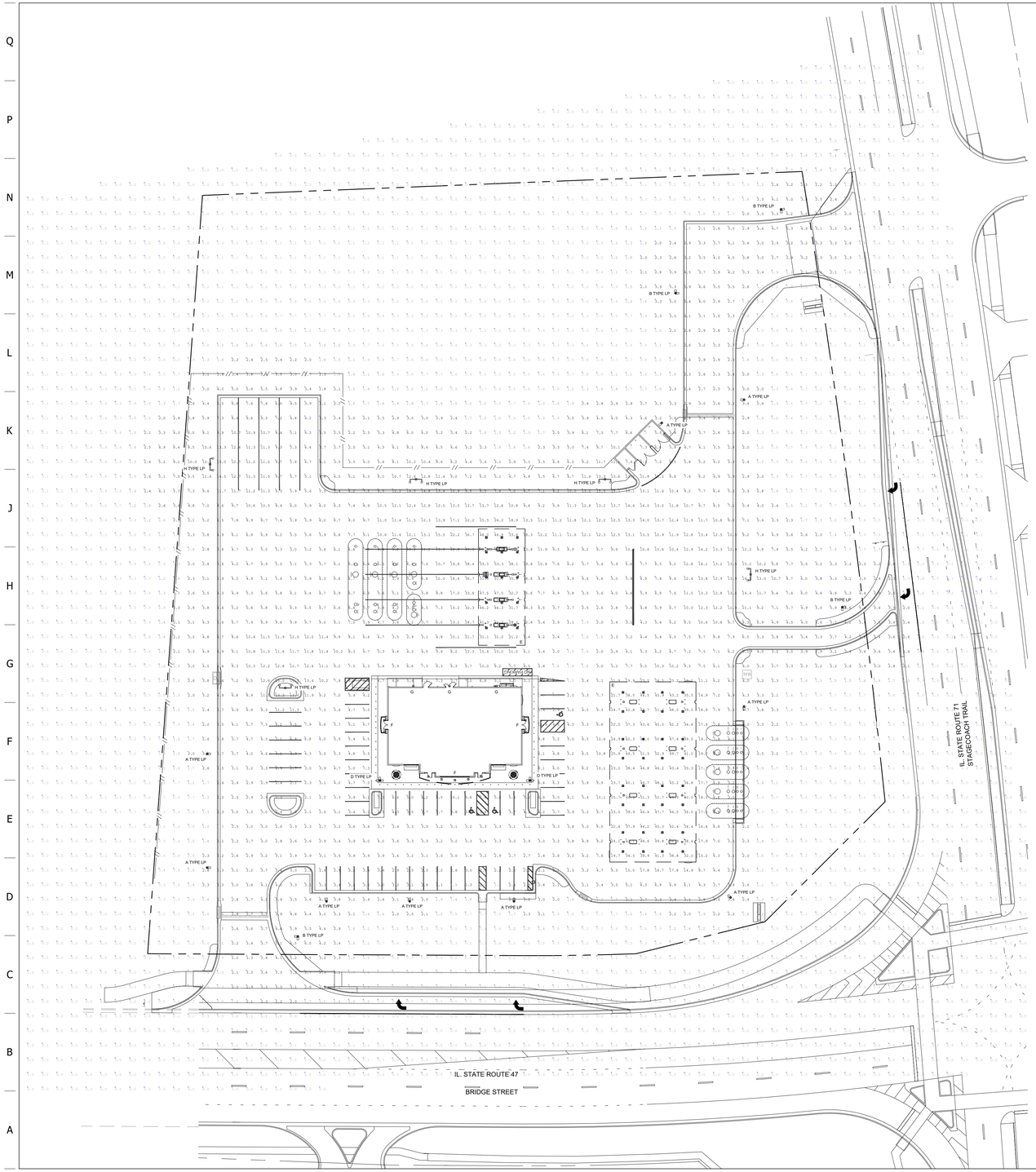
ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
PRELIMINARY STORM SEWER PLAN

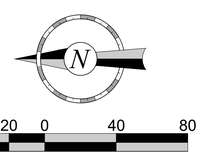
SHEET NUMBER:
C120

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Storm USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:19 AM



LUMINAIRE SCHEDULE								
SYMBOL	*LABEL*	*QTY*	*ARRANGEMENT*	*MOUNTING HEIGHT*	*LUMENS PER LAMP*	*LLF*	*DESCRIPTION*	*TOTAL WATTS*
	A	09	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	B	04	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	C	00	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	02	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	47	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6
	F	09	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	03	SINGLE	12'	6,275	0.90	XWM-3-LED-06-40	54.0
	H	05	DOUBLE	35'	67,023	0.90	MRL-LED-65L-SIL-FT-40-70CRI	592

LOW VOLTAGE POLES - 0



40 20 0 40 80

QUIKTRIP SPECIFIED DRAWING

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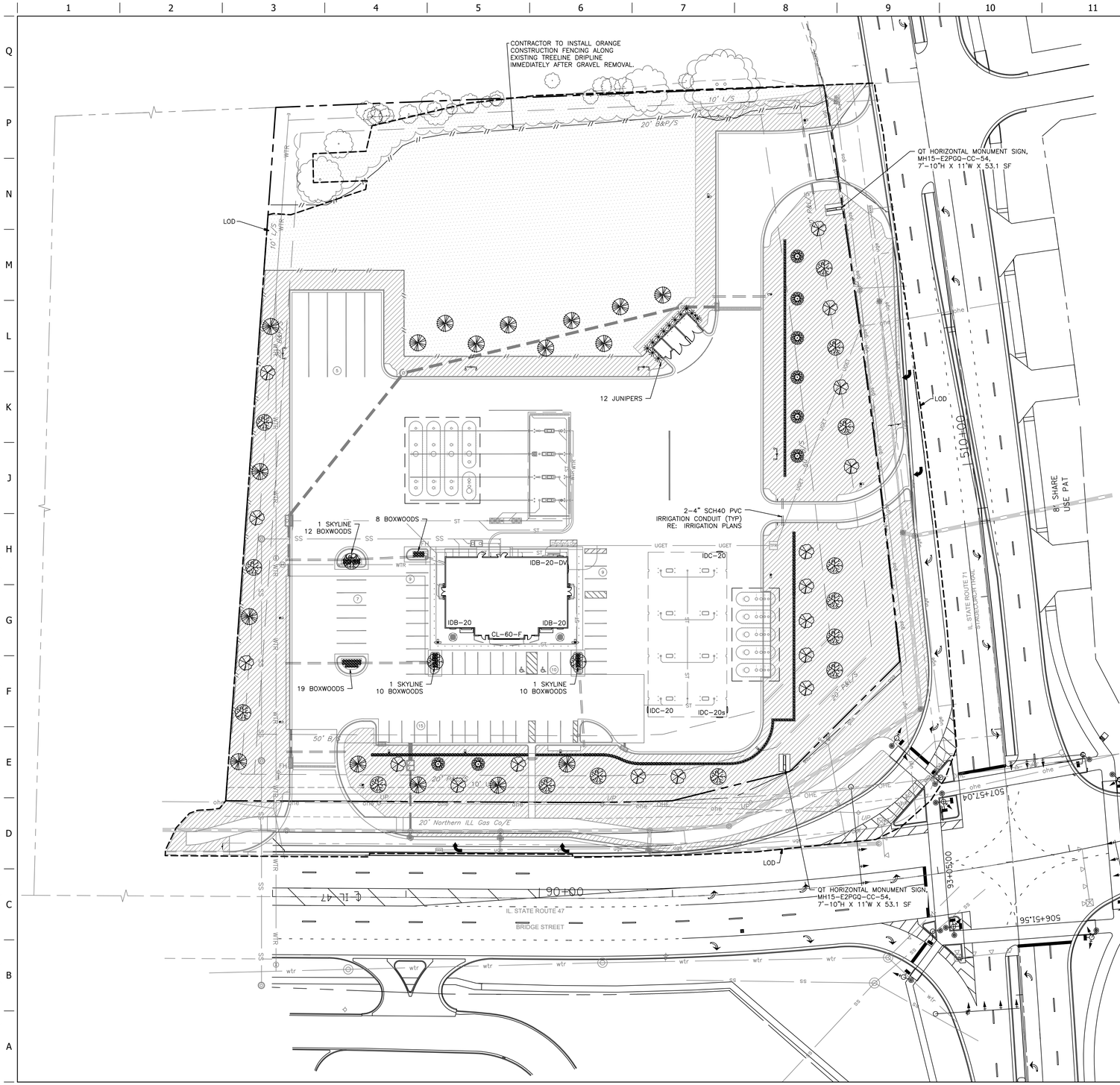
SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

C160

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Photometric.dwg TAB NAME:Photometric USER:dkhol SAVED:8/31/2023 11:16 AM PLOTTED:8/31/2023 11:20 AM



Landscape Schedule

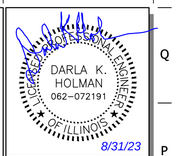
USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		CRIMSON PYGMY BARBERRY *Berberis Thunbergii*	24" HT MIN	0 EA.
		WINTERGREEN BOXWOOD *Microphylla koreana*	24" HT MIN	384 EA.
		PERFECTA JUNIPER *Juniperus chinensis 'Perfecta'*	48" HT MIN	12 EA.
TREES		GINKGO *Ginkgo biloba (male only)*	2.5" CALIPER	17 EA.
		SKYLINE HONEY LOCUST *Gledisia Triacanthos Inermis "Skyline"*	2.5" CALIPER	17 EA.
		ACCOLADE ELM *Ulmus Morton variety*	2.5" CALIPER	17 EA.
		EASTERN RED-CEDAR *Juniperus virginiana*	8' H MIN	8 EA.
MISC		FESCUE SOD		85,360 SF
		FESCUE SEED		49,300 SF

Landscape Requirements

	REQUIRED BY ORDINANCE	PROVIDED
PARKWAY TREES	1 PER 50 LF OF STREET FRONTAGE 18 REQUIRED	18 TREES
INTERIOR PARKING LOT LANDSCAPING	1 TREE PER 20 SPACES 3 REQUIRED	3 TREES
PERIMETER PARKING LOT LANDSCAPING	1 SHADE TREE, 1 EVERGREEN, 33 SHRUBS PER 100 LF IL 47: 66 SHRUBS, 2 TREES, 2 EVERGREENS IL 71: 150 SHRUBS, 5 TREES, 5 EVERGREENS	PROVIDED AS REQUIRED (ADDITIONAL COUNTED TOWARD LOT LANDSCAPING)
LOT LANDSCAPING	2 SHADE TREES & 15 SHRUBS PER 20,000 SF OF LOT AREA 239,894/20,000=12 24 SHADE TREES, 180 SHRUBS	24 SHADE TREES, 188 SHRUBS

LANDSCAPE NOTES:

1. TWO 4" DIAMETER SCHEDULE 40 PVC CONDUITS ARE TO BE INSTALLED UNDER PAVEMENT FOR IRRIGATION THROUGHOUT THE SITE. REFER TO SHEET C5.51 FOR CONDUIT INSTALLATION DETAILS AND L510 FOR EXACT LOCATIONS. THE CONDUIT ENDS ARE TO BE MARKED WITH METAL STAKES. REFER TO QT PROVIDED IRRIGATION PLAN FOR FINAL CONDUIT LOCATIONS.
2. ALL LANDSCAPE/SOD AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE GUARD.
3. ALL LANDSCAPE SHRUB BEDS TO BE BORDERED WITH STEEL LANDSCAPE EDGING (RE: IRRIGATION DETAIL SHEET(S)).
4. CYPRESS MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING AROUND ALL TREES AND IN LANDSCAPE BEDS.
5. ALL TREES ARE TO BE PLACED A MINIMUM OF 6-FEET FROM THE FACE OF CURB AND CENTERED ON PARKING STRIPES (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION.
8. ALL AREAS DISTURBED BY CONSTRUCTION, NOT RECEIVING PAVEMENT, SHALL HAVE 6 INCHES OF TOPSOIL ADDED, GRADED SMOOTH, AND SODDED/SEEDED AFTER FINAL RESTORATION IS COMPLETED. THE CONTRACTOR SHALL PROVIDE TOPSOIL, FOR APPROVAL BY THE OWNER, IF ON-SITE SOILS ARE NOT SUITABLE AS TOPSOIL. TOPSOIL SHALL BE CLOD FREE QUALITY BLACK DIRT. ALL LAWN AREAS WITHIN THE QUIKTRIP PROPERTY LIMITS AND WITHIN ALL ADJACENT RIGHT OF WAY ARE TO BE IRRIGATED AND MOWED.
9. ALL LAWN AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE (RE: IRRIGATION DETAIL SHEETS(S)).
10. 4" LANDSCAPE BED UNDERDRAIN TO BE SCH 40 PVC PIPE. UNDERDRAIN PIPE TO BE PERFORATED PIPE WITHIN INTERNAL LANDSCAPE BED AREAS AND SOLID PIPE OUTSIDE OF LANDSCAPE BED AREAS. REFER TO LANDSCAPE PARKING ISLAND DETAILS (L500 SHEETS) FOR DETAILS. ALL ISLAND LANDSCAPE BED DRAINS TO HAVE 4" PVC VERTICAL INSPECTION PIPE AT UPSTREAM END.
11. INTERIOR PARKING LOT SHADE TREES SHALL BE LIMBED TO A HEIGHT OF NOT LESS THAN EIGHT FEET.



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REVIEWED BY:	JKL

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Landscape USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:20 AM

Midwest Design Group

August 30, 2023

City of Yorkville, Illinois
Community Development Department
Attn: Krysti Barksdale-Noble
Community Development Director
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Store No. 7318 Preliminary Stormwater Drainage Letter
107 E Stagecoach Trail, Yorkville, Kendall County, Illinois 60560

Ms. Barksdale-Noble,

The purpose of this Preliminary Stormwater Drainage Letter is to preliminarily analyze the impacts of the proposed QuikTrip improvements to determine detention requirements to meet the criteria set by the Kendall County Stormwater Management Ordinance. It is our understanding that this analysis has been requested for initial site plan approval. A complete Stormwater Management Report will be provided with the full plan submittal.

Methodology

The drainage characteristics of the site were evaluated and analyzed based on the Kendall County Stormwater Management Ordinance. Per the ordinance, the 100-year storm event shall not exceed 0.15 cfs/acre of hydrologically disturbed area and the 2-year storm event shall not exceed 0.04 cfs/acre of hydrologically disturbed area. Hydrologic calculations were performed, and detention requirements were determined using the Autodesk Hydraflow Hydrographs program (SCS Method). The Illinois State Water Survey (ISWS) Bulletin 75 rainfall data for the Northeast Region was used with a Huff 3rd Quartile rainfall distribution.

Existing Conditions

The existing property is mostly developed with approximately 141,698 sf of gravel drives and parking, approximately 2,825 sf of concrete pavement, and approximately 15,775 sf of buildings. It is bordered on the north by a commercial property (Kendall County Highway Department), on the east by an agricultural property, on the south by Stagecoach Trail (IL-71), and on the west by S Bridge Street (IL-47). This property is currently zoned B-3, General Business District.

In the existing conditions, the existing buildings sit at a high point with majority of the site generally draining southeast to northwest to the public storm sewer along S Bridge Street (IL-47). The part of the property between the buildings and the east property line drains generally south to north. There does not appear to be an existing storm sewer system on site. Ultimately, per the USGS mapping system, all runoff from the site will drain to Fox River.

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Tel: 913-248-9385
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Midwest Design Group

Proposed Conditions

The proposed development will be graded to generally maintain existing drainage patterns and outlet points. Stormwater runoff from the QuikTrip site will be collected in a private storm sewer system that will convey runoff to an underground detention facility. The tributary area to the detention facility will be approximately 183,555 sf (4.214 acres). This detained area will consist of approximately 117,583 sf of impervious area (64.1%) and 65,972 sf of pervious area (35.9%). The rest of the site will consist of approximately 31,627 sf of undisturbed area and 24,712 sf of uncontrolled area.

Due to the existing topography of the site, we will be requesting a variance for the uncontrolled runoff. The uncontrolled areas will be limited to perimeter grading to allow for an access drive to be constructed along S Bridge Street (IL-47) and to tie back into the existing grading along the north and east property lines. This uncontrolled runoff will not be included in the analysis to determine required detention volume and post-developed release rates.

Per the National Resources Conservation Service mapping system, the property consists of soils within the Hydrologic Soils Group (HSG) C. Therefore, the analysis area was conservatively assumed to be HSG D soils, which results in a Curve Number (CN) of 80 for pervious areas and 98 for impervious areas, per the USDA Urban Hydrology for Small Watersheds TR-55 manual. A post-development runoff coefficient and Curve Number (CN) was calculated for the detained area using the NRCS Soils Report and TR-55 runoff coefficient tables. The weighted Curve Number for the proposed site is 91.5.

The underground detention facility will have a control structure to reduce peak runoff from the proposed improvements to allowable rates. The outlet pipe from the control structure will convey runoff to an existing manhole on the south side of the access drive along S Bridge Street (IL-47). The on-site private storm sewer system will be designed to convey the 100-year design storm to the detention facility. The proposed storm sewer system, detention facility, and associated calculations are included in the Appendix.

Refer to Post-Developed Drainage Map in the Appendix for more details.

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Detention Requirements
Per the Kendall County Stormwater Management Ordinance, Section 203.2, sufficient storage volume shall be provided so that the proposed project will not discharge at a rate greater than 0.15 cfs/acre of disturbance for the 100-year storm event and a rate greater than 0.04 cfs/acre of disturbance for the 2-year storm event. Stormwater, from the improved areas of the property, will be detained in the proposed underground detention pond. Peak discharges will be controlled with staged orifices inside the outlet structure. Additional detention information and design calculations can be found in the Appendix.

The following summary table presents the results of the analysis:

Allowable vs Post-Developed Release Rates Summary

Storm Event	Allowable Release Rate (cfs)	Post-Developed Release Rate w/ Detention (cfs)
2-year	0.17	0.11
100-year	0.63	0.61

Conclusion
The QuikTrip Store No. 7318 development will comply with the design parameters set forth by the City of Yorkville and by the Kendall County Stormwater Management Ordinance. The on-site stormwater detention facility has been designed to control the peak stormwater runoff from the site. A private stormwater drainage system will convey runoff to the stormwater detention facility. No adverse effects are expected on adjacent properties or downstream drainage systems after the proposed improvements are completed.

Refer to the Appendix for exhibits and calculations.

If you have any additional questions or need additional information, please contact jonathon@mdg-kc.com or 469-525-1891.

Sincerely,

Jonathon Smith

Jonathon Smith, P.E.
Project Manager
Midwest Design Group

August 30, 2023

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Midwest Design Group

QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

APPENDIX

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QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

AutoDesk Hydrographs Results

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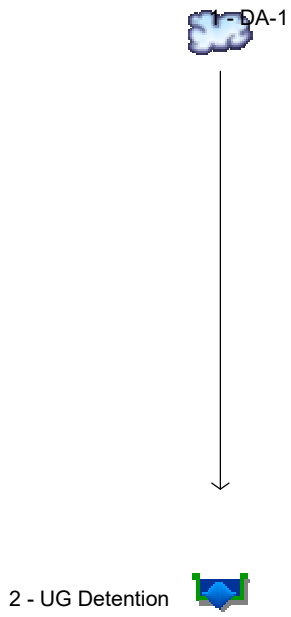
Watershed Model Schematic



Hydraflow Rainfall Report

Precip. file name: \\DESKTOP-HIMC8GB\Documents\IL Northeast Precip (Bulletin 75-HUFF) Depths.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	3.30	0.00	5.77	5.83	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	4.33	0.00
Huff-1st	0.00	0.00	0.00	2.75	0.00	5.38	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	3.34	0.00	0.00	5.15	0.00	0.00	8.57
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	2.80	0.00	5.25	6.00	0.00

Pond Report

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 714.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	714.00	21,000	0	0
1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	714.00	0.00	0.00	---	---	---	---	---	---	---	---	0.000
1.00	20,998	715.00	0.10 ic	0.00	---	---	---	---	---	---	---	---	0.101
2.00	41,996	716.00	0.15 ic	0.17 ic	---	---	---	---	---	---	---	---	0.313
3.00	62,994	717.00	0.18 ic	0.32 ic	---	---	---	---	---	---	---	---	0.503
4.00	83,992	718.00	0.21 ic	0.43 ic	---	---	---	---	---	---	---	---	0.634

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Tuesday, 08 / 29 / 2023

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 714.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	714.00	21,000	0	0
1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

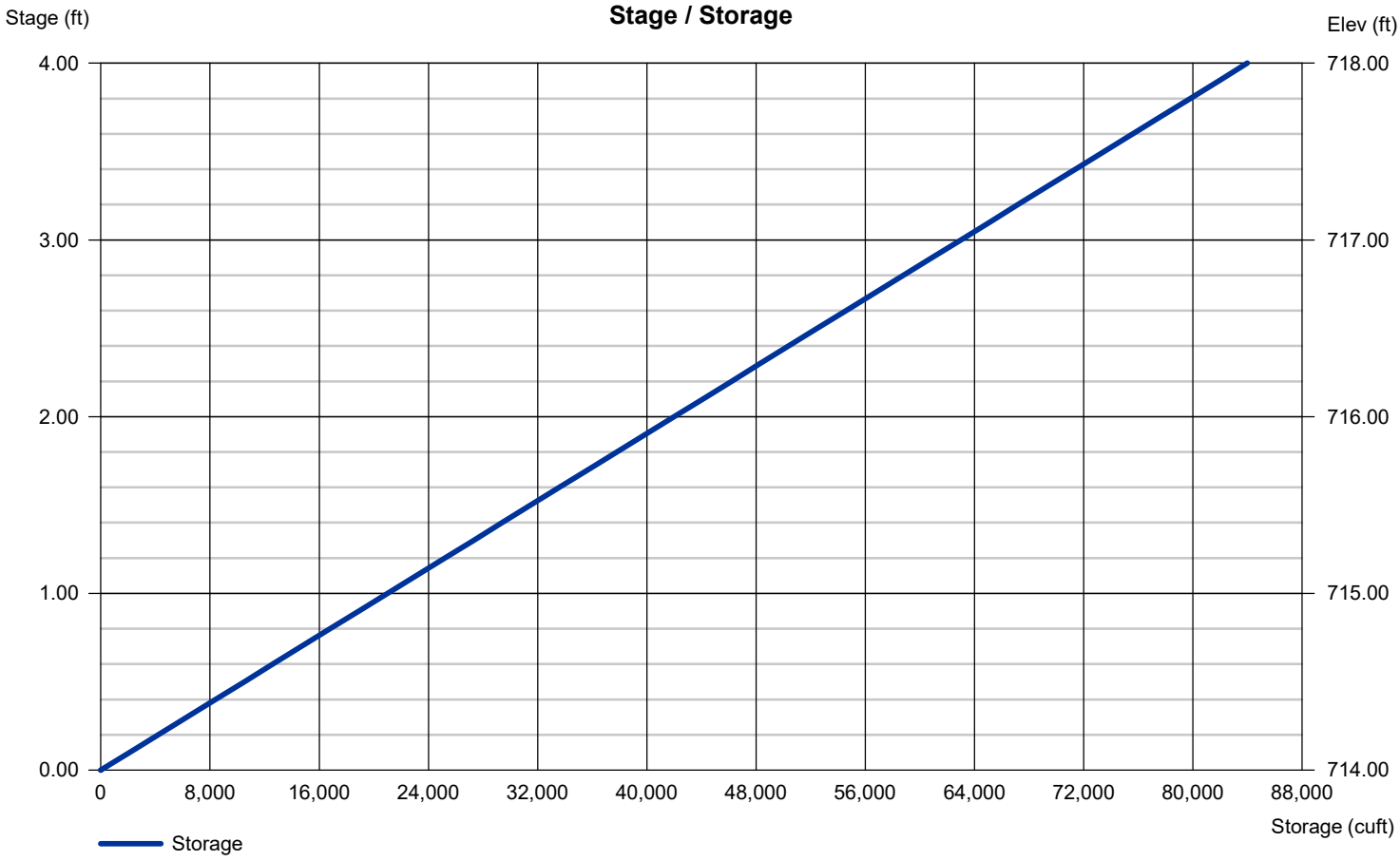
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Tuesday, 08 / 29 / 2023

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Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
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1.00	715.00	21,000	20,998	20,998
2.00	716.00	21,000	20,998	41,996
3.00	717.00	21,000	20,998	62,994
4.00	718.00	21,000	20,998	83,992

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.00	3.25	0.00	0.00
Span (in)	= 2.00	3.25	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 714.00	715.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

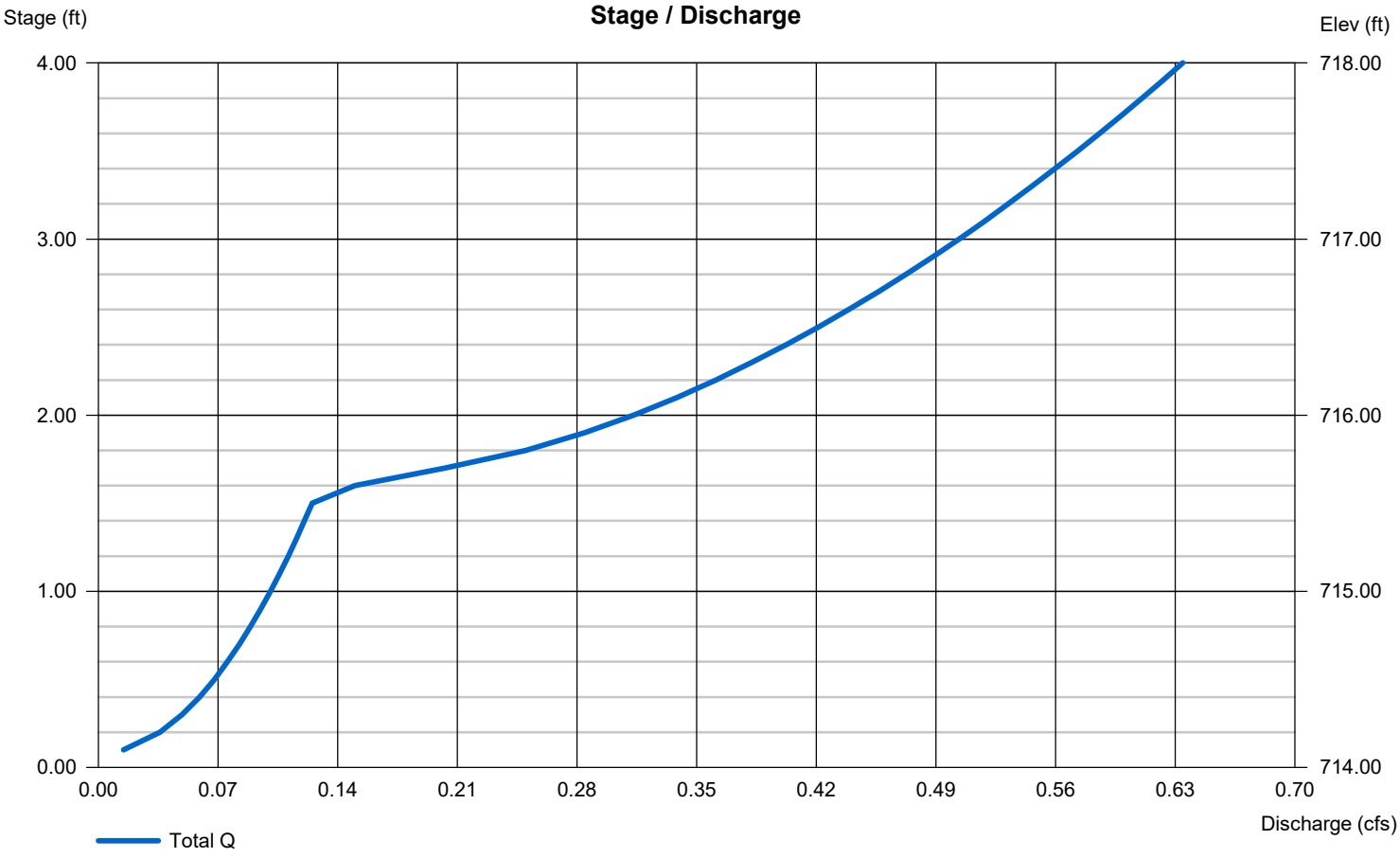
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

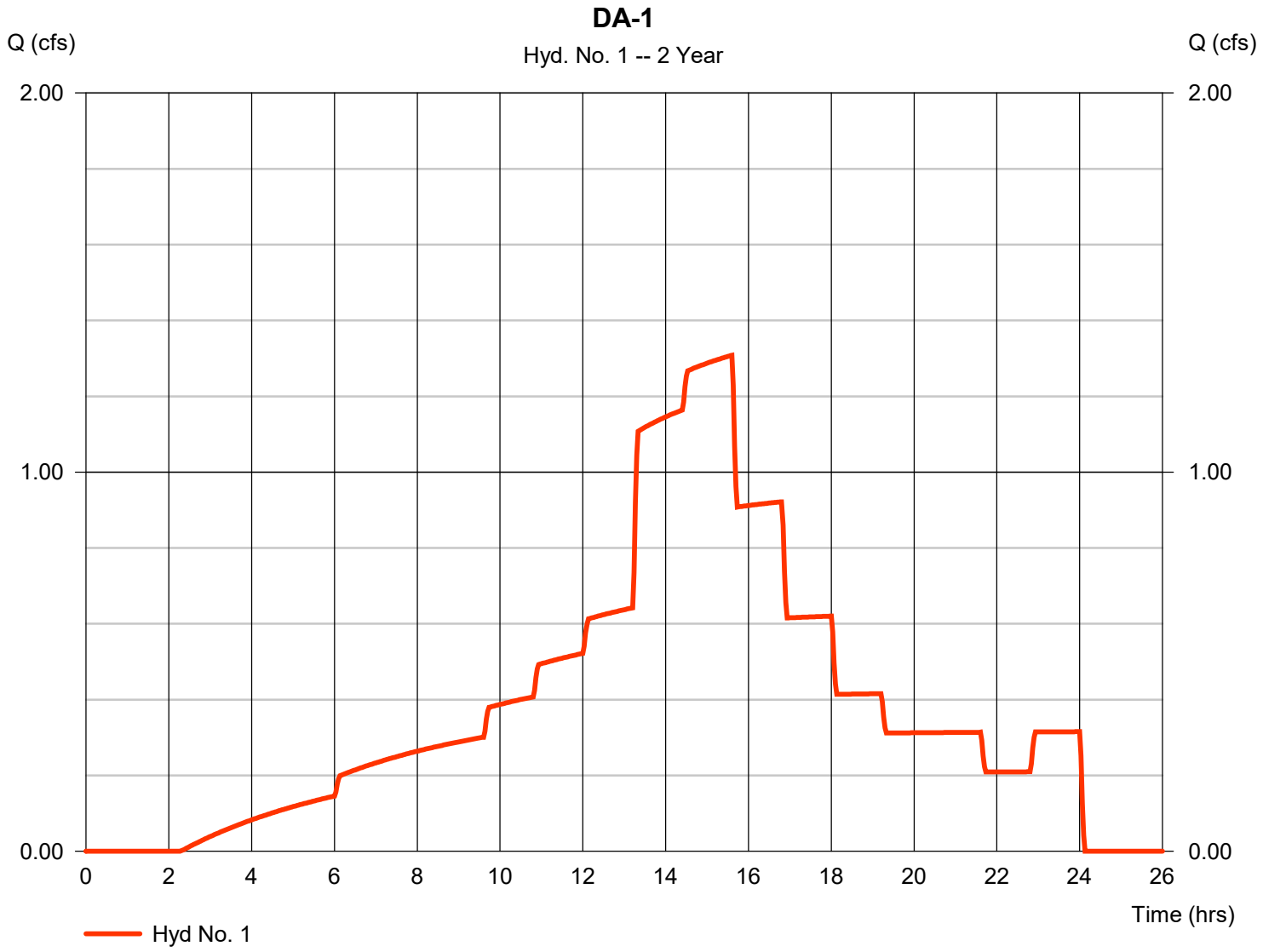


Hydrograph Report

Hyd. No. 1

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.308 cfs
Storm frequency	=	2 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	34,943 cuft
Drainage area	=	4.214 ac	Curve number	=	91.5
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.34 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



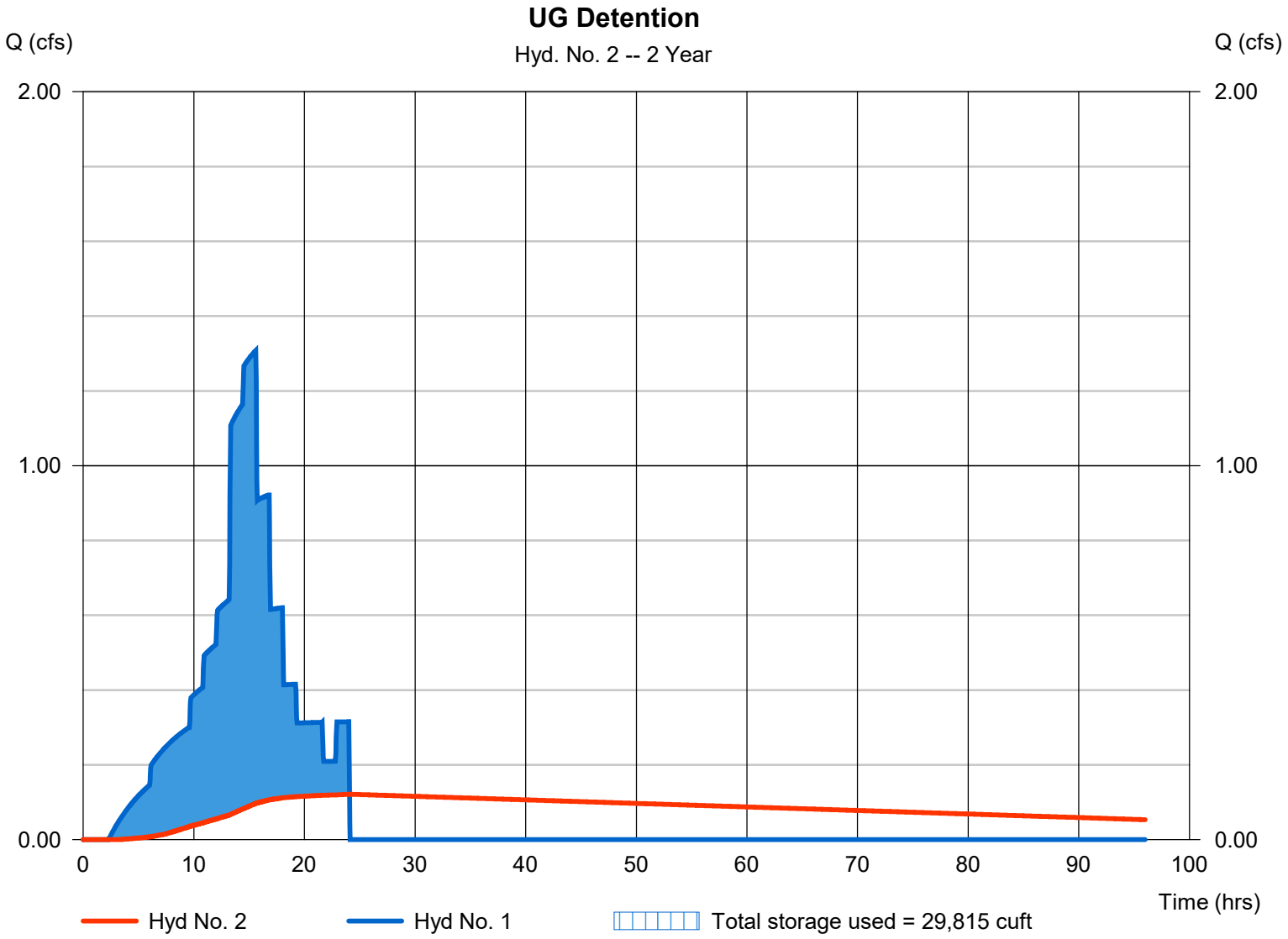
Hydrograph Report

Hyd. No. 2

UG Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.121 cfs
Storm frequency	=	2 yrs	Time to peak	=	24.07 hrs
Time interval	=	2 min	Hyd. volume	=	27,750 cuft
Inflow hyd. No.	=	1 - DA-1	Max. Elevation	=	715.42 ft
Reservoir name	=	Detention	Max. Storage	=	29,815 cuft

Storage Indication method used.

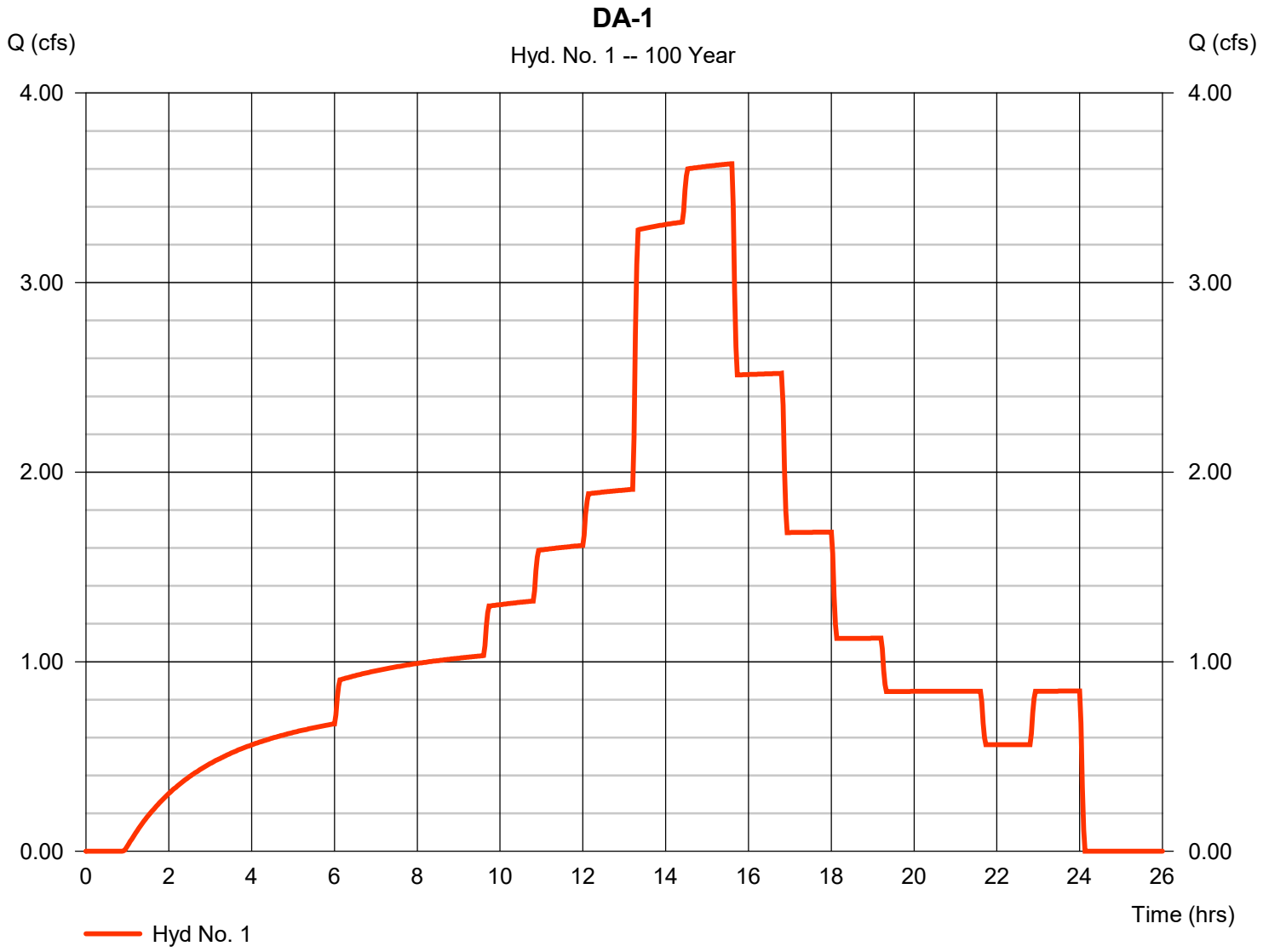


Hydrograph Report

Hyd. No. 1

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.627 cfs
Storm frequency	=	100 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	108,243 cuft
Drainage area	=	4.214 ac	Curve number	=	91.5
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	8.57 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



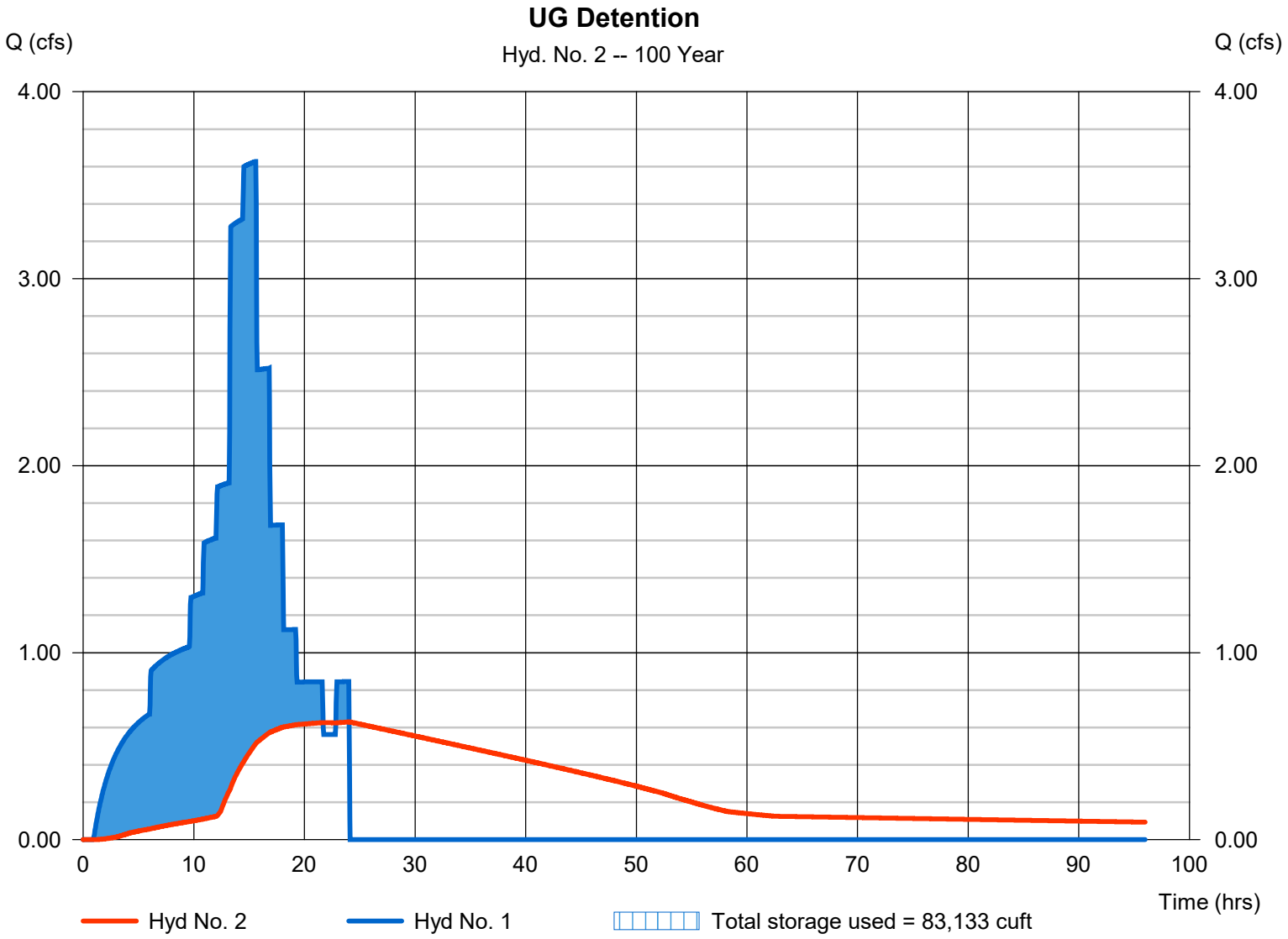
Hydrograph Report

Hyd. No. 2

UG Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.630 cfs
Storm frequency	=	100 yrs	Time to peak	=	24.03 hrs
Time interval	=	2 min	Hyd. volume	=	89,916 cuft
Inflow hyd. No.	=	1 - DA-1	Max. Elevation	=	717.96 ft
Reservoir name	=	Detention	Max. Storage	=	83,133 cuft

Storage Indication method used.



Midwest Design Group

QuikTrip Store No. 7318
Preliminary Stormwater Drainage Letter

107 E Stagecoach Trail
Yorkville, Kendall County, Illinois 60560

Exhibits

Plan Sheets

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Shawnee, KS 66286
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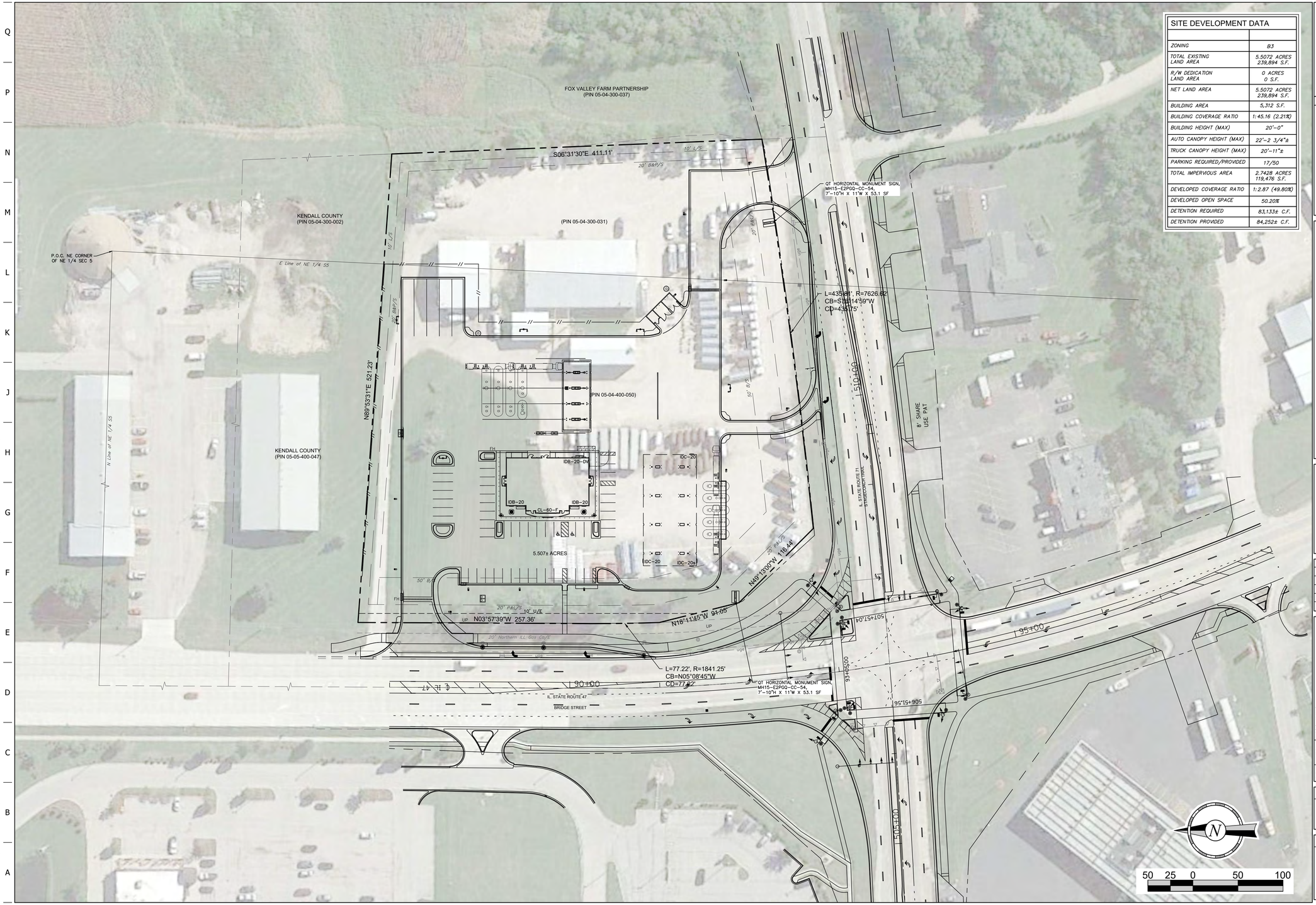

SITE DEVELOPMENT DATA	
ZONING	B3
TOTAL EXISTING LAND AREA	5.5072 ACRES 239,894 S.F.
R/W DEDICATION LAND AREA	0 ACRES 0 S.F.
NET LAND AREA	5.5072 ACRES 239,894 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:45.16 (2.21%)
BUILDING HEIGHT (MAX)	20'-0"
AUTO CANOPY HEIGHT (MAX)	22'-2 3/4"±
TRUCK CANOPY HEIGHT (MAX)	20'-11"±
PARKING REQUIRED/PROVIDED	17/50
TOTAL IMPERVIOUS AREA	2.7428 ACRES 119,476 S.F.
DEVELOPED COVERAGE RATIO	1:2.87 (49.80%)
DEVELOPED OPEN SPACE	50.20%
DETENTION REQUIRED	83,133± C.F.
DETENTION PROVIDED	84,252± C.F.

DARLA K. HOLMAN
062-072191
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
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QuikTrip No. 7318

107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

QT

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VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION
		ORIGINAL TSSUE DATE: 08-31-2023

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C010

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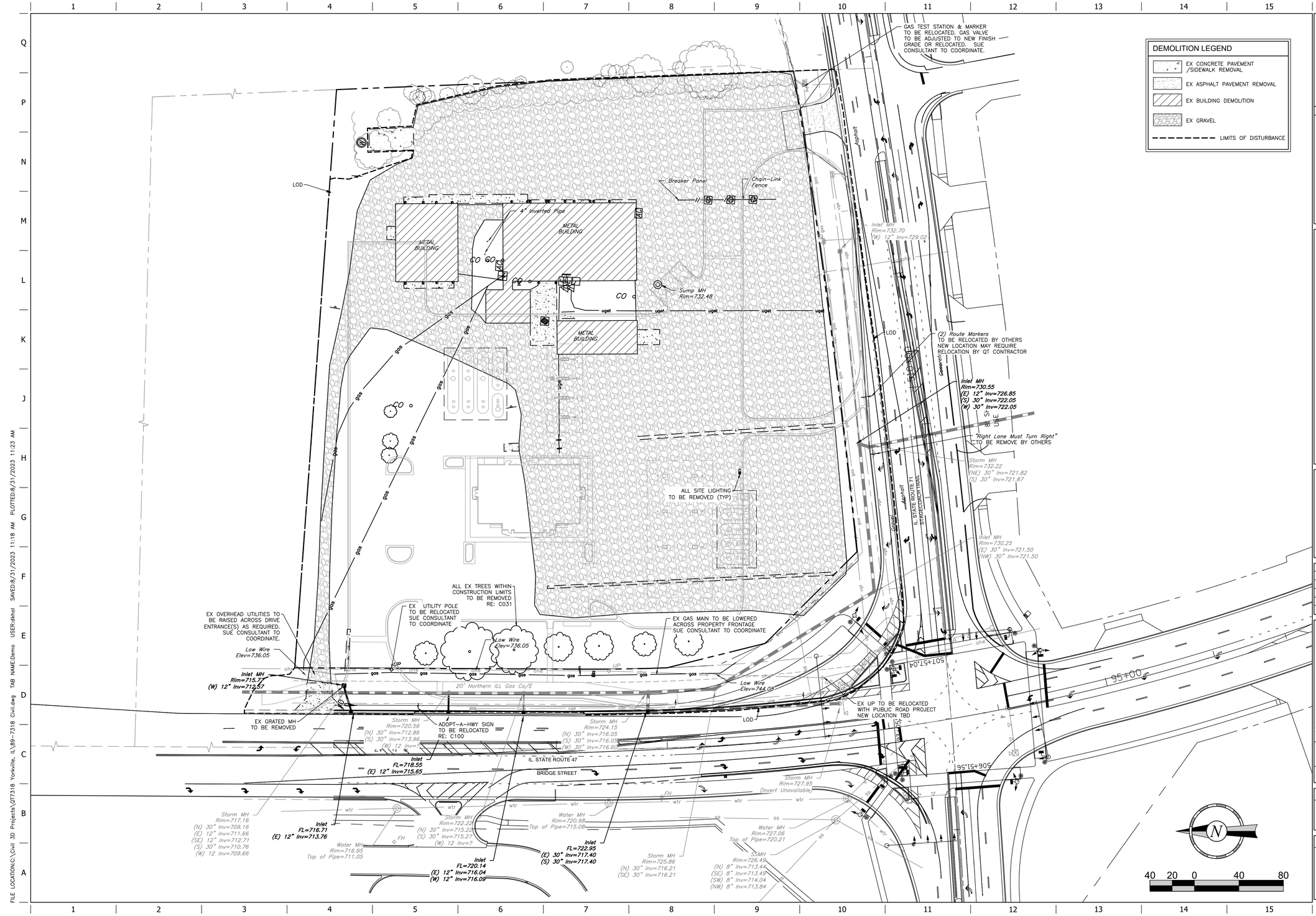

DARLA K. HOLMAN 062-072191 PROFESSIONAL ENGINEER OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

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QuikTrip No. 7318
107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C030

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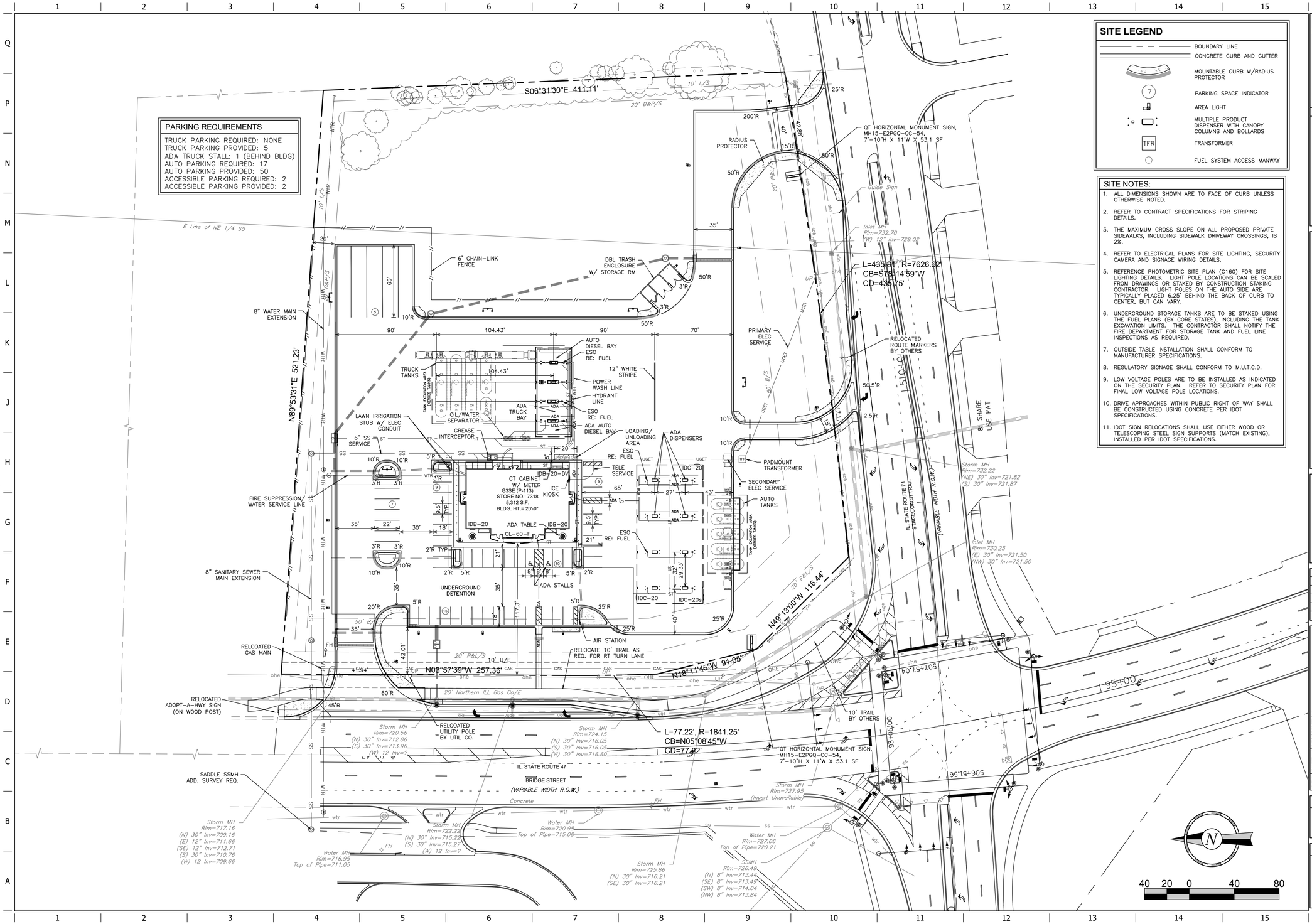

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- 7 — PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO CONTRACT SPECIFICATIONS FOR STRIPING DETAILS.
3. THE MAXIMUM CROSS SLOPE ON ALL PROPOSED PRIVATE SIDEWALKS, INCLUDING SIDEWALK DRIVEWAY CROSSINGS, IS 2%.
4. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, SECURITY CAMERA AND SIGNAGE WIRING DETAILS.
5. REFERENCE PHOTOMETRIC SITE PLAN (C160) FOR SITE LIGHTING DETAILS. LIGHT POLE LOCATIONS CAN BE SCALED FROM DRAWINGS OR STAKED BY CONSTRUCTION STAKING CONTRACTOR. LIGHT POLES ON THE AUTO SIDE ARE TYPICALLY PLACED 6.25' BEHIND THE BACK OF CURB TO CENTER, BUT CAN VARY.
6. UNDERGROUND STORAGE TANKS ARE TO BE STAKED USING THE FUEL PLANS (BY CORE STATES), INCLUDING THE TANK EXCAVATION LIMITS. THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT FOR STORAGE TANK AND FUEL LINE INSPECTIONS AS REQUIRED.
7. OUTSIDE TABLE INSTALLATION SHALL CONFORM TO MANUFACTURER SPECIFICATIONS.
8. REGULATORY SIGNAGE SHALL CONFORM TO M.U.T.C.D.
9. LOW VOLTAGE POLES ARE TO BE INSTALLED AS INDICATED ON THE SECURITY PLAN. REFER TO SECURITY PLAN FOR FINAL LOW VOLTAGE POLE LOCATIONS.
10. DRIVE APPROACHES WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED USING CONCRETE PER IDOT SPECIFICATIONS.
11. IDOT SIGN RELOCATIONS SHALL USE EITHER WOOD OR TELESCOPING STEEL SIGN SUPPORTS (MATCH EXISTING), INSTALLED PER IDOT SPECIFICATIONS.

DARLA K. HOLMAN
062-072191
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
8/31/23

PROJECT NO.:89-7318

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YORKVILLE, KENDALL COUNTY, IL

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

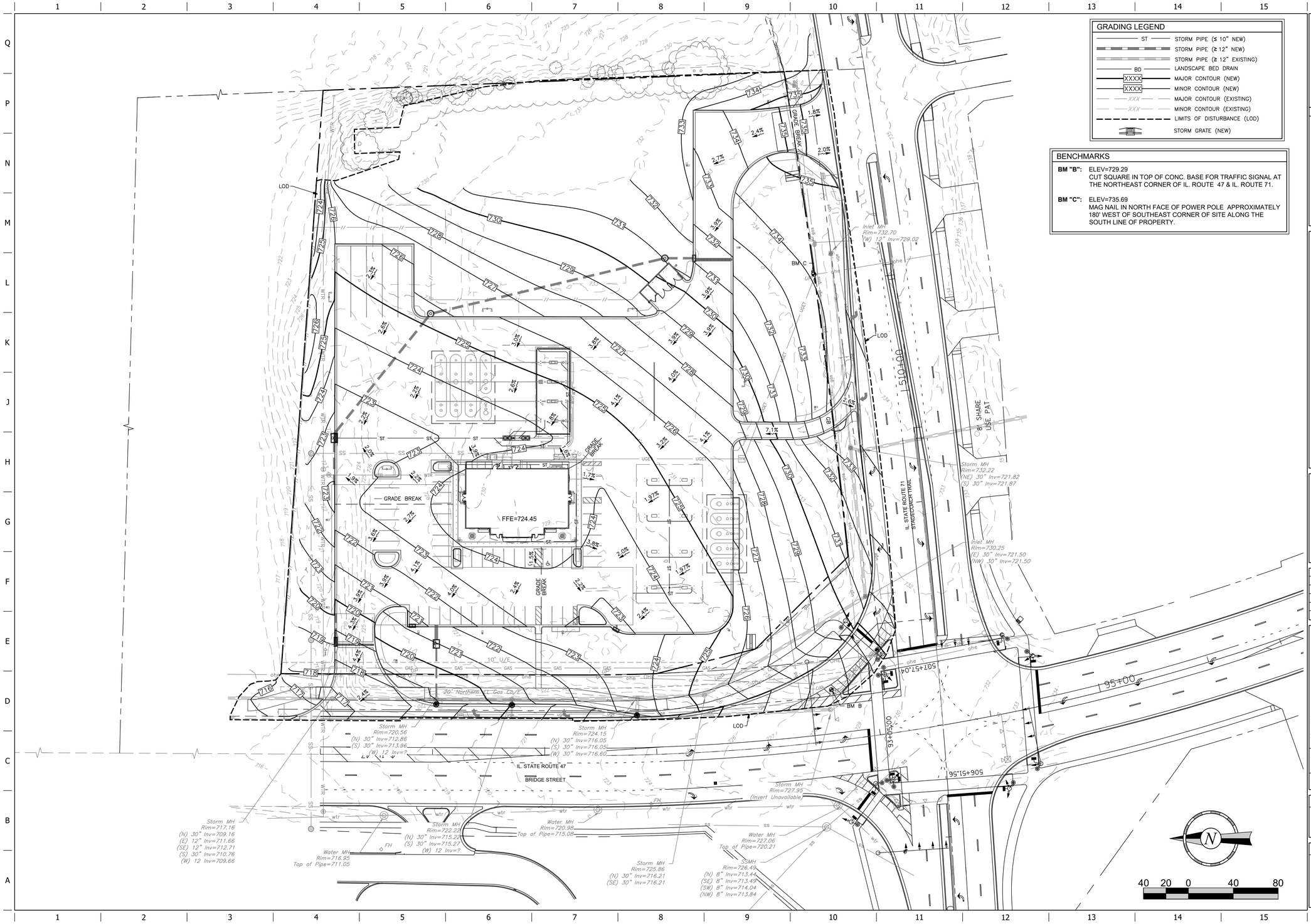
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Site USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:23 AM



GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	LIMITS OF DISTURBANCE (LOD)
	STORM GRATE (NEW)

BENCHMARKS

BM "B": ELEV=729.29
CUT SQUARE IN TOP OF CONC. BASE FOR TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF IL. ROUTE 47 & IL. ROUTE 71.

BM "C": ELEV=735.69
MAG NAIL IN NORTH FACE OF POWER POLE APPROXIMATELY 180' WEST OF SOUTHEAST CORNER OF SITE ALONG THE SOUTH LINE OF PROPERTY.

DARLA K. HOLMAN
062-072191
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7318

107 E STAGECOACH TRAIL
YORKVILLE, KENDALL COUNTY, IL

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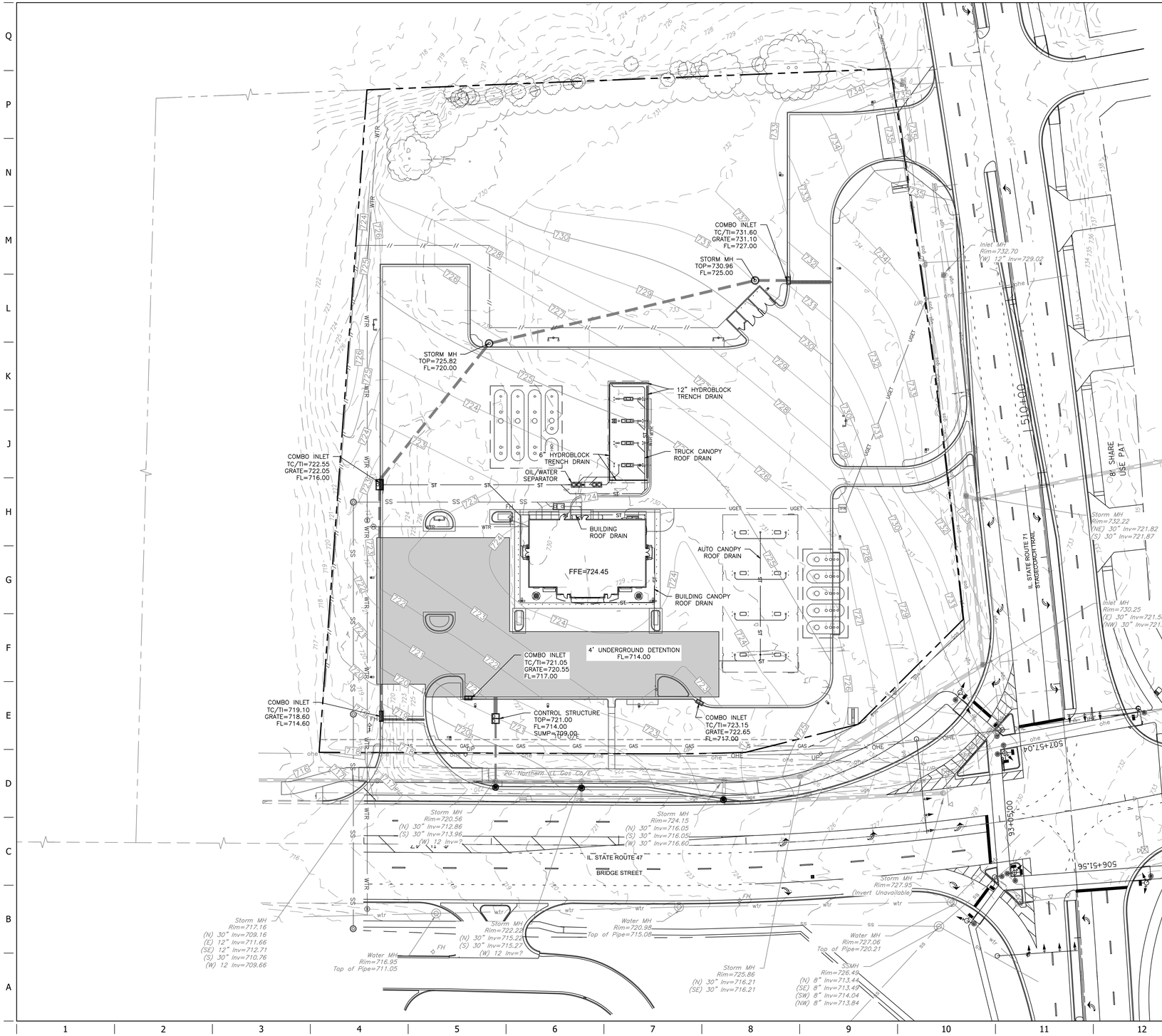
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Grading USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:24 AM



STORM SEWER LEGEND

- ST — STORM PIPE (< 10" NEW)
- BD — LANDSCAPE BED DRAIN
- STORM PIPE (> 12" NEW)
- STORM PIPE (> 12" EXISTING)
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- STORM GRATE (NEW)
- STORM SEWER JUNCTION BOX/MH

DARLA K. HOLMAN
062-072191
PROFESSIONAL ENGINEER
OF ILLINOIS
8/31/23

PROJECT NO.: 89-7318

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PROTOTYPE:	P-113
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-31-2023

SHEET TITLE:
PRELIMINARY STORM SEWER PLAN

SHEET NUMBER:
C120

FILE LOCATION:C:\Civil 3D Projects\QT7318 Yorkville, IL\89-7318 Civil.dwg TAB NAME:Storm USER:dkhol SAVED:8/31/2023 11:18 AM PLOTTED:8/31/2023 11:24 AM

ALTA/NSPS LAND TITLE SURVEY

PART OF SW 1/4 SECTION 4 & S.E. 1/4 SECTION 5, TOWNSHIP 36 NORTH,
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

LEGEND

- EXISTING MONUMENT
- SET MONUMENT
- IRON ROD
- IRON PIPE
- SAN. MANHOLE
- STORM MANHOLE
- INLET MANHOLE
- INLET
- CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WELL
- WATER MANHOLE
- GAS METER
- GAS VALVE
- GAS TEST STATION
- GAS MARKER POST
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- UTILITY POLE / TRANSFORMER
- ELECTRIC METER
- ELECTRIC SHUT-OFF
- TRANSFORMER
- ELECTRIC OUTLET
- HVAC
- TRAFFIC SIGNAL MAST
- TRAFFIC SIGNAL
- TRAFFIC VAULT
- FIBER OPTIC MARKER POST
- DOWN GUY
- SIGN
- BOLLARD
- LIGHT
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- OVERHEAD ELECTRIC
- COMMUNICATION LINE
- UNDERGROUND ELECTRIC
- TREES
- (S89°41'05"W 655.52') DEED DIMENSION

BENCHMARKS:

BM "A": MAG NAIL IN EAST FACE OF POWER POLE APPROXIMATELY 90' SOUTH OF THE NORTHWEST CORNER OF SITE.
ELEV=726.62

BM "B": CUT SQUARE IN TOP OF CONC. BASE FOR TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF IL. ROUTE 47 & IL. ROUTE 71
ELEV=729.29

BM "C": MAG NAIL IN NORTH FACE OF POWER POLE APPROXIMATELY 180' WEST OF SOUTHEAST CORNER OF SITE ALONG THE SOUTH LINE OF PROPERTY
ELEV=735.69

50 25 0 50 100

Farnsworth GROUP
1709 South Gilbert Drive
Bloomington, Illinois 61704
(309) 663-8435 | (800) 454-1991
www.f-w.com
Engineers | Architects | Surveyors | Scientists

PROJECT NO.:0230339.00

QuikTrip No. 7318

107 E. STAGECOACH TRAIL
YORKVILLE, IL.

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PROTOTYPE:	P-90 (01/02/17)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 2

FILE LOCATION: J:\2023\0230339.00 - QuikTrip Yorkville IL #7318\Survey\07_Drawings\SS_ALTA (QT Translated) - 0230339.00.dwg Tab Name: Sht 1 USER: emmas SAVED: 3/29/2023 2:29 PM PLOTTED: 3/29/2023 2:31 PM

ALTA/NSPS LAND TITLE SURVEY

PART OF SW 1/4 SECTION 4 & S.E. 1/4 SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATION

TO: QUIKTRIP CORPORATION, GW PROPERTY GROUP, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11(A), 11(B), 13, 14, 16, 17, 18, 19, 20(A), 20(B), 20(C), 20(D) 20(E), 20(G), 20(H), 20(I), 20(J), 20(K), AND 20(L) OF TABLE A THEREOF. THE FIELDWORK WORK WAS COMPLETED ON MARCH 10, 2023.

DESCRIPTION OF PROPERTY

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89 DEGREE 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 855.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED 3511.16 FEET; THENCE NORTH 89 DEGREE 29 MINUTES 40 SECONDS EAST 548.60 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 89 DEGREE 29 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 548.60 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 AFORESAID; THENCE SOUTH 1 DEGREE 44 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE 920.01 FEET TO A POINT ON SAID CENTER LINE 4431.17 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, AS MEASURED ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, FOR THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREE 56 MINUTES 07 SECONDS EAST 593.08 FEET TO A LINE DRAWN SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST FROM SAID POINT A; THENCE SOUTH 4 DEGREE 21 MINUTES 07 SECONDS EAST ALONG SAID LINE 482.85 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE WESTERLY ALONG SAID CENTER LINE 589.32 FEET TO THE CENTER LINE OF SAID ILLINOIS STATE ROUTE NO. 47; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROUTE 47, 596.73 FEET TO THE POINT OF BEGINNING, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS,

(1) EXCEPTING THEREFROM LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JUNE 15, 2017 AS DOCUMENT NO. 201700009111.

AND

(2) EXCEPTING THEREFROM LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT NO. 20110004835.

NOTE: EXCEPTION NO. (2) IS NOT SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. AF1032505, DATED FEBRUARY 14, 2023. HOWEVER, THIS DESCRIPTION IS SHOWN ON "RE-RECORDING OF SPECIAL WARRANTY DEED" DOCUMENT NO. 202200003549

FARNSWORTH GROUP, INC.
2709 MCGRAW DRIVE
BLOOMINGTON, IL 61704

BRENT A. BAZAN
3715
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BLOOMINGTON, ILLINOIS

BY: _____
BRENT A. BAZAN
PROFESSIONAL LAND SURVEYOR NO. 3715

DATE: _____
EXP. DATE: 11-30-2024
DESIGN FIRM REGISTRATION NO. 184-001856

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NOTE:
THE WORD CERTIFY IS DEFINED AS FOLLOWS FOR THIS PLAT "A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM".

ALTA/NSPS LAND TITLE SURVEY TABLE A NOTES

ITEM 1: MONUMENTS ARE AS SHOWN ON THIS SURVEY.

ITEM 2: THE ADDRESS OF THIS PROPERTY IS 107 E. STAGECOACH TRAIL, YORKVILLE, IL 60560. (PIN 05-05-400-050 & 05-04-300-031)

ITEM 3: THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP NO. 17093C0125G, COMMUNITY NO. 170347 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2009.

ITEM 4: THE GROSS LAND AREA CONTAINS 239,894 SQUARE FEET OR 5.507 ACRES, MORE OR LESS.

ITEM 5: GROUND CONTOUR ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM SPOT ELEVATIONS TAKEN FOR THIS SURVEY REFERENCED TO THE NAVD 88 DATUM. BEARINGS FOR THIS SURVEY ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 2011 ADJUSTMENT.

ITEM 6(A): NO ZONING REPORT OR LETTER WAS PROVIDED TO PRODUCE THIS SURVEY. ACCORDING TO AN UNRECORDED PLAT BY ROY LAWNICZAK DATED AUGUST 31, 2021, THIS PROPERTY IS ZONED M-1, LIMITED MANUFACTURING DISTRICT.

ITEM 6(B): NO ZONING REPORT OR LETTER WAS PROVIDED TO PRODUCE THIS SURVEY. THEREFORE, THE ZONING SETBACKS ARE NOT SHOWN.

ITEM 7(A): THE BUILDINGS PRESENT ARE AS SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

ITEM 9: THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

ITEM 11(A): THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS OF MARKINGS AND IMPROVEMENTS. UTILITY PLANS WERE NOT PROVIDED, AND A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT. A JULIE REQUEST WAS MADE MARCH 3, 2023 TO MARK UTILITIES IN THE AREA OF THE SURVEY (DIG NO. A230621128). LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 11(B): A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT.

ITEM 13: THE NAMES OF ADJACENT OWNERS ARE SHOWN HEREON, AS IDENTIFIED ON CURRENT COUNTY TAX RECORDS OR LAST DEED OF RECORD.

ITEM 14: THE SUBJECT PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF IL RT. 47 (BRIDGE STREET) AND IL RT. 71 (STAGECOACH TRAIL).

ITEM 16: THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING OR NEW BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELDWORK FOR THIS SURVEY.

ITEM 17: ACCORDING TO KEITH STODDARD, ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) DISTRICT 3 REPRESENTATIVE, THERE IS A POSSIBILITY OF FUTURE EASEMENT(S) ON THIS PROPERTY NECESSARY FOR THE IMPROVEMENT OF ILLINOIS ROUTE 71. THERE CURRENTLY IS NO ADDITIONAL RIGHT-OF-WAY REQUIRED FOR THE PLANNED IMPROVEMENT OF ILLINOIS ROUTE 71 BEFORE ANY IMPROVEMENT DESIGN FOR THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY MAY BEGIN, IT IS ADVISED THAT CONTACT BE MADE WITH IDOT DISTRICT 3 TO DETERMINE THE LOCATION OF POSSIBLE FUTURE EASEMENT(S) NECESSARY ON THIS PROPERTY.

ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) DISTRICT 3 KEITH STODDARD
KEITH.STODDARD@ILLINOIS.GOV PHONE 815-434-6131

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY.

ITEM 18: THERE ARE NO APPURTENANT OFFSITE EASEMENTS INDICATED IN SAID TITLE COMMITMENT.

ITEM 20(A): ROAD STRIPING, CURB CUTS, AND MEDIANS ARE AS SHOWN HEREON.

ITEM 20(B): SPOT ELEVATIONS WERE OBTAINED ON A 50 FOOT GRID AND 20 FEET BEYOND EACH PROPERTY LINE.

ITEM 20(C): SPOT ELEVATIONS AT THE CENTER OF THE INTERSECTION OF IL RT. 47 AND IL RT. 71 ARE SHOWN HEREON.

ITEM 20(D): CURB ELEVATIONS WERE OBTAINED, BUT NOT SHOWN.

ITEM 20(E): ELEVATIONS WERE OBTAINED ALONG IL RT. 47 AND IL RT. 71 FROM CURB LINE TO THE CENTER MEDIAN.

ITEM 20(G): ELEVATIONS OF ADJACENT AREAS ARE AS SHOWN HEREON.

ITEM 20(H): AVAILABLE STORM AND SANITARY SEWERS ARE SHOWN HEREON.

ITEM 20(I): A JULIE REQUEST WAS MADE MARCH 3, 2023 TO MARK UTILITIES IN THE AREA OF THE SURVEY (DIG NO. A230621128). THE FIELD MARKINGS RESULTING FROM SAID UTILITY REQUEST ARE SHOWN HEREON.

ITEM 20(J): SIGNAL POLE DIMENSIONS AND MAST ARM LENGTHS WITHIN THE LIMITS OF THE SURVEY ARE SHOWN HEREON.

ITEM 20(K): ELEVATIONS OF EXISTING OVERHEAD UTILITY LINES ARE SHOWN HEREON.

ITEM 20(L): THE CAD FILE FOR THIS DRAWING CONFORMS TO CURRENT QUIKTRIP SURVEY PROTOTYPE.

GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. AF1032505, DATED FEBRUARY 14, 2023. THEREFORE, IF THERE ARE ANY OTHER AGREEMENTS OR EASEMENTS OF RECORD AFFECTING THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS SURVEY THAT ARE NOT SHOWN, WE WOULD BE UNAWARE OF SAME, AND THUS, THEY WOULD NOT BE SHOWN HEREON.
2. THIS PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS.
3. THIS PROPERTY HAS ACCESS TO IL RT. 47 (BRIDGE STREET) AND IL RT. 71 (STAGECOACH TRAIL), BOTH PUBLICLY DEDICATED RIGHTS-OF-WAY.
4. BEFORE ANY IMPROVEMENT DESIGN FOR THIS PROPERTY THAT MAY BEGIN, IT IS ADVISED THAT CONTACT BE MADE WITH IDOT DISTRICT 3 TO DETERMINE THE LOCATION OF POSSIBLE FUTURE EASEMENTS NECESSARY FOR THE IMPROVEMENT OF ILLINOIS ROUTE 71 ON THIS PROPERTY. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) DISTRICT 3 KEITH STODDARD KEITH.STODDARD@ILLINOIS.GOV PHONE 815-434-6131
5. ACCORDING TO MULTIPLE UNRECORDED SURVEYS OBTAINED DURING THE COURSE OF PERFORMING RESEARCH FOR THIS SURVEY, THERE IS A NORTHERN ILLINOIS GAS COMPANY EASEMENT RECORDED NOVEMBER 5, 1964 AS DOC NO. 146721 ALONG THE WEST LINE OF THIS PROPERTY. SAID SURVEYS SHOW THE EASEMENT LOCATION TO BE COMPLETELY WITHIN THE CURRENT RIGHT-OF-WAY OF ILLINOIS ROUTE 47. NO EASEMENT DOCUMENT WAS MENTIONED OR PROVIDED AS PART OF TITLE COMMITMENT NO. AF1032505. THE APPROXIMATE LOCATION OF SAID EASEMENT, ACCORDING TO SAID SURVEYS, IS SHOWN HEREON.
6. THERE IS NO APPARENT EASEMENT FOR THE UNDERGROUND TELEPHONE LINE NEAR THE SOUTHEAST CORNER OF THIS PROPERTY.

TITLE COMMITMENT NO. AF1032505 SCHEDULE B - PART II EXCEPTIONS

ITEMS 1-19 AND 21-24 ARE NOT SURVEY ITEMS.

20. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, COUNTY OF KENDALL AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES, INCLUDING THOSE PORTIONS FALLING WITHIN ROUTE 71, RUNNING ALONG THE SOUTHERLY LINE, AS SAID ROADS WERE ORIGINALLY CONSTITUTED, AND AS WIDENED BY INSTRUMENT OF DEDICATION DATED JUNE 21, 1944 AND RECORDED JUNE 27, 1944 IN DEED RECORD 99, PAGE 340.

THE AREA DESCRIBED IN SAID DOCUMENT LIES WEST OF ILLINOIS ROUTE 47.

21. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

IF ANY SUCH RIGHTS OF WAY ARE KNOWN OR PROVIDED AS PART OF THE TITLE COMMITMENT DOCUMENTS, THEY ARE SHOWN HEREON.

22. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

AS SHOWN HEREON.

UTILITY COMPANIES LISTED ON J.U.L.I.E. ONE CALL TICKET (AKA 811)

NO CONTACT INFORMATION WAS LISTED FOR ANY OF THE FOLLOWING UTILITY COMPANIES:
ATT/DISTRIBUTION
COMCAST
NICOR GAS
COMED
METRO FIBERNET, LLC
CITY OF YORKVILLE

Farnsworth GROUP

PROJECT NO.: 0230139.00

QuikTrip No. 7318
107 E. STAGECOACH TRAIL
YORKVILLE, IL.

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DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
2 OF 2

LEGEND

- ohe — Electric
- ugfo — Fiber Optic
- gas — Gas
- ss — Sanitary Sewer
- oht — Telephone
- wtr — Water
- st — Storm (Under 12")
- Storm (Over 12")

(N89°29'40"E 548.60')
(S89°29'40"W 548.60')

(S01°44'07"E 3511.16')

(4431.17')

(S01°44'07"E 920.01')

(S87°56'07"E 593.08')

N89°53'31"E 521.23'

(S04°21'07"E 948.53')

N3°57'59"W 257.36'

L=77.22', R=1841.25'
CB = N05°09'45"W
CD = 77.22'

N16°17'45"W 91.05'

N49°13'00"W 116.44'

(596.73')

334.59'

L=389.32'

S6°31'30"E 411.11'

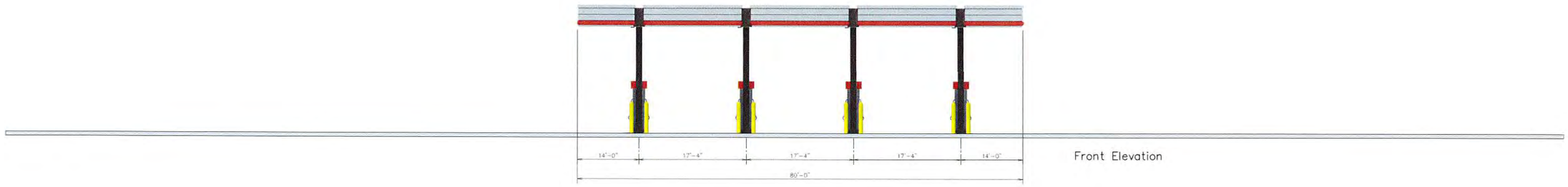
(S04°21'07"E 482.89')

L=435.81', R=7626.62'
CB = S78°14'59"W
CD = 435.75'

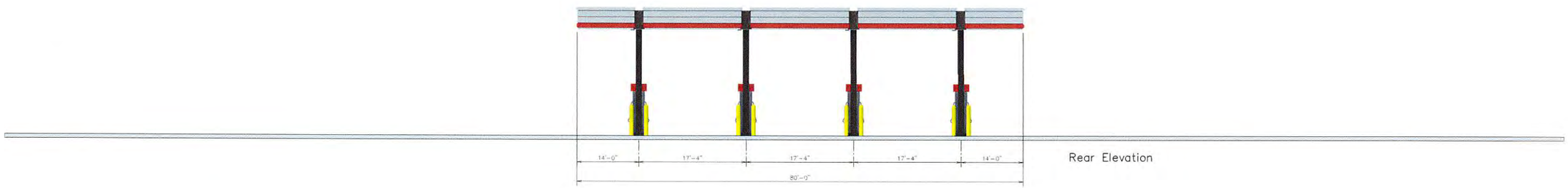
N

50 25 0 50 100

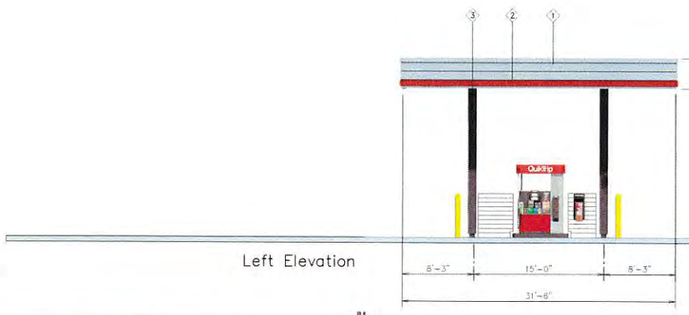
FILE LOCATION:J:\2023\0230336.00 - QuikTrip Yorkville IL #7318\Survey\07_Drawings\SV_ALTA (QT Translated) - 0230339.00.dwg TAB NAME:The Devos Survey-LIMAly Sheet USER:pmarks SAVED:3/29/2023 2:29 PM PLOTTED:3/29/2023 2:31 PM



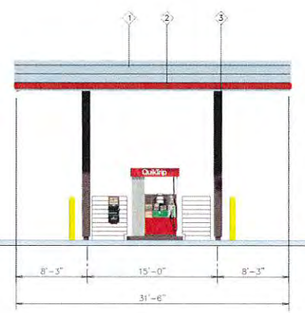
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7318	3 Bay Diesel Canopy	IL 47 & IL 71	Yorkville, IL

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7318-DV03	1/8"=1'-0"	05.26.23	BP	

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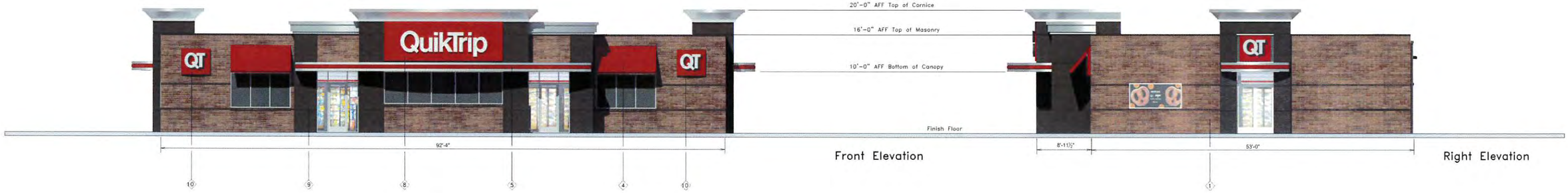
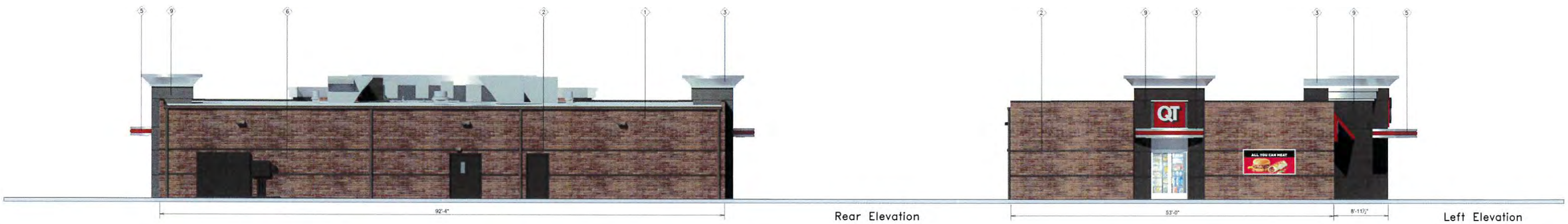
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED, POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



Front Elevation

Right Elevation



Rear Elevation

Left Elevation

QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7318	Gen3SE	IL 47 & IL 71	Yorkville, IL

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7318 Gen3SE	1/16"=1'-0"	5-26-2023		

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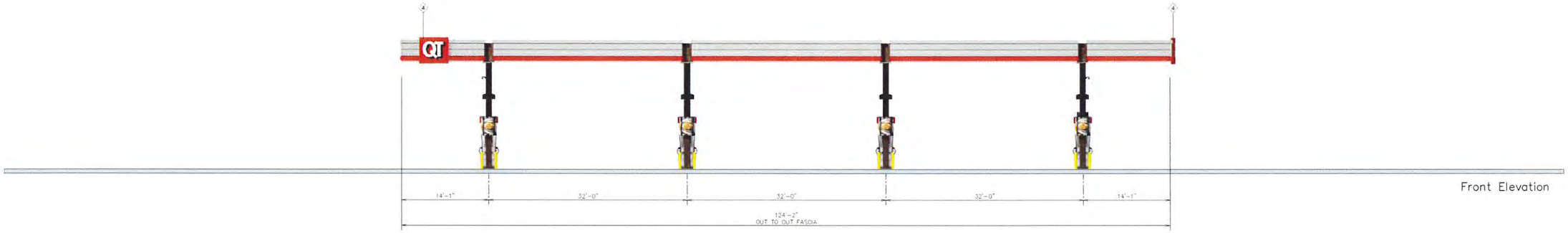
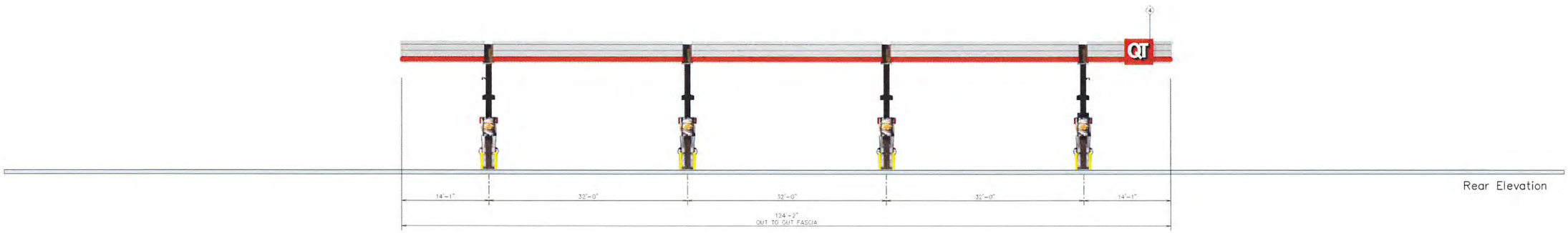
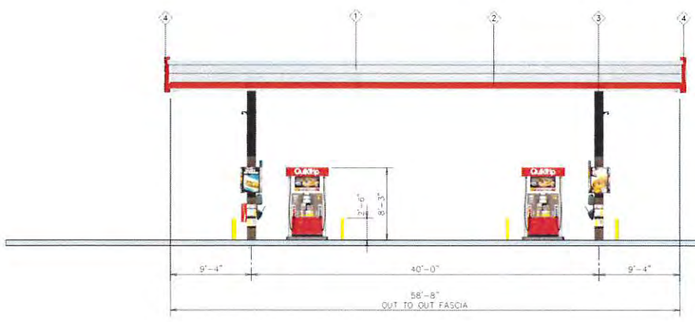
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



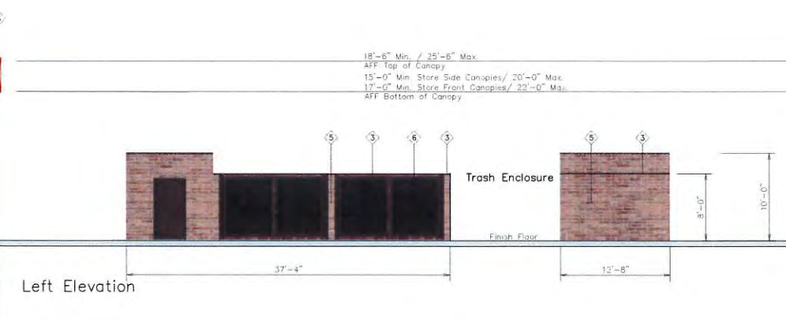
Front Elevation

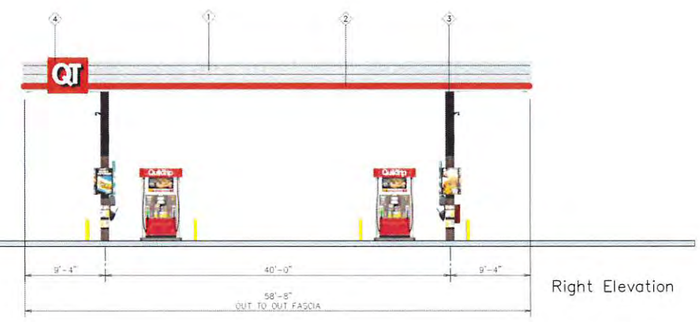


Rear Elevation



Left Elevation





Right Elevation

QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
7318 Double Stack 8 Canopy Elevations	IL 47 & IL 71	Yorkville, IL

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7318-GD08	1/8"=1'-0"	05.26.23	BP	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	QC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

QT QuikTrip Corporation

made-fresh-to-order

More Than a Gas Station

For decades people have looked to QuikTrip for an on-the-go snack or sandwich. In 2007, our mission to captivate our customers with fresh food began when we opened our own bakeries and commissaries, making it feasible to deliver fresh food daily to our stores.

In 2010, we blazed a new trail into fresh food by adding state-of-the-art kitchens to our stores featuring made-to-order food and drinks such as pizza and subs.

The concept has been so successful that all QuikTrip stores feature a full-service kitchen. Download the QT app today and discover why we're more than a gas station.

"I will go out of my way to get gas here, so why not have some great food at the same time?"
— Kansas City customer

our most valued asset

Hire the Best To Be the Best

QuikTrip employees are our most valued asset.

In 1958, our founder knew that success hinged on the success of his employees. That is still the case today; our leaders provide the training and mentoring needed that empowers our people to grow and succeed.

It's no wonder that many people make lifetime careers out of what they initially thought would be part-time jobs. The contributions of our hard-working, dedicated employees are rewarded with the **best wages** in the industry, **great benefits,** and **promotions** from within.

To learn more about career opportunities for your community, visit quiktrip.com.

"I frequently visit this location and I want to give the store a 100% on their employees—every time I visit. All the employees are polite, happy, and helpful. As a customer, I really appreciate that. Thanks so much."
— Des Moines customer

committed to security

Security That Leaves Nothing To Chance

Providing a great work environment, serving our customers and being a welcome community partner starts with exceptional security. Each store has multiple alarm points and digital video surveillance that is monitored constantly at our centralized, high-tech Security Operations Center.

Our store design also contributes to our excellent safety record, with time-delay safes accessible only by armored car service, elevated check-out areas, low-profile merchandise shelves, large windows, and warm lights inside and out. In addition, many of our officer-friendly stores provide space for substations for local law enforcement agencies.

Bottom line: our stores don't just look and feel safe—they are safe.

"QuikTrip's commitment to the safety of their employees and customers is not only well known by the community, it is deeply appreciated by every deputy in Tulsa County."
— Tulsa County Sheriff's Department

the details set us apart

Head and Shoulders Above the Rest

We own and operate each and every QuikTrip store, and that guarantees you'll have the same great experience each and every time you come to QuikTrip. It starts as you arrive; our clean parking lots and beautiful landscaping invite you inside to friendly greetings and impeccable interiors.

We take pride in knowing that you can count on fresh coffee, clean restrooms, great food and well-groomed employees.

So, whether you're on a road trip or on your way home, you'll know what to expect when you stop at QT.

"I love the service at QuikTrip. I work for the postal service so I come in and out of the store all day. The employees are very polite and friendly. The restrooms are always clean, and the service is always fast. I've never had a problem, and I just wanted to say thanks to all the employees."
— St. Louis customer

guaranteed gasoline

Satisfaction Guaranteed

QuikTrip doesn't just talk about quality, we guarantee it. We promise to refund your money if you're not completely satisfied. We take our gasoline promise even further. If your car has a fuel-related problem, simply have your certified mechanic complete and sign our service report, and we'll pay for the repair.

All grades of QuikTrip gasoline meet the "Top Tier" standard for fuel set by General Motors, Audi, Volkswagen, BMW, Honda, and Toyota. Just one more thing you can absolutely count on at QuikTrip.

To learn more about Top Tier rated gasoline visit www.toptiergas.com.

Designed to protect the environment, our underground fuel systems are monitored around the clock from our central help desk, and lead the industry in safety and ingenuity.

With a broad selection of fuel grades and our unconditional guarantee, it's no wonder America drives over 120 million miles each day on QuikTrip gasoline.

"I travel a lot, rent a lot of cars, and buy a lot of gas. Your stores have the best quality, best prices, best service, friendly helpful employees, many pumps, no long waits, and free air – which is a big plus for me."
— Dallas customer

an asset to our neighbors

For Your Convenience

To keep our stores and your neighborhoods looking great, each store has an annual budget of $108,000 for maintenance and landscaping.

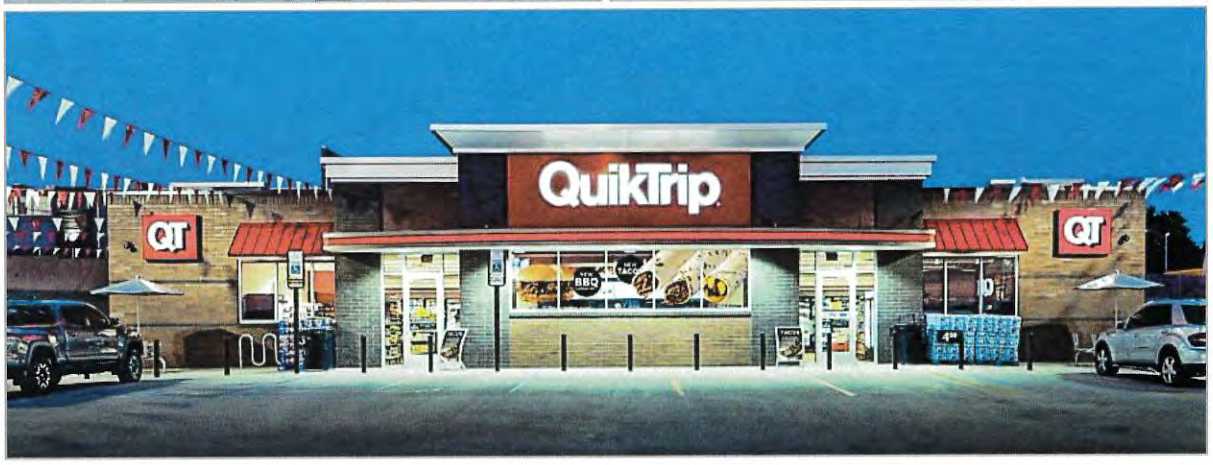
Our extraordinarily high expectations for our facilities and each customer's experience is the driving force behind why we do things ourselves, the QuikTrip way.

A few examples? We could never be satisfied with waiting for an outside contractor to repair a register or soda fountain. Instead, we employ over 200 technicians that are dedicated to making repairs within 24 hours.

And, our centralized Information Technology department writes our own software and keeps our technology ahead of the curve.

We closely manage all of our operational processes. It's the best way to ensure that every one of our 800-plus stores looks, feels and performs like a QuikTrip.

"When I speak to others about QuikTrip, I hate to use the term 'convenience store' for fear that they simply will not understand what I'm talking about. As you well know, QuikTrip is far and away, several notches above their competitors. It's hard to put into words, but I often say, 'If Heaven has convenience stores, they'll be QuikTrips.'"
— North Carolina customer



willing and able

Helping the Communities We Call Home

An exciting aspect about being one of *Forbes'* largest private American companies is the far-reaching impact we're able to make in our communities. Each store generates an average of $1.3 million in annual local and state taxes. Moreover, we donate 5% of our annual net profits to charitable organizations.

Caring for each other and our neighbors, QuikTrip employees are inherently generous with their resources, time and talents. Opportunities to volunteer are available and encouraged for everyone, and many of our managers and executives serve on the boards of non-profit agencies throughout our communities.

Among the organizations we support are United Way, Safe Place, local food banks, schools, and Folds of Honor, a non-profit whose mission is providing educational scholarships to the military families of those who have been killed or disabled while on active duty.

It's one more way we take our role as a good neighbor seriously.

"While getting gas, we saw the Folds of Honor brochure in the display by the pumps. My wife and I were VERY impressed by this. We are military parents. Our youngest is a CW3 with 12 years in the Army. Our oldest son was an E-8 (Master Sergeant) with 18 plus years in the Marines. He died May 9, 2009, on active duty. This kind of support means a lot to all military families. Thank you for your support."
— North Carolina customer

SAFE PLACE

FOLDS of HONOR

lead by example

Raising the Bar

Every day at QuikTrip we are challenged and empowered by our Core Values:

Be the Best

Focus Long-term

Do What's Right For QT

Never Be Satisfied

Do the Right Thing

"Employees know when management is sincere and can be trusted to do what's right. QuikTrip culture relies on that trust."[1]

Our success in the C-store industry has as much to do with developing leaders as it does creating a positive retail experience. Our commitment to promote from within creates hopes and dreams for our people and their families, thereby creating a loyal and dedicated workforce.

"... employees are motivated the most by pride in a job well done and receiving feedback that reveals that somebody cares."[2]

1. Chester Cadieux, *From Lucky to Smart: Leadership Lessons from QuikTrip* (Self-Published 2008), 2.

2. Ibid., 148.

If you're not taking care of customers, you'd better be taking care of the people who are!

Behind the Scenes

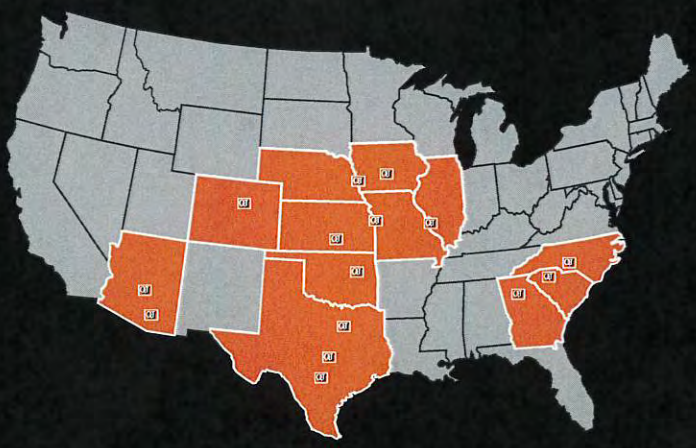
Operating stores to our standard of excellence in twelve states requires stellar store employees and a battalion of dedicated and talented people in supporting roles.

The most visible example is the over 1,800 folks that work in our warehouses, bakeries and commissaries. Teams working at QT Distribution coordinate and transport well over three million items each week. And in our bakeries and commissaries, guys and gals work tirelessly to prepare fresh pastries which are delivered to our stores each day.

Additionally, over 1,400 people work in various positions ranging from accountants, to engineers, to human resource specialists.

Providing both front-line and behind-the-scenes employees with opportunities to grow and succeed is our mission.

We're proud of our people, each and every one.



QuikTrip Metro Markets

Tulsa	*Omaha*
Dallas/Ft. Worth	*Wichita*
Austin	*St. Louis*
San Antonio	*Atlanta*
Phoenix	*Charlotte*
Tucson	*Greenville*
Kansas City	*Denver*
Des Moines	

quiktrip.com

WATER

CONSERVING WATER IS THE RIGHT THING TO DO

QuikTrip uses smart water controllers at over 500 facilities to minimize the water required to irrigate landscaped areas at those facilities. The smart water controller uses a weather station to adjust for changes in temperature and rainfall. The data is recorded and available for central reporting and control.

The change from simple timers to smart controllers resulted in a 35% reduction in water use. **That saves 100 million watering gallons and $580,000 annually.**

STORM WATER MANAGEMENT

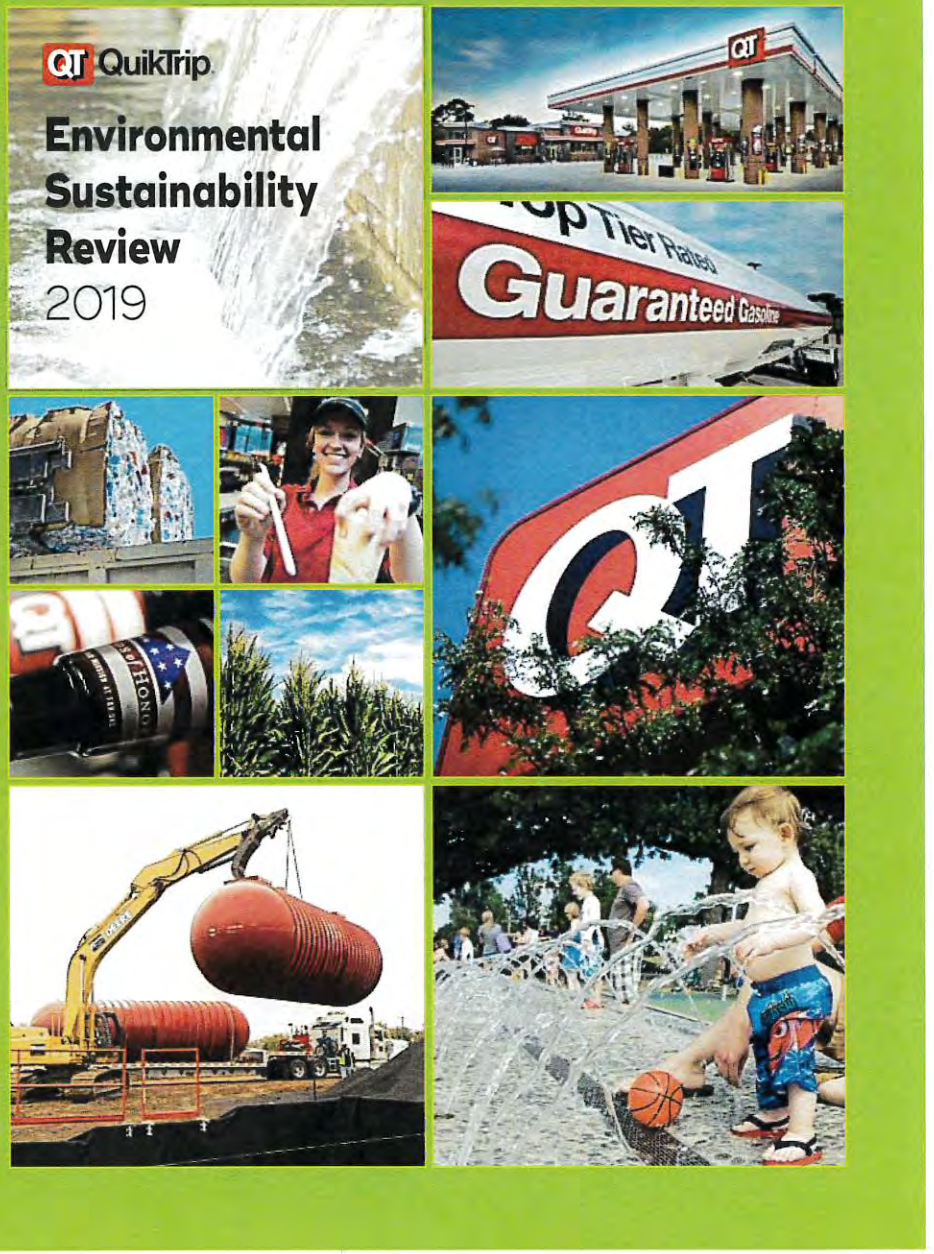
Each QuikTrip site with stormwater concerns, from either QuikTrip's or a local jurisdiction's perspective, is designed to mitigate negative impacts to the area. This is done in a variety of ways, utilizing engineered structures both in green spaces and underground. QT has over 700 individual structures that are designed specifically to either treat, retain, or direct stormwater. These devices can help protect surrounding properties from flooding in high rain events, and mitigate any potential petroleum from leaving QT property.

Carbon filter trailer used to treat contaminated groundwater before being discharged into the storm sewer system.

Protecting the environment and conserving natural resources are not just ambitious ideals at QuikTrip, but concepts we put into regular practice that seamlessly align with our Core Values. Sustainability is ingrained into the design, development, and operation of our stores, distribution centers, and kitchens and is often above and beyond the requirements set forth by local, state, and federal laws and regulations.

Focusing Long-Term and ***Never Being Satisfied*** are fundamental principles which exemplify QuikTrip's commitment to innovate and continuously improve processes – including our sustainability program. QuikTrip has been serving customers and investing in communities for more than 60 years, and the best is yet to come!

Damon Wright
Engineering & Environmental Manager



At QuikTrip, environmental sustainability is interwoven into our everyday business decisions and practices. From the manner our store development teams design and build each store, to the way our store employees operate a nationwide network of 800+ stores, there are scores of examples demonstrating QT's corporate responsibility to protect the environment while conserving natural resources. This report communicates to our employees, customers, and the communities we serve the various sustainable initiatives driven by QT's mission and vision.

We corporately exercise pragmatic approaches that promote the success of our employees and sustain the community both economically and environmentally. My hope is that through increased transparency of normal day-to-day practices, our employees and community partners better understand the positive impacts we make and can be proud that QT sincerely cares about their future.

Damon Wright
Engineering & Environmental Manager

QuikTrip.

QUIKTRIP'S CORE VALUES

Be the Best

Never Be Satisfied

Focus Long-Term

Do What's Right for QuikTrip

Do the Right Thing

WASTE CONSERVATION

1,669 TONS in 2018

BIG FIVE RECYCLABLE MATERIALS

paper • glass • cardboard plastic • aluminum

IN 2018, QT's RECYCLING EFFORTS OF THE BIG FIVE CONSERVED OR AVOIDED THE FOLLOWING

TREES
Mature
18,227

enough timber to produce
225,811,658
sheets of newspaper

LANDFILL AIRSPACE
Cubic Yards
6,525

annual municipal waste disposal of
8,380
people

ELECTRICITY
KW HR
3,648,647

enough power to fulfill annual needs of
348
homes

WATER
Gallons
9,685,630

enough fresh water to meet the daily needs of
129,141
people

GREENHOUSE GAS EMISSIONS
Metric Tons of CO_2
3,853

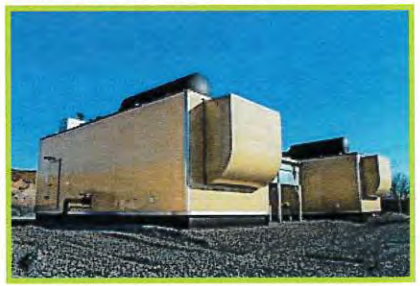
From recycling cardboard packaging in Arizona to complete waste stream separation in Tulsa, waste recycling occurs at hundreds of QuikTrip stores spanning across multiple divisions.

QuikTrip Strives To Repurpose Building Materials

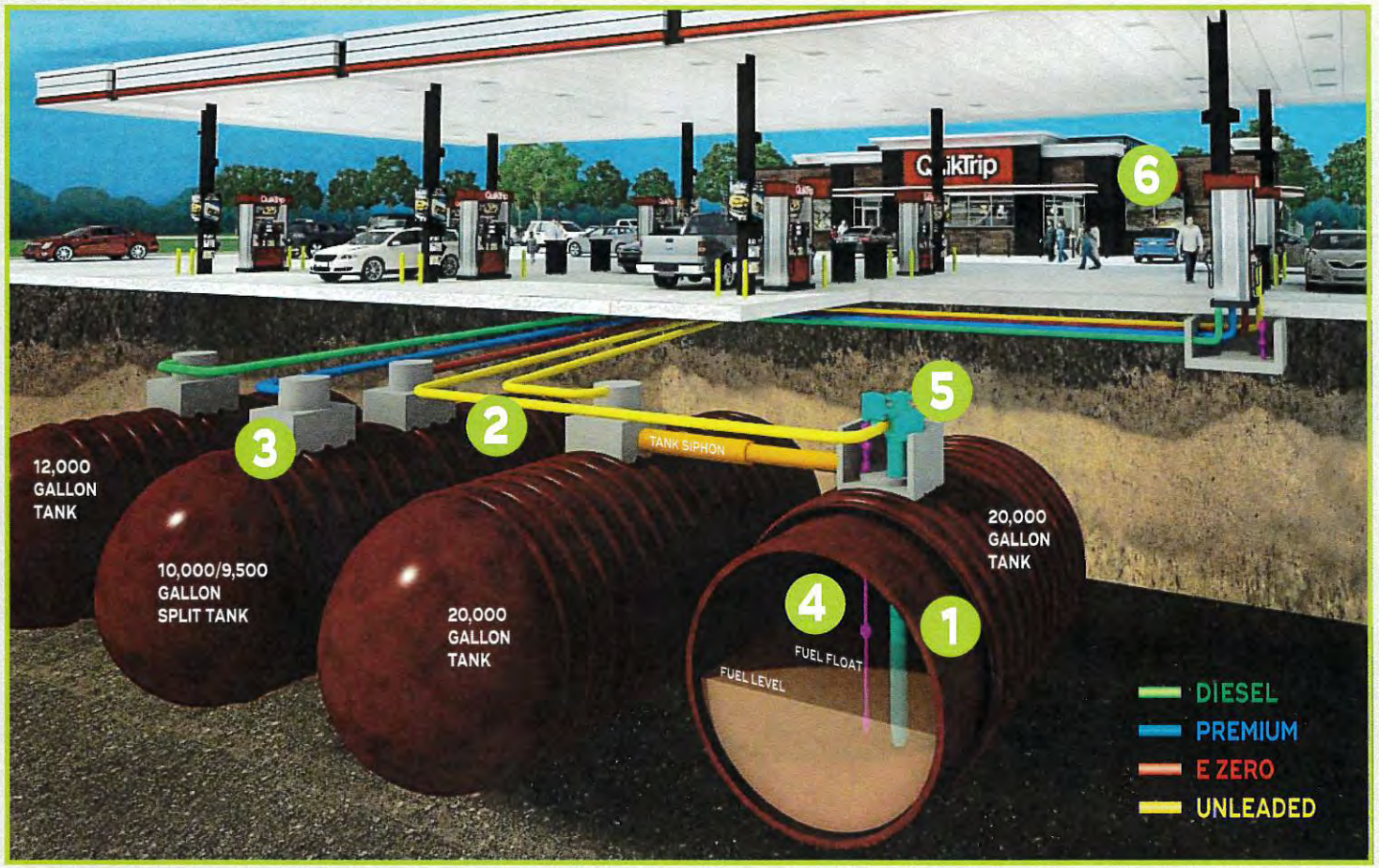
Upon the closure of each QuikTrip site, our inventory of reusable building materials and equipment is either sent to another store for reuse or is sold. Items include refrigeration units, cabinets, countertops, checkstands, gasoline dispensers, and various pieces of equipment. This "dequip" process helps divert demolition debris bound for disposal at the landfill and preserves resources through reuse.

During site redevelopment, QuikTrip looks to implement best construction management practices by balancing site grades for less haul-off, and reusing concrete, excavated soils and rock, and minimally impacted soils. These practices help minimize waste streams leaving the site along with saving fuel and reducing emissions from trucks and material sent to landfills for disposal.

All trash generated at QT stores in Tulsa is sent to a materials recycling facility (MRF) where plastic, glass, metal, cardboard, and paper products are separated for recycling.



Non-recyclable trash residue from the MRF is sent to American Environmental Landfill where methane gas is captured from decomposing waste. This methane gas powers generators delivering electricity to a power plant serving a nearby community of 20,000 people.



1 DOUBLE-WALL FIBERGLASS TANKS WITH LEAK SENSORS

2 DOUBLE-WALL, FIBERGLASS PIPE

3 TRANSITION AND DISPENSER SUMPS WITH SENSORS

4 AUTOMATIC TANK GUAGES (ATG PROBE)

5 VARIABLE SPEED SUBMERSIBLE TURBINE PUMPS

6 TANK GUAGE MONITORING SYSTEM LOCATED IN STORE

FUEL

STATE-OF-THE-ART FUEL SYSTEM

- QuikTrip's cutting-edge fuel system includes several redundant leak prevention and monitoring systems. This system is designed with state-of-the-art interstitially monitored double-walled fiberglass piping installed to minimize joints. Additionally, underground sumps equipped with liquid sensors and a duplicative leak detection monitoring system are used to identify potential leaks in real time.
- The graphic representation provided on this page is a cross-sectional view of the QT fuel system, which is considered the gold-standard in our industry for protecting the environment while providing the finest quality fuel to our customers.

TOP TIER™ GASOLINE

- QuikTrip customers receive higher detergent additives compared to non-Top Tier retailers offering only the minimum EPA required detergent. Top Tier additives help prevent the buildup of harmful engine deposits which may reduce fuel economy and optimal engine performance. QuikTrip Gasoline is guaranteed not to harm engines.

RENEWABLE FUELS

- QuikTrip's fuel offer includes renewable fuels in the form of ethanol blended gasoline and biodiesel. These safer, cleaner-burning fuels significantly reduce carbon emissions and the dependency on fossil fuels.

REDEVELOPMENT

Over half of the sites redeveloped by QuikTrip have had some form of pre-existing environmental contamination. Through store-development processes, QuikTrip makes continuous efforts to properly manage existing contamination, which in turn helps to reduce potential impacts to human health and the environment.

- QuikTrip has remediated and redeveloped scores of contaminated properties through new store development. Working with state environmental regulatory agencies through their respective Brownfield or Voluntary Cleanup Programs, soil and groundwater have been cleaned up through extensive site characterization, risk evaluation, and contaminant removal activities.

The following scenarios are recent examples of QuikTrip's commitment to reducing environmental impact and holding true to our Core Value of ***Doing the Right Thing.***

BROWNFIELD REVITALIZATION

- **Store #1045** – Partnering with the North Carolina Department of Environmental Quality, QuikTrip transformed a site contaminated with metals and petroleum where a former cotton gin, scrap metal junkyard, and lumberyard existed dating back to the late 1800's.
- **Store #1140** – Partnering with the South Carolina Department of Health and Environmental Control and the Environmental Protection Agency, QuikTrip remediated a site contaminated with pesticides, petroleum, and metals where a former auto body repair shop previously operated (see photos below).

Before

After

ENERGY CONSERVATION

CONSERVING ENERGY IS THE RIGHT THING TO DO

- The current QuikTrip store is 100% LED outside and 95% LED inside, and we're currently examining ways to retrofit older stores to LED.
- QuikTrip changed the refrigeration spec on new stores from individual rooftop units to a comprehensive rack spec in 2015 and gained a 20% reduction in energy use.
- QuikTrip currently uses a Building Management System in all of our facilities to monitor, alarm, and control: lighting, heating/cooling, refrigeration, cooler-door anti sweats, and exhaust fans.

The energy savings paid for the new system within two years, but the real value was the visibility into our systems. We remotely monitor equipment performance, and quickly react to issues creating even more energy savings.

QUIKTRIP's STRATEGIC ENERGY PLAN

43,857,000 KW Hours Saved Annually
Equivalent to 30,305 Metric Tons of CO_2

EMCS
- Installed Energy Management Control Systems in all QT stores.

REFRIGERATION
- High-efficiency fan motors for walk-in coolers
- High-efficiency compressors for fan motors

LIGHTING
- LED lights: walk-in coolers, gas canopies, bathrooms, and signs
- Neon red stripe on gas canopies to LED
- Retrofit store fluorescent lighting from 32W to 28W
- Retrofit warehouses and commissaires to high-efficiency fluorescent lighting.
- Change specification for exterior lights from 400W to 320W.

QT's energy savings initiatives significantly reduces the Company's carbon footprint. The reduction in carbon dioxide is equivalent to:

or or

CARBON SEQUESTERED BY:
6,462 acres of pine forest
777,051 tree seedlings
300 acres of deforestation

CO_2 EMISSIONS FROM:
5,942 passenger vehicles
3,397,422 gallons of gasoline

ANNUAL CO_2 EMISSIONS FROM:
Electricity used by 3,678 homes
Energy used by 2,575 homes

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, August 10, 2023
9:00 a.m.
City Hall
Community Development
2nd Floor - Conference Room
Remote Access via Zoom

1. Minutes for approval: July 13, 2023
2. PZC 2023-08 QuikTrip Gas Station & Convenience Store – Special Use

Adjournment

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: July 10, 2023
Subject: **PC 2023-08 QuikTrip Gasoline** (Special Use)
107 E. Stagecoach Trl. - Proposed New Fuel Station & Convenience Store

---

I have reviewed the application for Special Use approval received June 7, 2023 as submitted by Ali Bukhres, on behalf of QuikTrip Corporation, Petitioner, as well as the following documents/plans:

1. Overall Site Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C010);
2. Demolition Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C030);
3. Site Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C100);
4. Signage Plan prepared by Midwest Design Group, dates 05-22-2023 (Sheet C101);
5. Vehicle Tracking Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C102);
6. Grading Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C110);
7. Preliminary Storm Sewer Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet C120);
8. Landscape Plan prepared by Midwest Design Group, dated 05-22-2023 (Sheet L100);
9. ALTA/NSPS Land Title Survey prepared by Farnsworth Group, date plotted 03/29/2023; and
10. Building and Canopy Elevations (3 pages) prepared by QuikTrip dated 05.26.23.

The petitioner is seeking special use permit authorization of a proposed new fuel station and convenience store building to be constructed on approximately 5.51-acres of land located at the northeast corner of IL Route 47 (Bridge Street) and IL Route 71 (Stagecoach Trail). The property consists of two (2) parcels with the western parcel (05-04-400-050) being utilized for the fuel station and convenience store.

This property is currently improved with various detached metal structures on a gravel foundation utilized for industrial/farming storage and truck related services, which will be demolished upon development of the fuel station. The property was recently rezoned from M-1 Manufacturing to B-3 General Business District as part of the Graham's C Store Development proposal. Based upon my review of the application and preliminary plans, I have compiled the following comments:

GENERAL ZONING/PLANNING COMMENTS:

1. **ZONING** - The subject property is currently zoned as B-3 General Business District. The following are the current immediate surrounding zoning and land uses:

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

2. **BUILDING SETBACKS –** Staff notes that the petitioner has depicted the following property's building setback locations for the development:

BUILDING SETBACK	REQUIRED MINIMUM	PROPOSED SETBACK
Interior Side Yard (North)	20'	+/- 160' (C Store) **Verify** +/- 200' (Gas Pump Canopy) **Verify**
Front Yard (West/IL 47)	50'	+/- 120' (C Store) **Verify**
Corner Side Yard (South/IL 71)	30'	+/- 320' (C Store) **Verify** +/- 240' (Gas Pump Canopy) **Verify**
Rear Yard (East)	20'	+/- Unable to Determine **Verify**

   a. **Will the parcels be consolidated as part of the purchase? This will determine the rear yard building setback. Petitioner must provide dimensions for all other setbacks indicated above.**

3. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the B-3 District is 80 feet. The overall height of the primary building (convenience store) is 20 feet to the top of the cornice and 16 feet to the top of the masonry. Per Section 10-2-3, building height is measured at the mean height between the eaves and ridge.
   a. **Staff calculated the total square footage of the convenience store as ~5,728.8** square feet (92.4' x 62'). **Petitioner must provide/verify the actual proposed building square footage.**

4. **PARKING** - According to the data table on the Site Plans submitted, there are 52 total parking stalls provided for the convenience store, including three (3) ADA handicapped accessible space. Per Section 10-16-3 of the Yorkville Zoning Code, the total required minimum parking needed for the commercial convenience store is 17 spaces, which is exceeded by the 52 on-site spaces provided. The typical stall and drive aisle dimensions meet the minimum zoning standards.

   a. **Petitioner shall revise the Site Plan to include a data table of the required and provided parking stalls, including ADA spaces.**

   b. **Staff notes there are five (5) parking stalls within the northeast corner of the site. Are these for semi-trucks? If so, please add to the parking data table on the Site Plan.**

5. **PARKING SETBACKS** – The applicant appears to have met the required minimum parking lot setback of 20 feet from arterial roadways (IL Rte. 47 and IL Rte. 71) for the proposed development, as follows:

PARKING LOT SETBACK	REQUIRED MINIMUM	PROPOSED PARKING LOT SETBACK
IL Rte. 47 – West (Arterial)	20'	+/- 40' **(Please Verify)**
IL Rte. 71- South (Arterial)	20'	+/- 220' **(Please Verify)**

Per Section 10-2-3 of the Yorkville Zoning Ordinance, "Parking Area, Private" is an open, hard surfaced area, other than a street or public way for the ***storage*** of private passenger

vehicles. “Driveway” is defined as a paved or unpaved private roadway providing vehicular access between the right of way of the street and a parking space (storage area).

6. **PARKING LOT SCREENING -** All open automobile parking areas shall comply with the requirements of the current landscape ordinance regulations for perimeter parking lot landscaping. Code Reference: https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH12LAOR_8-12-2LATRPRRE

7. **LOADING ZONE** – Is a designated loading zone area provided for convenience and food delivery services? Per Section 10-2-3, Off-Street Loading and Unloading Spaces shall be exclusive of access aisles and maneuvering space.

8. **MAXIMUM LOT COVERAGE** – Per Section 10-7-1 of the Yorkville Zoning Code, the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80%.

    a. **The Petitioner needs to provide a Site Data Table that indicates the maximum impervious coverage.**

9. **BUILDING ELEVATIONS** – The prepared elevations appear to meet the minimum Appearance Code Standards.

    a. Code Reference: https://library.municode.com/il/yorkville/codes/code_of_ordinances?nodeId=TIT8BURE_CH15APCO_8-15-5CRAP

10. **SIGNAGE** – The petitioner has not provided elevations of proposed ground monument signage on the site plan but has indicated two (2) monument signs will be located on the site. One at the northeast corner of IL Rte. 47 & L Rte. 71 and another at the southeast corner of the site facing IL Rte. 71.

    a. Per Section 10-20-9-A of the Yorkville Zoning Ordinance, free standing monument signs on lots three (3) acres or larger with more than one street frontage, one freestanding sign sixty-four (64) square feet or less in area and twelve feet (12’) or less in height per street frontage with an entrance/exit is allowed.

        i. **The proposed overall heights of the signs are 7’-10” which meets the current sign regulations. However, clarification regarding the proposed sign area is needed, as it appears to be approximately 77 square feet which exceeds the maximum area of 64 sq. feet. Information on Signage Plan states 7’10”H x 11’W x 53.1 sq. ft**.

    b. Staff also notes there are direction signs for trucks. Are these signs indication where trucks should ingress/egress? More information regarding size and height of signs is requested.

11. **DRIVEWAYS** – Per Section 10-16-3-D of the Yorkville Zoning Ordinance, Nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line. Driveways not meeting the minimum distances may be approved administratively by the city administrator with a recommendation to approve made by the city engineer. If administrative approval is not granted, a variance must be approved. The proposed plan meets this standard. However, staff has the following concerns:

    a. Consider providing a “Do Not Block Entrance” sign at the southern driveway entrance near IL Rte. 71 to avoid potential conflicts with vehicles in turning lanes

exiting the gas station site as this appears to be the prime ingress/egress access point for semi-trucks.

12. **LIGHTING** – A photometric plan has been provided along with manufacturers cut sheets of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed 0.1 foot-candle and no glare shall spill onto adjacent properties or rights of way.
    a. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to create a nuisance. The City of Yorkville promotes the "dark sky" concept. Lighting fixtures should be full cutoff, and the use of wall packs on buildings should be minimized.
    b. Petitioner shall provide a photometric plan.

13. **OUTDOOR SALES AND DISPLAY AREAS** – Due to the proposed use as a gas station with retail convenience store, staff assumes there will be outdoor sales and display areas located on the property. Therefore, the following provisions of the Zoning Ordinance shall apply:
    a. Per Section 10-3-10-F of the Yorkville Zoning Code, outdoor sales and display areas shall not exceed 35% of the gross floor area of the primary building (max 1400 sq. ft for Lot 102). Staff is seeking confirmation from the Petitioner that the overall area of the Outdoor Sales area will not exceed 1,400 square feet at any given time.
    b. Per Section 10-3-10-H of the Yorkville Zoning Code, outdoor sales, and display areas, when located on a sidewalk and/or walkway, must allow for an unconstructive area of 3 feet for pedestrian access and shall not block the ingress or egress of the building at any time.

14. **TRUCK TURNING TEMPLATE** – **A truck turning template demonstrating the maneuverability of standard sized semitrucks within the site layout shall be provided**.

15. **TRASH ENCLOSURE** - Commercial trash dumpsters and other large waste receptacles must be screened on three (3) sides with a solid opaque material wall at least six feet (6') in height or to the extent where the wall screens the dumpster from view. Proposed plans indicate a 10-foot high all brick trash enclosure with landscaping around the perimeter of the three (3) solid walls.

16. **LANDSCAPE PLAN** – Please refer to comments from Engineer.

17. **COMPREHENSIVE PLAN** – Future Land Use for this site is Destination Commercial (DC) which is consistent with the proposed B-3 General Business District and gas station land use.

18. **FUTURE SHARED USE TRAIL** – The plans should indicate the Future Shared-Use Path along IL Rte. 47 to be installed by IDOT.
    a. Is the Petitioner proposing to add additional asphalt at the intersection of IL Rte. 47 and IL Rte. 71 connecting the Future Shared-Use Path to the gas station property?

June 28, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (8 Sheets) dated May 22, 2023, and prepared by Midwest Design Group.
- ALTA /NSPS Land Title Survey
- Application for Special Use
- 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.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
    - 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)
- IDOT permits are needed for the connections to Illinois Routes 71 and 47.

2. The following will need to be submitted with Final Engineering Plans:

   a. Truck turning exhibits for emergency vehicles

   b. Photometric plan

   c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

   d. See the attached Checklist for additional information needed at final engineering.

3. A preliminary stormwater report should be provided.

Preliminary Engineering Plans

C010 – Overall Site Plan

4. IDOT has planned reconstruction of the Illinois Route 71 and Illinois Route 47 intersection. These proposed improvements should be incorporated into the plans. Contact IDOT for the latest plans.

5. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.

6. Add a data table noting the planned parking spaces.

C100 – Site Plan

7. The water main should be extended to the eastern property line for future extension.

8. IDOT's intersection improvements include construction of a shared-use path. The proposed sidewalk should be extended to the west to connect to the future shared-use path. Contact IDOT for the latest plans.

9. Consider making the westernmost driveway off IL-71 right-in/right-out only to prevent traffic backup into the intersection.

C102 – Vehicle Tracking (WB-67)

10. The WB-67 should be shown entering and exiting the site as well as maneuvering through the site to the fuel pumps.

L100 – Landscape Plan

11. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

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. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
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Milwaukee, Wisconsin

Volo, Illinois

June 27, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our first landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

Parkway trees are required along IL Route 47/Bridge Street and IL Route 71 Stagecoach Trail. A minimum of one tree per 50 linear feet of frontage is required. Therefore, 18 parkway trees are required. If utilities are a concern, it appears adequate space exists for them to be planted set back closer to the paved area on site.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

Interior: One tree is required for every 20 parking spaces. Therefore, three trees are required. Also, the plans should specify that all interior parking lot shade trees be limbed to a height of not less than eight feet to ensure proper visibility within the parking lot.

Perimeter: When a parking lot is adjacent to a public right-of-way, a landscape buffer yard shall be provided the width of the required parking setback or 30', whichever is less; the buffer yard shall consist of one shade tree, one evergreen tree, and 33 shrubs per 100 linear feet. Therefore, 455' of landscape buffer yard is required along IL Route 47/Bridge Street and 200' of buffer yard is required along IL Route 71/Stagecoach Trail.

Lot Landscaping

The petitioner's calculations on the plan indicate 24 shade trees and 180 shrubs are required based upon lot size. These plantings are in addition to all other requirements (i.e., plantings cannot be double counted).

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

Tree Preservation standards apply to all development parcels greater than five acres in area; therefore, these requirements are applicable to this site. A tree survey showing the location of all trees four inches and greater including botanical name, common name, size, and condition/health will be required. Tree replacement may be required as detailed in the Ordinance.

The Demolition Plan indicates all existing trees on site, including those that appear to lie outside of the limits of construction, are to be removed. It is recommended that the petitioner considers preserving existing healthy, quality trees where possible. Preserved trees may be counted toward landscape requirements (e.g., Lot Landscaping) as per section 8-12-3 G. of the Ordinance.

General Standards

The Landscape Schedule should be revised to reflect the minimum size of plan materials specified in the ordinance.

1. Shade trees: 2.5" caliper
2. Evergreen trees: 8' tall
3. Ornamental trees: 6' tall
4. Shrubs: 24" tall

Willow Oak is more of a southern species and not planted in NE IL. Another species should be specified.

Oak and Honeylocust do not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

The landscape plan should identify the location, quantity, size, and type (both botanical and common names) of all existing landscaping to be preserved and removed, and all proposed landscaping.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 5/22/23
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 5/22/2023

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

March 23, 2023

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

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: June 19, 2023
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2023-08 QuikTrip Gas Station & Convenience Store
Project Name: QuikTrip Gas Station & Convenience Store
Applicant Name: Ali Bukhres, QuikTrip
Project Manager:
Project Number: PZC 2023-08

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: __X__ Yes ____ No
Comments: **None**

***Signage must meet MUTCD Standards*
***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No

Comment: The speed limit on Rt. 47 and Rt. 71 is 45 mph. Attention should be paid to the vehicles pulling out onto both state highways as vehicles often time exceed this limit coming through the intersection.

No Parking Signage Recommended? ____ Yes __X__ No
____ No Parking After 2" Snow Fall

No Parking Locations:
None

Dedicated Parking signage needed? ____ Yes __X__ No
____ Located by Park
____ School

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

____ Common Parking Area

Are there Street Name Conflicts? ____ Yes __X__ No
Comments:

Sidewalk/Pedestrian/Bike Path Crossing Signage? ____ Yes ____ No

Comment: Is a sidewalk or bike path going to be constructed? If YES then attention should be paid to the signage exiting the business warning of the potential for pedestrians and bicyclists.

NO Construction Traffic Signage being requested? ____ Yes __X__ No
Location: _____

****We request that all signage is posted prior to the first occupancy permit being issued for this project.****
****All traffic control signage must conform to MUTCD Standards specific to location, size, color, and height levels****

Roadway

Street Width: _____

Should parking be allowed on BOTH sides of road? ____ Yes ____ No
Should parking be restricted to fire hydrant side? ____ Yes ____ No

Center Roadway Medians: ____ Yes ____ No
Limit Parking on Median? ____ Yes ____ No
Signage Needed? ____ Yes ____ No
Room for Emergency Veh. w/ one lane Obstructed? ____ Yes ____ No

Do you have intersection Concerns? ____ Yes ____ No

Landscape

Low Growth or Ground Cover Landscaping? ____ Yes ____ No
Low Growth or Ground Cover Landscaping by windows? __X__ Yes ____ No
Low Growth or Ground Cover Landscaping by Entrances __X__ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Ingress / Egress

Entrance/Exits match up with adjacent driveways? ____ Yes __X__ No

Total Entrance/Exits for development? __4__

Are vehicle entrance/exits safe? ____ Yes ____ No

Are warning signs for cross traffic requested? __X__ Yes ____ No

Comment: Due to speed on Rt. 47 & Rt. 71

Raised Median & Signage for Right in & Right Out? ____ Yes __X__ No

Comment: Will there be right in and right out islands?

Emergency Contact for after hours during construction: **Please provide**

Is this a gated or controlled access development? ____ Yes __X__ No

If yes, will police & Fire and Access? ____ Yes ____ No

Miscellaneous

Individual Mailboxes? ____ Yes __X__ No

Cluster Mailbox Kiosks? ____ Yes __X__ No

Will this cause traffic choke points? ____ Yes __X__ No

Are sidewalks being planned for the development? ____ Yes ____ No

Comment: Are sidewalks or bike paths being installed?

Are sidewalk crosswalks needed? ____ Yes ____ No

Are there bike paths planned for this project? ____ Yes ____ No

Proper Signage needed for bike paths ____ Yes ____ No

____ Stop Signs ____ Yield Signs ____ NO Motorized Vehicles

____ Trespassing ____ Other _____

Are there HOA Controlled Roadway OR Parking Areas? ____ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Ample Parking on Site? **__X__** Yes ____ No

Are there other City Ordinance Concerns? ____ Yes ____ No

____ Noise Ordinance ____ Parking Ordinances

____ Alarm Ordinance

Comments:

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments or concerns please do not hesitate to contact me.

September 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 3rd Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (10 Sheets) dated August 31, 2023, and prepared by Midwest Design Group
- Preliminary Stormwater Report dated August 30, 2023, and prepared by Midwest Design Group

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.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.

- 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)
- IDOT permits are needed for the connections to Illinois Routes 71 and 47.

Preliminary Engineering Plans

2. The Preliminary Engineering Plan is generally acceptable, and the following comments should be addressed at Final Engineering. For Final Engineering, a full engineering plan set should be submitted.

3. The following will need to be submitted with Final Engineering Plans:

   a. Additional information as shown in the previously provided checklist.

   b. Truck turning exhibits for emergency vehicles.

   c. Final photometric plan with a table showing that average foot-candle intensity, average to minimum light intensity ratio, and maximum to minimum light intensity ratios meet the standards in the ordinance.

   d. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

   e. Comments from IDOT on the acceptance of the location of the entrances should be provided.

4. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with Final Engineering plans.

Preliminary Stormwater Management Report

5. The Preliminary Stormwater Report is generally acceptable. For Final Engineering, a full stormwater management report should be submitted, and the following comments addressed.

   a. Provide a proposed conditions exhibit that illustrates the 24,712 sq ft area that is to have uncontrolled runoff. This area should increase the amount of pervious area in proposed conditions versus existing.

   b. Indicate the runoff volume that is intended to be uncontrolled.

c. It is recommended to include a BMP along the undeveloped area on the east side to reduce the amount of uncontrolled runoff coming from the property.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

September 6, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuikTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our third landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

PREVIOUS COMMENTS ADDRESSED.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

PREVIOUS COMMENTS ADDRESSED.

Lot Landscaping

PREVIOUS COMMENTS ADDRESSED

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

PREVIOUS COMMENTS PARTIALLY ADDRESSED. A Tree Preservation Plan has been added to the plan set but required replacement trees have not been provided. It is our understanding that no variance/relief from tree replacement requirements as detailed in the Ordinance has been granted. Based upon data included on the Preliminary Tree Preservation Plan, a total of 49 replacement trees are required. Replacement trees are in addition to those trees required by other sections of the ordinance.

General Standards

PREVIOUS COMMENTS ADDRESSED.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 08-31-2023
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 08-31-2023
- Preliminary Tree Preservation Plan, sheet C031, prepared by Midwest Design Group Kansas City, dated 08-31-2023

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

August 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: ***QuikTrip Gas Station & Convenience Store***
2nd Submittal - Landscape Plan Review
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (9 Sheets) dated July 14, 2023, and prepared by Midwest Design Group

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:

The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with Final Engineering plans.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2023\YO2325-DR QuikTrip Gas Station and Convenience Store\Development\Final Engineering and Plat\Docs\Review and Response Letters\lcoyReview03 Preliminary Landscape.doc

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

Milwaukee, Wisconsin

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Volo, Illinois

August 4, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our second landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

PREVIOUS COMMENTS ADDRESSED.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

PREVIOUS COMMENTS ADDRESSED.

Lot Landscaping

PREVIOUS COMMENTS ADDRESSED

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

PREVIOUS COMMENTS PARTIALLY ADDRESSED. A Tree Preservation Plan has been added to the plan set but required replacement trees have not been provided. Tree replacement may be required as detailed in the Ordinance. Based upon the Existing Tree Removal Summary table provided on the Tree Preservation Plan, a total of 49 replacement trees are required. Replacement trees are in addition to those trees required by other sections of the ordinance.

The Demolition Plan and Tree Preservation Plan graphically depict all existing trees, including those to be preserved, with an X in the center. Symbology should be revised to more clearly graphically represent which trees are to be removed and which are to remain to avoid confusion (i.e., different symbols for trees to be removed and preserved).

General Standards

PREVIOUS COMMENTS PARTIALLY ADDRESSED.

Honeylocust (19 of 51 shade trees = 37%) still does not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Tree reservation Plan, sheet C031, prepared by Midwest Design Group Kansas City, dated 07-14-2023
- Response to comments, 7 pages, no author, not dated

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

August 2, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 2nd Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (9 Sheets) dated July 14, 2023, and prepared by Midwest Design Group

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.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
    - 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)
    - IDOT permits are needed for the connections to Illinois Routes 71 and 47.

2. The following will need to be submitted with Final Engineering Plans:

    a. Truck turning exhibits for emergency vehicles.

    b. Photometric plan.

    c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

    d. See the attached Checklist for additional information needed at final engineering.

Preliminary Engineering Plans

3. A preliminary stormwater report should be provided.

4. Comments from IDOT on the acceptance of the location of the entrances should be provided.

5. The water main should be extended to the eastern property line for future extension.

6. Comments on the landscape plan shall be forthcoming.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

March 23, 2023

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

June 28, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Dr.
Yorkville, IL 60560

Re: QuikTrip Gas Station & Convenience Store
Special Use Request – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above referenced project:

- Preliminary Engineering Plans (8 Sheets) dated May 22, 2023, and prepared by Midwest Design Group.
- ALTA /NSPS Land Title Survey
- Application for Special Use
- 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.
    - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IEPA permit may be needed for the sanitary sewer service depending on the use and calculated flow from the development.
    - 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)
- IDOT permits are needed for the connections to Illinois Routes 71 and 47.

2. The following will need to be submitted with Final Engineering Plans:

   a. Truck turning exhibits for emergency vehicles

   b. Photometric plan

   c. An engineer's estimate needs to be provided and must include all public improvements within the ROW including utility connections and all soil erosion and sediment control items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

   d. See the attached Checklist for additional information needed at final engineering.

3. A preliminary stormwater report should be provided.

Preliminary Engineering Plans

C010 – Overall Site Plan

4. IDOT has planned reconstruction of the Illinois Route 71 and Illinois Route 47 intersection. These proposed improvements should be incorporated into the plans. Contact IDOT for the latest plans.

5. Improvements to Illinois Route 71 and Illinois Route 47 as directed by IDOT for the proposed site shall be shown. The engineer or developer should provide all correspondence with IDOT as it relates to the proposed road connections.

6. Add a data table noting the planned parking spaces.

C100 – Site Plan

7. The water main should be extended to the eastern property line for future extension.

8. IDOT's intersection improvements include construction of a shared-use path. The proposed sidewalk should be extended to the west to connect to the future shared-use path. Contact IDOT for the latest plans.

9. Consider making the westernmost driveway off IL-71 right-in/right-out only to prevent traffic backup into the intersection.

C102 – Vehicle Tracking (WB-67)

10. The WB-67 should be shown entering and exiting the site as well as maneuvering through the site to the fuel pumps.

L100 – Landscape Plan

11. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

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. Cyrus McMains, YBSD (via email)
Mr. Ali Bukhres, QuikTrip (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

Milwaukee, Wisconsin

Volo, Illinois

June 27, 2023

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 U

Re: Landscape Plan Review
QuickTrip Gas Station & Convenience Store (YO2325)
107 E. Stagecoach Trail

Dear Pamela:

We have completed our first landscape plan review of the proposed QuikTrip Gas Station & Convenience Store located at 107 E. Stagecoach Trail in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Parkway Landscaping

Parkway trees are required along IL Route 47/Bridge Street and IL Route 71 Stagecoach Trail. A minimum of one tree per 50 linear feet of frontage is required. Therefore, 18 parkway trees are required. If utilities are a concern, it appears adequate space exists for them to be planted set back closer to the paved area on site.

Perimeter Landscaping

This site does not abut residential property, so therefore perimeter landscaping requirements do not apply.

Parking Lot Landscaping

Interior: One tree is required for every 20 parking spaces. Therefore, three trees are required. Also, the plans should specify that all interior parking lot shade trees be limbed to a height of not less than eight feet to ensure proper visibility within the parking lot.

Perimeter: When a parking lot is adjacent to a public right-of-way, a landscape buffer yard shall be provided the width of the required parking setback or 30', whichever is less; the buffer yard shall consist of one shade tree, one evergreen tree, and 33 shrubs per 100 linear feet. Therefore, 455' of landscape buffer yard is required along IL Route 47/Bridge Street and 200' of buffer yard is required along IL Route 71/Stagecoach Trail.

Lot Landscaping

The petitioner's calculations on the plan indicate 24 shade trees and 180 shrubs are required based upon lot size. These plantings are in addition to all other requirements (i.e., plantings cannot be double counted).

Stormwater Storage Basin Landscaping

No stormwater storage basin was found on the plans; therefore, these requirements are not applicable.

Tree Preservation

Tree Preservation standards apply to all development parcels greater than five acres in area; therefore, these requirements are applicable to this site. A tree survey showing the location of all trees four inches and greater including botanical name, common name, size, and condition/health will be required. Tree replacement may be required as detailed in the Ordinance.

The Demolition Plan indicates all existing trees on site, including those that appear to lie outside of the limits of construction, are to be removed. It is recommended that the petitioner considers preserving existing healthy, quality trees where possible. Preserved trees may be counted toward landscape requirements (e.g., Lot Landscaping) as per section 8-12-3 G. of the Ordinance.

General Standards

The Landscape Schedule should be revised to reflect the minimum size of plan materials specified in the ordinance.

1. Shade trees: 2.5" caliper
2. Evergreen trees: 8' tall
3. Ornamental trees: 6' tall
4. Shrubs: 24" tall

Willow Oak is more of a southern species and not planted in NE IL. Another species should be specified.

Oak and Honeylocust do not meet diversity requirements (max 33% of the total amount of required trees not of same genus).

The landscape plan should identify the location, quantity, size, and type (both botanical and common names) of all existing landscaping to be preserved and removed, and all proposed landscaping.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Landscape Ordinance.

- Landscape Plan, sheet L100, prepared by Midwest Design Group Kansas City, dated 5/22/23
- Demolition Plan, sheet C030, prepared by Midwest Design Group Kansas City, dated 5/22/2023

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

March 23, 2023

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	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2023-12 & EDC 2023-43

Agenda Item Summary Memo

Title: PZC 2023-12 Kendall Marketplace – Commercial Units 4 & 5 (Final Plat)

Meeting and Date: City Council – October 24, 2023

Synopsis: Proposed final plat of resubdivision request for Kendall Marketplace Units 4 & 5

Council Action Previously Taken:

Date of Action: PZC – 10/11/23 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2023-12 & EDC 2023-43

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale-Noble (Name) Community Development (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: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 17, 2023
Subject: **PZC 2023-12 Kendall Marketplace Commercial – Lots 4 & 5**
Final Plat of Resubdivision

PROPOSED REQUEST:

The petitioner, Alexander L. Berman, on behalf of Kendall Holdings I, LLC, is seeking final plat of resubdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. The lots, consisting of approximately 3 acres, are proposed to be resubdivided into three (3) new ~1-acre parcels and abrogate an existing ten (10) foot public utility easement. Platted as new commercial out lots located at the northwest corner of US Route 34 and Isabel Drive, the lots will have access from Edward Lane and utilized for future commercial land users with appropriately sized lots within the larger retail development.

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments, dated August 3, 2023, were provided to the applicant (see attached) and a revised Final Plat was submitted which addressed these concerns and is attached to this memorandum.

PLANNING & ZONING COMMISSION ACTION:

The Planning and Zoning Commission reviewed the request for final plat approval at a meeting held on October 11, 2023 and made the following action on the motion below:

> ***In consideration of the proposed Final Plat of Resubdivision of Kendall Marketplace Lots 4 and 5, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by HR Green dated last revised 08/24/23, subject to review comments provided by the City Engineer, EEI, Inc. dated August 3, 2023.***
>
> **Action:**
> Millen-aye; Williams-aye; Goins-aye; Horaz-aye
> **4 ayes; 0 nay**

ATTACHMENTS:

1. Draft Ordinance
2. PZC Memo dated October 3, 2023
3. Final Plat of Subdivision Application
4. EEI Review Comments dated August 3, 2023
5. Final Plat of Resubdivision date revised August 24, 2023 and response letter dated 8-31-23

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2023-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF SUBDIVISION FOR *KENDALL MARKETPLACE LOTS 4 AND 5*

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, Alexander L. Berman on behalf of Kendall Holdings I, LLC, (the "Petitioner") has filed an application and petition for approval of the Final Plat of Resubdivision for Lots 4 and 5 of the Kendall Marketplace development, generally located in the northwest quadrant of Cannonball Trail and U.S. Route 34 (Veterans Parkway), for a total of 3 commercial lots on approximately 3-acres; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on October 11, 2023, to consider the Final Plat of Resubdivision for Lots 4 and 5 of the Kendall Marketplace development; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council ("the Corporate Authorities") for approval of the Final Plat of Resubdivision for Lots 4 and 5 of the Kendall Marketplace development.

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

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

Section 2. That the Corporate Authorities hereby approve the Final Plat of Resubdivision for Lots 4 and 5 of the Kendall Marketplace development as prepared by HR Green, dated last revised August 24, 2023 attached hereto and made a part hereof as *Exhibit A* and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat.

Section 3. That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to file a copy of this ordinance and the Final Plat of Resubdivision for Lots 4 and 5 of the Kendall Marketplace development with the Kendall County Recorder of Deeds.

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

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

LOT 4 AND LOT 5 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20 AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 5 CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JANUARY 30, 2017 AS DOCUMENT NUMBER 201700001779, DESCRIBED AS FOLLOWS:

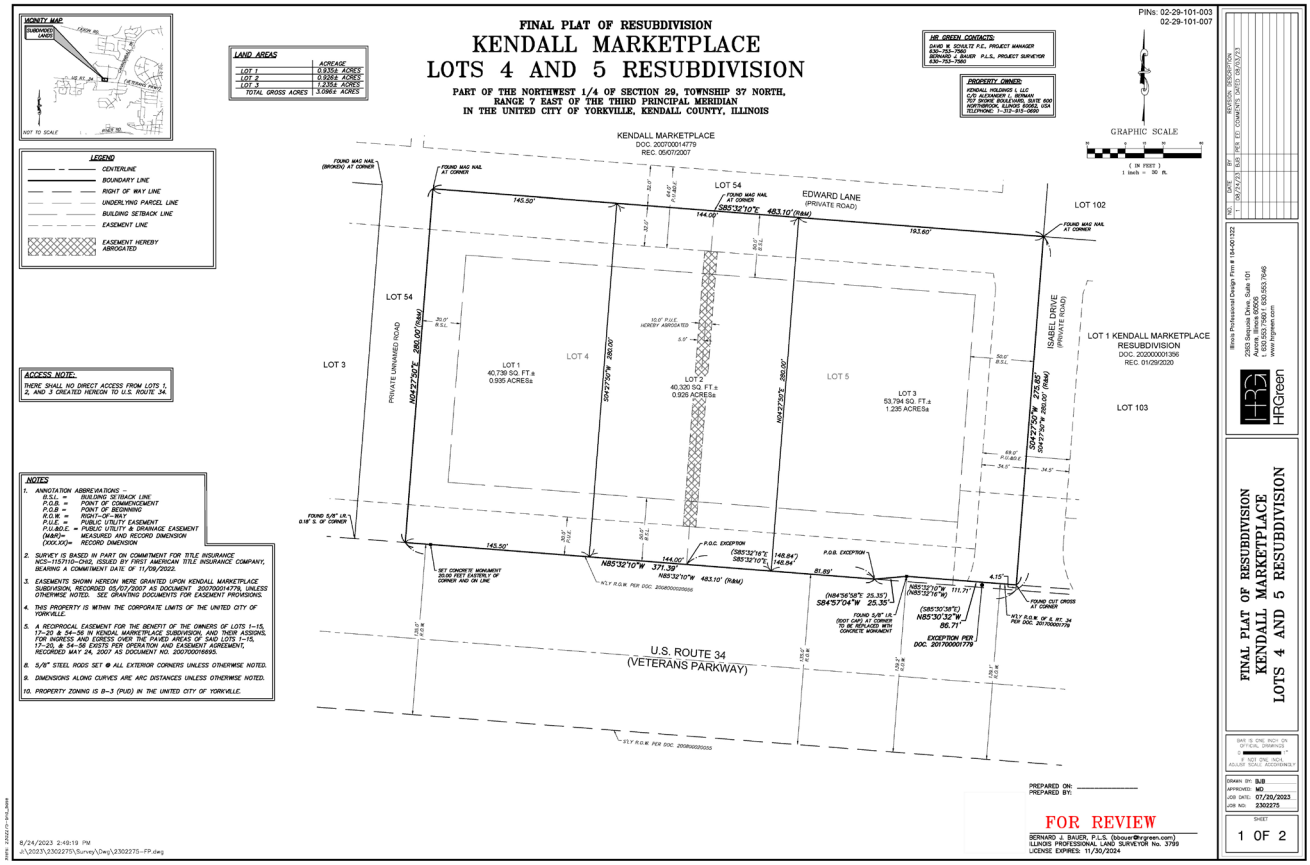
PART OF LOTS 1 AND 5 IN KENDALL MARKETPLACE, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 200700014779 IN THE KENDALL COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS, USING BEARINGS AND DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83, 2011 ADJ) COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 85 DEGREES 32 MINUTES 16 SECONDS EAST 148.84 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING, THENCE NORTH 84 DEGREES 56 MINUTES 58 SECONDS EAST 25.35 FEET, THENCE SOUTH 85 DEGREES 30 MINUTES 38 SECONDS EAST 175.00 FEET, THENCE SOUTH 76 DEGREES 12 MINUTES 34 SECONDS EAST 25.33 FEET TO THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 85 DEGREES 32 MINUTES 16 SECONDS WEST 225.00 FEET ALONG THE SOUTH LINES OF LOTS 1 AND 5 TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, STATE OF ILLINOIS.

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 3, 2023
Subject: **PZC 2023-12 Kendall Marketplace Commercial – Lots 4 & 5**
Final Plat of Resubdivision

PROPOSED REQUEST:

The petitioner, Alexander L. Berman, on behalf of Kendall Holdings I, LLC, is seeking final plat of resubdivision approval for Lots 4 & 5 of the Kendall Marketplace Commercial Development. The lots, consisting of approximately 3 acres, are proposed to be resubdivided into three (3) new ~1-acre parcels and abrogate an existing ten (10) foot public utility easement. Platted as new commercial out lots located at the northwest corner of US Route 34 and Isabel Drive, the lots will have access from Edward Lane and utilized for future commercial land users with appropriately sized lots within the larger retail development.



PROPERTY SUMMARY:

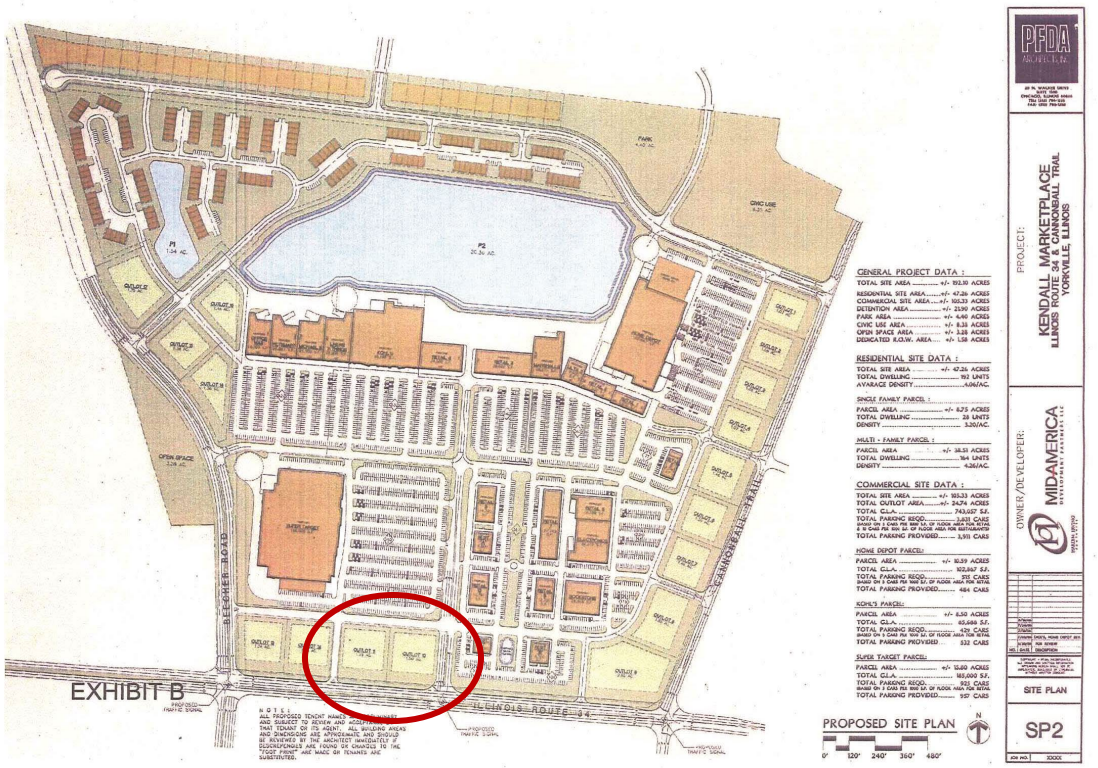
The subject property is currently zoned as B-3 General Business District as part of the Kendall Marketplace Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District	Kendall Marketplace
East	B-3 General Business District R-4 General Multi-Family Residence District R-3 One-Family (Kendall County)	Kendall Marketplace Cedarhurst Senior Living Facility Oak Knolls Subdivision
South	B-1 Local Business District O Office District	Kendall County Government Center
West	B-3 General Business District A-1 Agricultural (Kendall County)	Kendall Marketplace Undeveloped/Farmland

EXISTING DEVELOPMENT AGREEMENT:

The Development Agreement (Ord. 2006-125) for Kendall Marketplace states per Article II of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, "[t]he development of the property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit B" (shown on the next page with subject parcels).

The original conceptual plan illustrates two (2) lots to contain one retail building each. While the proposed three (3) lot layout is slightly different, the proposed final plat of resubdivision generally keeps with the intent of the original concept plan of one retail building per lot and does not deviate from the plan's original intent.



STAFF COMMENTS:

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments, dated September 7, 2023, found that the submitted plans were in conformance with the City's regulations.

Based upon the review of the proposed Final Plat of Subdivision of Kendall Marketplace Lots 4 and 5, staff believes the submitted plans are consistent with the approved conceptual site plan and the current subdivision control regulations.

PROPOSED MOTION:

In consideration of the proposed Final Plat of Resubdivision of Kendall Marketplace Lots 4 and 5, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by HR Green dated last revised 08/24/23, and further subject to {insert any additional conditions of the Planning and Zoning Commission}…

ATTACHMENTS:

1. Final Plat of Subdivision Application
2. Final Plat of Resubdivision date revised August 24, 2023 and response letter dated 8-31-23
3. EEI Review Comments dated September 7, 2023

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

APPLICATION FOR FINAL PLAT/REPLAT

INTENT AND PURPOSE

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

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

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

The petitioner is responsible for payment of recording fees and outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

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

STEP 2
PLAN COUNCIL

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

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

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

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APPLICATION FOR FINAL PLAT/REPLAT

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4
PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

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

STEP 5
CITY COUNCIL

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

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

SAMPLE MEETING SCHEDULE

MONTH 1

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

Plan Council Meeting

MONTH 2

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

Economic Development Committee

MONTH 3

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

Planning & Zoning Commission

MONTH 4

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

City Council

Meeting Date

Updated Materials Submitted for Meeting

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

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APPLICATION FOR FINAL PLAT/REPLAT

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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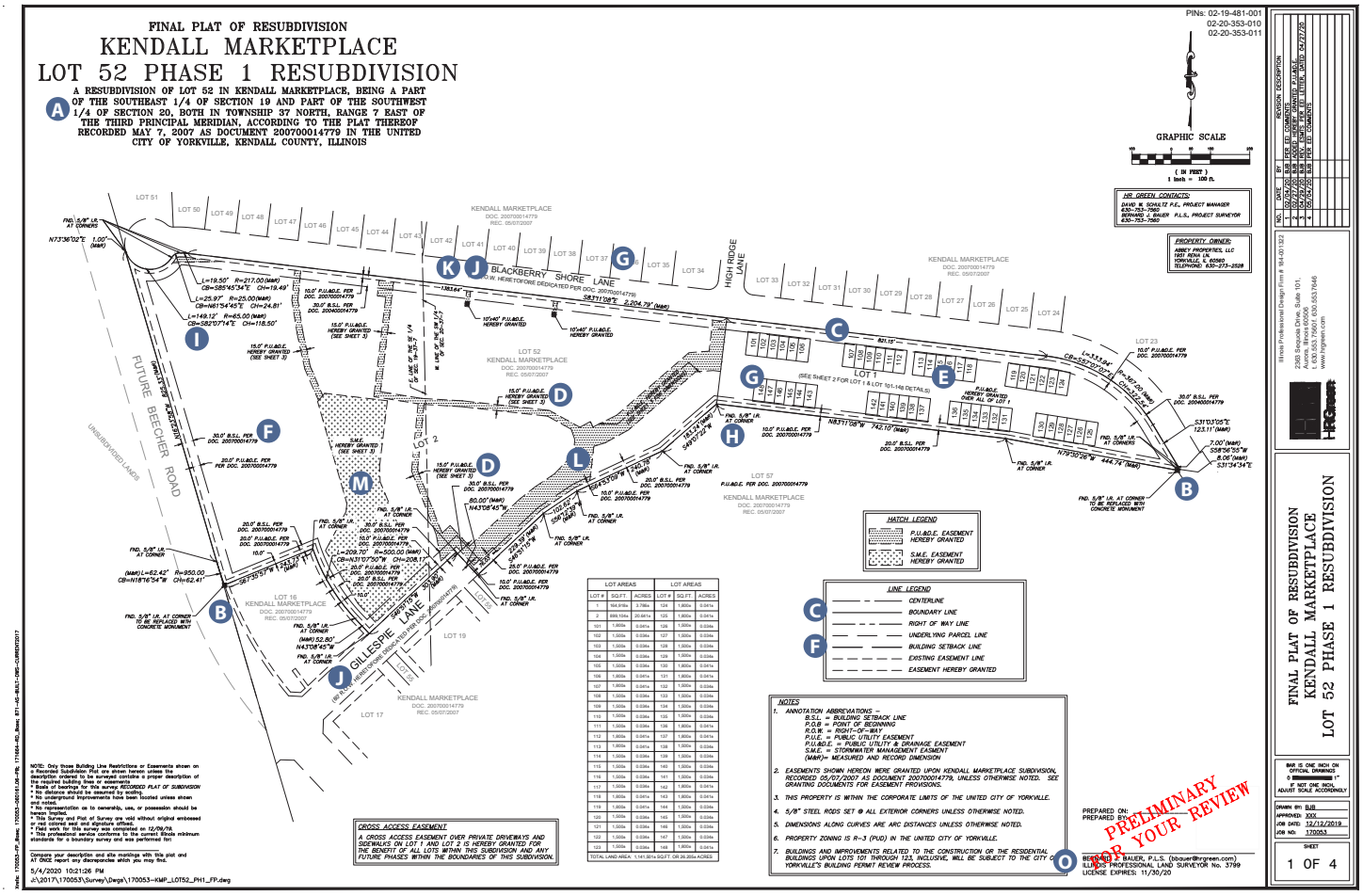
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

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

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

FINAL PLAT OF RESUBDIVISION EXAMPLE



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APPLICATION FOR FINAL PLAT/REPLAT

INVOICE & WORKSHEET PETITION APPLICATION		
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit $500.00	Total: $
AMENDMENT	☐ Annexation $500.00 ☐ Plan $500.00 ☐ Plat $500.00 ☐ P.U.D. $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $250 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
REZONING *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $200 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $250 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit	Total: $
PRELIMINARY PLAN FEE	☐ $500.00	Total: $
PUD FEE	☐ $500.00	Total: $
FINAL PLAT FEE	☑ $500.00	Total: $ 500.00
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre $5,000.00 ☐ Over 1 acre, less than 10 acres $10,000.00 ☐ Over 10 acres, less than 40 acres $15,000.00 ☐ Over 40 acres, less than 100 acres $20,000.00 ☐ Over 100 acres $25,000.00	Total: $
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres $1,000.00 ☑ Over 2 acres, less than 10 acres $2,500.00 ☐ Over 10 acres $5,000.00	Total: $ 2,500.00
	TOTAL AMOUNT DUE:	3,000.00

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APPLICATION FOR FINAL PLAT/REPLAT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Kendall Holdings I, LLC (Alexander L. Berman) COMPANY: Kendall Holdings I, LLC

MAILING ADDRESS: 707 Skokie Blvd. #600

CITY, STATE, ZIP: Northbrook, IL 60062 TELEPHONE: ○ HOME ◉ BUSINESS 312-915-0690

EMAIL: aberman@gwdglobal.com FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kendall Holdings I, LLC

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

N/A

PROPERTY STREET ADDRESS: 978 Edward Lane and 1575 Isabel Drive

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Lot 4 and Lot 5 in the Kendall Marketplace Subdivision. Lot 4 (PIN: 02-29-101-003) located at 978 Edward Lane, and Lot 5 (PIN: 02-29-101-007) located at 1575 Isabel Drive containing approximately 1.43 and 1.67 acre respectively.

CURRENT ZONING CLASSIFICATION: PUD - B-3

TOTAL LOT ACREAGE: 3.10 +/- TOTAL NUMBER OF LOTS TO BE CREATED: 3

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
Lot 1	145.50' x 280.00'	40,739
Lot 2	144.00' x 280.00'	40,320
Lot 3	193.60' x 280.00'	53,794

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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Jamie L. Romick	COMPANY: Greenberg Traurig, LLP
MAILING ADDRESS: 77 West Wacker Drive, Suite 3100	
CITY, STATE, ZIP: Chicago, IL 60601	TELEPHONE: 312-476-5020
EMAIL: jamie.romick@gtlaw.com	FAX: 312-896-5150
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green, Inc.
MAILING ADDRESS: 2363 Sequoia Drive, #101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com	FAX: 713-965-0044
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernie Bauer	COMPANY: HR Green, Inc.
MAILING ADDRESS: 2363 Sequoia Drive, #101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX: 713-965-0044
ATTACHMENTS	
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".	
AGREEMENT	

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

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

PETITIONER SIGNATURE

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

OWNER SIGNATURE

United City of Yorkville
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Yorkville, Illinois, 60560
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 978 Edward Lane and 1575 Isabel Drive

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Alexander L. Berman	COMPANY: Kendall Holdings I, LLC
MAILING ADDRESS: 707 Skokie Blvd., #600	
CITY, STATE, ZIP: Northbrook, IL 60062	TELEPHONE: 312-915-0690
EMAIL: aberman@gwdglobal.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

Alexander L. Berman
PRINT NAME

PRESIDENT
TITLE

SIGNATURE*

7/24/23
DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

EXHIBIT A:

LOT 4 AND LOT 5 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20 AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 5 CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JANUARY 30, 2017 AS DOCUMENT NUMBER 201700001779, DESCRIBED AS FOLLOWS:

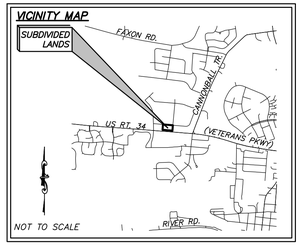
PART OF LOTS 1 AND 5 IN KENDALL MARKETPLACE, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 200700014779 IN THE KENDALL COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS, USING BEARINGS AND DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83, 2011 ADJ) COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 85 DEGREES 32 MINUTES 16 SECONDS EAST 148.84 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING, THENCE NORTH 84 DEGREES 56 MINUTES 58 SECONDS EAST 25.35 FEET, THENCE SOUTH 85 DEGREES 30 MINUTES 38 SECONDS EAST 175.00 FEET, THENCE SOUTH 76 DEGREES 12 MINUTES 34 SECONDS EAST 25.33 FEET TO THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 85 DEGREES 32 MINUTES 16 SECONDS WEST 225.00 FEET ALONG THE SOUTH LINES OF LOTS 1 AND 5 TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, STATE OF ILLINOIS.

PINs: 02-29-101-003
02-29-101-007

FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOTS 4 AND 5 RESUBDIVISION

PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

VICINITY MAP



LAND AREAS

	ACREAGE
LOT 1	0.935± ACRES
LOT 2	0.926± ACRES
LOT 3	1.235± ACRES
TOTAL GROSS ACRES	3.096± ACRES

HR GREEN CONTACTS:

DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

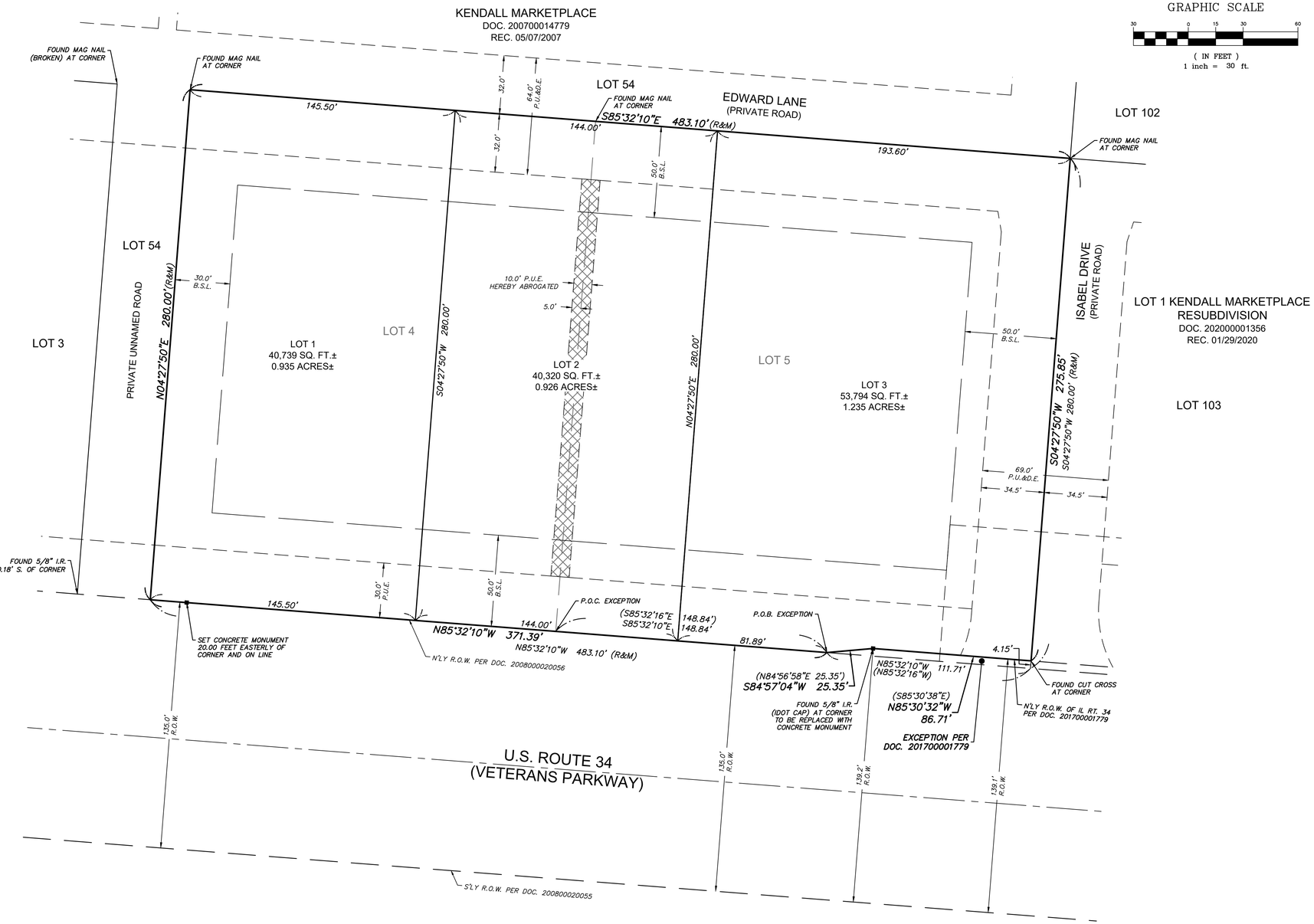
PROPERTY OWNER:

KENDALL HOLDINGS I, LLC
C/O ALEXANDER L. BERMAN
707 SKOKIE BOULEVARD, SUITE 600
NORTHBROOK, ILLINOIS 60062, USA
TELEPHONE: 1-312-915-0690

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- UNDERLYING PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EASEMENT HEREBY ABROGATED



ACCESS NOTE:

THERE SHALL NO DIRECT ACCESS FROM LOTS 1, 2, AND 3 CREATED HEREON TO U.S. ROUTE 34.

NOTES

1. ANNOTATION ABBREVIATIONS –
   B.S.L. = BUILDING SETBACK LINE
   P.O.B. = POINT OF COMMENCEMENT
   P.O.B = POINT OF BEGINNING
   R.O.W. = RIGHT-OF-WAY
   P.U.E. = PUBLIC UTILITY EASEMENT
   P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
   (M&R)= MEASURED AND RECORD DIMENSION
   (XXX.XX)= RECORD DIMENSION
2. SURVEY IS BASED IN PART ON COMMITMENT FOR TITLE INSURANCE NCS-1157110-CHI2, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING A COMMITMENT DATE OF 11/09/2022.
3. EASEMENTS SHOWN HEREON WERE GRANTED UPON KENDALL MARKETPLACE SUBDIVISION, RECORDED 05/07/2007 AS DOCUMENT 200700014779, UNLESS OTHERWISE NOTED. SEE GRANTING DOCUMENTS FOR EASEMENT PROVISIONS.
4. THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
5. A RECIPROCAL EASEMENT FOR THE BENEFIT OF THE OWNERS OF LOTS 1-15, 17-20 & 54-56 IN KENDAL MARKETPLACE SUBDIVISION, AND THEIR ASSIGNS, FOR INGRESS AND EGRESS OVER THE PAVED AREAS OF SAID LOTS 1-15, 17-20, & 54-56 EXISTS PER OPERATION AND EASEMENT AGREEMENT, RECORDED MAY 24, 2007 AS DOCUMENT NO. 200700016695.
8. 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
9. DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
10. PROPERTY ZONING IS B-3 (PUD) IN THE UNITED CITY OF YORKVILLE.

PREPARED ON: _____
PREPARED BY:

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2024

NO.	DATE	BY	REVISION DESCRIPTION
1	08/24/23	BJB	PER EE COMMENTS DATED 08/03/23

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7580 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOTS 4 AND 5 RESUBDIVISION

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 07/20/2023
JOB NO: 2302275

SHEET
1 OF 2

8/24/2023 2:49:19 PM
J:\2023\2302275\Survey\Dwg\2302275-FP.dwg

Xrefs: 2302275-bnd_base

PINs: 02-29-101-003
02-29-101-007

FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOTS 4 AND 5 RESUBDIVISION

PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT _____, _____, THIS _____ DAY OF _____, 20___.

_____
CORPORATION NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT SECRETARY

_____ _____
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

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

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

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

ILLINOIS, THIS _____DAY OF _____ 20_____.

_____
COUNTY CLERK

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR – A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

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

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20___.

_____
CHAIRMAN

CITY CLERK'S CERTIFICATE

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

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

_____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

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

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

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20___.

_____
CITY ENGINEER

EASEMENT ABROGATION APPROVALS

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION, AND ABROGATION OF THE EASEMENTS AS SHOWN HEREON.

ACCEPTED: _____ DATE: _____
AT&T

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON

ACCEPTED: _____ DATE: _____
NICOR COMPANY

ACCEPTED: _____ DATE: _____
COMCAST

ACCEPTED: _____ DATE: _____
METRONET

CITY ADMINISTRATOR'S CERTIFICATE

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

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

_____
CITY ADMINISTRATOR

CITY COUNCIL CERTIFICATE

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

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

_____
MAYOR

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2, AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

THIS _____ DAY OF _____, A.D. 20_____.

_____
MASOOD AHMAD, P.E., REGION 2 ENGINEER

RECORDER'S CERTIFICATE

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

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. ON THIS _____ DAY OF _____, 20_____, AT _____O'CLOCK ___.M.

_____
KENDALL COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, _____, REGISTERED PROFESSIONAL ENGINEER AND _____, OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____,20___.

_____ _____
OWNER (OR DULY AUTHORIZED ATTORNEY) REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 4 AND LOT 5 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20 AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 5 CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JANUARY 30, 2017 AS DOCUMENT NUMBER 201700001779, DESCRIBED AS FOLLOWS:

PART OF LOTS 1 AND 5 IN KENDALL MARKETPLACE, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 200700014779 IN THE KENDALL COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS, USING BEARINGS AND DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83, 2011 ADJ) COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 85 DEGREES 32 MINUTES 16 SECONDS EAST 148.84 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING, THENCE NORTH 84 DEGREES 56 MINUTES 58 SECONDS EAST 25.35 FEET, THENCE SOUTH 85 DEGREES 30 MINUTES 38 SECONDS EAST 175.00 FEET, THENCE SOUTH 76 DEGREES 12 MINUTES 34 SECONDS EAST 25.33 FEET TO THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 85 DEGREES 32 MINUTES 16 SECONDS WEST 225.00 FEET ALONG THE SOUTH LINES OF LOTS 1 AND 5 TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, STATE OF ILLINOIS.

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

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0037H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS ___ DAY OF _____, 20__.

FOR REVIEW

_____
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2024

NO.	DATE	BY	REVISION DESCRIPTION
1	08/23/23	BJB	PER EEI COMMENTS DATED 08/03/23

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com
HRGreen

FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOTS 4 AND 5 RESUBDIVISION

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 07/20/2023
JOB NO: 2302275

SHEET
2 OF 2

Xrefs: 2302275-bnd_base

8/24/2023 2:49:19 PM
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HRGreen®

2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044

HRGREEN.COM

August 31, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

RE: Kendall Marketplace Commercial – Lots 4 and 5 (Review No.1)

Dear Ms. Barksdale-Noble

Please see below our responses to the YO2330-DR Kendall Marketplace dated August 3, 2023. Response to the comment is shown in **bold** following the original comment.

General Comment:

1. The location of the two (2) concrete monuments that will be set need to be shown.

   RESPONSE: Proposed locations of concrete monuments added, as requested.

2. The access note needs to be revised to state, “There shall be no direct access from lots 1, 2, and 3 to U.S Rt. 34”.

   RESPONSE: Revised, as requested

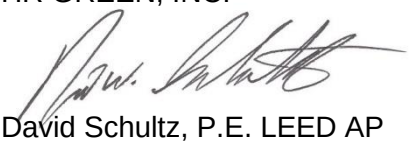
3 The revised paragraph below should be used on the ownership certificate:

   The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated hereon.

   RESPONSE: Revised, as requested

   If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
HR GREEN, INC.



David Schultz, P.E. LEED AP
Project Manager

DS/cl
\\hrgreen.com\HRG\Data\2023\2302275\Corr\ltr-083123_2302275_YO2330-KMP-Lots4-5-Review_No.1-Review_Comment_ Response.docx

September 7, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Kendall Marketplace Commercial-Lots 4 and 5
United City of Yorkville

Dear Krysti:

We have reviewed the Final Plat of Resubdivision and have found it to be acceptable.

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

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Schultz, HR Green (via email)
MGS, PGW2, EEI (Via e-mail)

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2023\YO2330-DR Kendall Marketplace Commercial-Lots 4 and 5\Docs\lcoy_Review02.doc

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

Agenda Item Number

Planning and Zoning Commission #3

Tracking Number

PZC 2023-16 & EDC 2023-45

Agenda Item Summary Memo

Title: PZC 2023-16 – Kendall County Petition 23-30 (6145 Whitetail Ridge Drive)

Meeting and Date: City Council – October 24, 2023

Synopsis: 1.5 Mile Review of a proposed plat of vacation.

Council Action Previously Taken:

Date of Action: PZC – 10/11/23 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2023-16 & EDC 2023-45

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.

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

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 17, 2023
Subject: **PZC 2023-16 – Kendall Co. Petition 23-30 -** 1.5 Mile Review
6145 Whitetail Ridge Drive (Whitetail Ridge) Plat of Vacation

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SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioners, Michael R. and Darla J. Cappellett, are requesting approval of a Plat of Vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision. The purpose of the request is to construct an addition to the existing single detached home in an area of an existing easement. The real property is located at 6145 Whitetail Ridge Drive which is generally located at the north of the East Schoolhouse Road (IL Route 126) between Grove Road and Hopkins Road in unincorporated Kendall County.

PLANNING & ZONING COMMISSION ACTION:

The Planning and Zoning Commission reviewed the Petitioner's request at a meeting held on October 11, 2023 and made the following action on the motions below:

In consideration of the proposed mile and one-half review of Kendall County Petition 23-30 for a plat of vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision commonly known as 6145 Whitetail Ridge Drive, the Planning and Zoning Commission recommends to the City Council not to object to the request.

Action Item:

Millen – aye; Williams – aye; Horaz – aye; Goins – aye.
4 ayes; 0 nay

ATTACHMENTS

1. Memo to Planning and Zoning Commission dated September 28, 2023
2. Application with Attachments

Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: September 28, 2023
Subject: **PZC 2023-30 – 6145 Whitetail Ridge Drive (Whitetail Ridge)**
1.5 Mile Review (Plat of Vacation)

SUMMARY:

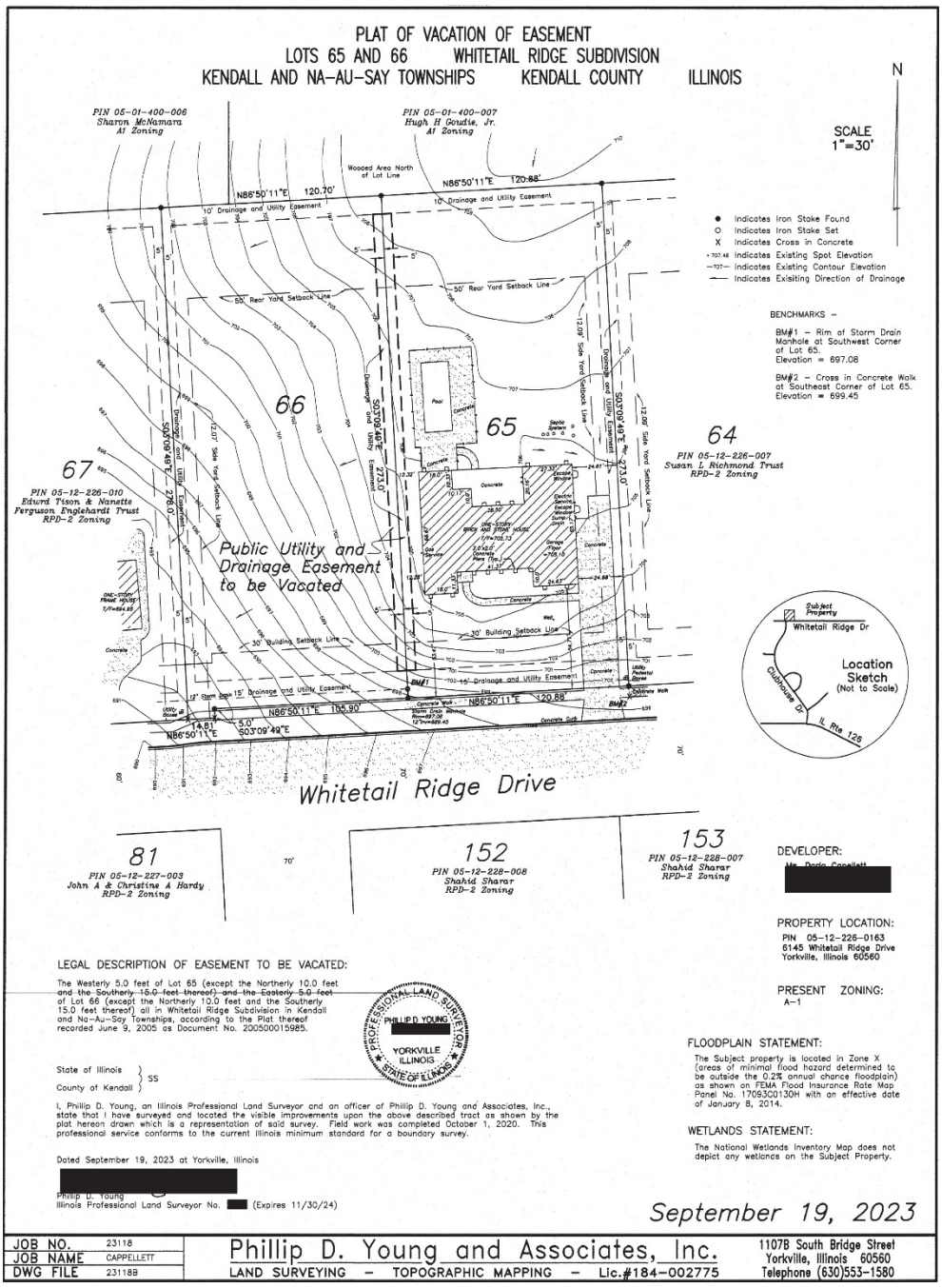
Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioners, Michael R. and Darla J. Cappellett, are requesting approval of a Plat of Vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision. The purpose of the request is to construct an addition to the existing single detached home in an area of an existing easement. The real property is located at 6145 Whitetail Ridge Drive which is generally located at the north of the East Schoolhouse Road (IL Route 126) between Grove Road and Hopkins Road in unincorporated Kendall County.

PROPERTY BACKGROUND:

The property is located at 6145 Whitetail Ridge Drive in unincorporate Kendall County. The approximately 1.5-acre property, original platted as two (2) separate parcels each totaling ~33,000 sq. ft., was consolidated into a single parcel in 2020. Currently, the property is improved with a one-story approximately 4,300 square foot home and in-ground pool on Lot 65. While the parcel is not immediately adjacent to incorporated Yorkville, it is approximately1.5 miles to the east of the Prestwick of Ashley Pointe subdivision.

REQUEST SUMMARY:

The petitioners are proposing to vacate the existing combined ten (10) foot drainage and utility easements between Lots 65 and 66 within the Whitetail Ridge for the purpose of constructing an addition to the existing single-family detached home within the center of the recently consolidated parcel. As proposed, the addition would straddle across the drainage easement which is not permitted per Kendall County subdivision regulations. No other zoning relief is being requested by the petitioners. The County has reached out to the various public utility providers in the area (AT&T, ComEd, Comcast, and Nicor/Southern Co.). None of these providers objected to the request to vacate. Additionally, the Whitetail Ridge Homeowners Association (HOA) was not opposed to the request to vacate the easement.



YORKVILLE COMPREHENSIVE PLAN:

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

The current land use within a large lot residential golf course development and the proposed detached single-family home on a 1.5-acre lot is consistent with Yorkville's Comprehensive Plan land use designation for this property. If approved, the proposed plat of vacation does not alter the land use and maintains its consistency with the areas future land use plans.

STAFF COMMENTS

Staff has reviewed the request for easement vacation and does not oppose the request. It will not affect any public utilities or drainage within the planned development and meets the current minimum bulk requirements of that district. Additionally, the land use is consistent with the City's Comprehensive Plan and the vacation of the drainage and utility easements will not affect the future use of the land, as it will remain residential in nature.

Staff is seeking input from the Planning and Zoning Commission as the one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the City Council at the October 24, 2023 meeting. This item was delivered to the City on September 21, 2023.

PROPOSED MOTION

In consideration of the proposed mile and one-half review of Kendall County Petition 23-30 for a plat of vacation to vacate the public easements between two (2) parcels (Lots 65 and 66) within the Whitetail Ridge subdivision commonly known as 6145 Whitetail Ridge Drive, the Planning and Zoning Commission recommends to the City Council to (object or not to object) to the request.

ATTACHMENTS

1. Application with Attachments

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 23-30
Michael R. and Darla J. Cappellett
Plat of Vacation of a Drainage and Utility Easement in Whitetail Ridge Subdivision

INTRODUCTION
A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

The Petitioners previously combined the lots into one (1) parcel identification number.

SITE INFORMATION

PETITIONER Michael R. and Darla J. Cappellett

ADDRESS 6145 Whitetail Ridge Drive, Yorkville (Lots 65 and 66 of Whitetail Ridge)

LOCATION North of the Intersection of Clubhouse Drive and Whitetail Ridge Drive

TOWNSHIP Kendall Township

PARCEL # 05-12-226-013

LOT SIZE 1.5 +/- Acres

EXISTING LAND USE: One-Family Residential/Vacant

ZONING: RPD-2

LRMP

Current Land Use	One-Family Residential and Vacant
Future Land Use	Rural Residential (Max 0.65 Du/Acre)
Roads	Whitetail Ridge Drive is a Township Road classified as a Local Road
Trails	None
Floodplain/ Wetlands	None

REQUESTED ACTION: Vacate a Ten Foot (10') Drainage and Utility Easement Between Lots 65 and 66

APPLICABLE REGULATIONS: Section 7.06 (Subdivision Control Ordinance)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Wooded	A-1	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Single-Family Residential	RPD-2	Rural Residential	N/A
East	Single-Family Residential	RPD-2	Rural Residential	N/A
West	Single-Family Residential	RPD-2	Rural Residential	N/A

ACTION SUMMARY

KENDALL TOWNSHIP

Kendall Township was emailed information on September 21, 2023.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on September 21, 2023.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023.

GENERAL

The application materials are included as Attachment 1. The plat for this area of Whitetail Ridge is included as Attachment 2. The plat of vacation is included as Attachment 3.

Petition information was sent to WBK on September 21, 2023.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email is included as Attachment 4.

As of the date of this memo, the Petitioner has not contacted any of the utility companies directly. Emails from Comed, NICOR, Comcast, and AT&T are included as Attachments 5, 6, 7, and 8 respectively.

RECOMMENDATION
Staff would like to receive comments from the various utilities and WBK Engineering before issuing a recommendation.

ATTACHMENTS
1. Application Materials
2. Plat of Whitetail Ridge (The Subject Property Area Only)
3. Plat of Vacation
4. September 19, 2023, Whitetail Ridge Homeowners' Association Email
5. September 19, 2023, Comed Email
6. September 19, 2023, NICOR Email
7. September 19, 2023, Comcast Email
8. September 21, 2023, AT&T Email

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Michael R. and Darla J. Cappellett

CURRENT LANDOWNER/NAME(s)
Michael R. and Darla J. Cappellett

SITE INFORMATION
ACRES
6145 Whitetail Ridge Dr.
SITE ADDRESS OR LOCATION
05-12-226-013-0000
ASSESSOR'S ID NUMBER (PIN)

EXISTING LAND USE
Residential
CURRENT ZONING
Residential
LAND CLASSIFICATION ON LRMP

REQUESTED ACTION (Check All That Apply):

_____SPECIAL USE
___ MAP AMENDMENT (Rezone to ____)
___ VARIANCE
____ADMINISTRATIVE VARIANCE
___ A-1 CONDITIONAL USE for:_____
___ SITE PLAN REVIEW
___ TEXT AMENDMENT
___ PRELIMINARY PLAT
___ RPD (___Concept; ___ Preliminary; ___ Final)
___ FINAL PLAT
___ ADMINISTRATIVE APPEAL
X OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (____Major; _____ Minor)

PRIMARY CONTACT
Darla Cappellett
PRIMARY CONTACT MAILING ADDRESS
[redacted]
PRIMARY CONTACT PHONE #
[redacted]
PRIMARY CONTACT FAX #

ENGINEER CONTACT
Darla Cappellett
ENGINEER MAILING ADDRESS
ENGINEER EMAIL
[redacted]
ENGINEER PHONE #
[redacted]
ENGINEER FAX #

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.**

SIGNATURE OF APPLICANT [redacted]
DATE 9/12/23

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Date Stamp Here If
Checklist Is Complete

202300009192
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 8/16/2023 11:59 AM
REC FEE: 57.00 RHSPS: 19.00
STATE TAX: 915.00
COUNTY TAX: 457.50
PAGES: 2

WARRANTY DEED
ILLINOIS STATUTORY

FIDELITY NATIONAL
TITLE INSURANCE
4K2302765

THE GRANTOR(S), Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [redacted] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappellett and Darla J. Cappellett, husband and wife, whose address is (GRANTEE'S ADDRESS): [redacted] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and roads and highways, special government taxes or assessments for improvements not yet completed, unconfirmed special government taxes or assessments, general real estate taxes for the year 2022 (second installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022 and thereafter.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR(S) Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [redacted] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappellett and Darla J. Cappellett, husband and wife, whose address is (GRANTEE'S ADDRESS): [redacted] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and roads and highways, special government taxes or assessments for improvements not yet completed, unconfirmed special government taxes or assessments, general real estate taxes for the year 2022 (second installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022 and thereafter.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

Dated this 7 day of August 2023.

[redacted] (Seal)
Mark W. Nichols

[redacted] (Seal)
Lola A. Nichols

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark W. Nichols and Lola A. Nichols, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, on the 7TH day of August 2023.

OFFICIAL SEAL
GREGORY R SCHLEY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/13/24

[redacted] (Notary Public)

Prepared by:
The Law Office of Gregory R. Schley
1360 Golfview Street
Aurora, Illinois 60506

Mail to:

Name and Address of Taxpayer:
Michael R. Cappellett and Darla J. Cappellett
[redacted]

Attachment 2

PLAT OF SUBDIVISION

WHITETAIL RIDGE

A SUBDIVISION OF PART OF SECTION 12-36-7, PART OF SECTION 7-36-8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL & NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

SMITH ENGINEERING CONSULTANTS
CIVIL/STRUCTURAL ENGINEERS AND SURVEYORS
759 JOHN STREET
YORKVILLE, ILLINOIS 60560
PH: 630-553-7560 FAX: 630-553-7646
www.smithengineering.com E-MAIL: sec@smithengineering.com
■ McHENRY ■ SUNTLEY ■ YORKVILLE
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-001100

COMP. FILE: 040039-fp.dwg
PLOT FILE: STANDARD
VIEW: 040039-fp-02

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

WHITETAIL RIDGE COURT "HEREBY DEDICATED"

WHITETAIL RIDGE DRIVE "HEREBY DEDICATED"

CLUBHOUSE DRIVE "HEREBY DEDICATED"

IRONWOOD COURT "HEREBY DEDICATED"

VALLEYVIEW COURT "HEREBY DEDICATED"

SEE SHEET 4 FOR CONTINUATION

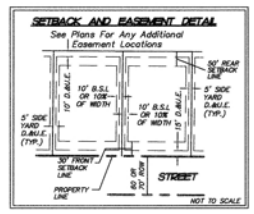
OUTLOT A
3,324,389 sq. ft.
76.32 oc.

OUTLOT B
3,728,985 sq. ft.
85.61 oc.

Slot 1348

CURVE TABLE				
CURVE	LENGTH	RADIUS	Bearing	Chord
C1	92.52	275.00	N53°36'23"E	92.09
C2	46.98	275.00	N39°04'27"E	46.92
C3	115.50	275.00	S76°39'14"E	114.65
C4	124.73	275.00	N09°49'47"E	123.66
C5	228.15	275.00	N46°35'27"E	221.66
C6	252.11	275.00	S61°56'53"W	243.38
C7	453.21	275.00	S11°31'43"E	403.64
C8	300.76	275.00	N30°02'21"E	286.00
C9	431.97	275.00	N46°17'34"W	388.91
C10	192.46	275.00	S68°39'26"W	188.56
C11	121.29	415.00	S83°24'55"E	120.86
C12	108.87	275.00	N11°05'20"E	108.16
C13	108.02	275.00	S11°10'39"W	107.33
C14	144.19	250.00	S75°15'54"E	142.20
C16	75.44	750.00	S87°22'17"E	75.41
C17	75.44	750.00	N87°22'17"W	75.41
C18	216.62	1000.00	S83°32'29"W	216.20
C19	82.91	500.00	N82°05'09"E	82.81
C20	181.86	250.00	S65°59'46"W	177.88
C21	95.16	100.00	S17°53'41"W	91.61
C22	239.36	415.00	N14°44'06"E	236.06
C23	63.85	415.00	S02°37'09"W	63.78
C24	57.45	415.00	S10°59'31"W	57.40
C25	302.34	415.00	N05°54'48"W	295.70
C26	192.07	415.00	S13°31'32"E	190.36
C27	515.73	415.00	N09°43'46"W	483.18
C28	120.97	415.00	S36°58'48"E	120.55
C29	122.70	415.00	N37°05'57"W	122.25
C30	72.90	1000.00	S43°28'51"E	72.88
C31	1047.52	700.00	S01°28'40"W	952.48
C32	344.13	415.00	N20°35'32"E	334.36
C33	108.87	275.00	N11°05'20"E	108.16

SETBACK AND EASEMENT DETAIL
See Plans For Any Additional Easement Locations



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

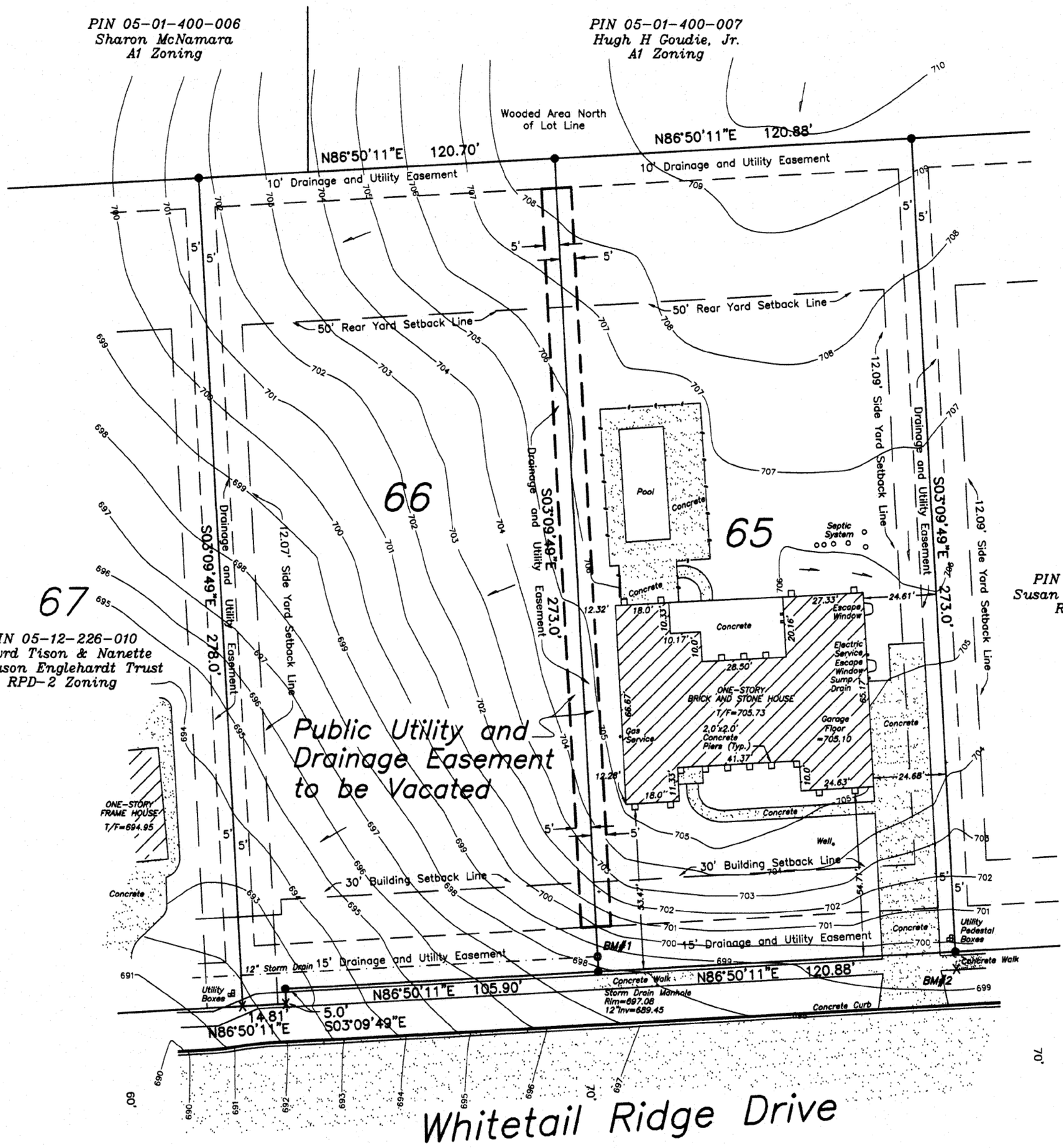
LOCATION MAP

PLAT OF SUBDIVISION
WHITETAIL RIDGE
KENDALL COUNTY, ILLINOIS

7.	CLD	05/25/05					
6.	CLD	05/13/05					
REVISIONS			DWN BY:	INT:	DATE:	PROJEC	
1.	JGS	01/12/05	JGS		11/12/04	0400	
2.	JMR	01/28/05	DSN BY:	INT:	HORIZ SCALE:	SHEET	
3.	JGS	03/07/05			1"=100'		
4.	JGS	04/07/05	CHK BY:	INT:	VERT SCALE:	2 O	
5.	CLD	04/20/05	CLD		–		

Filed for Record in KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
05-09-2005 At 09:30 am.
PLAT OF SUB 72.00

PLAT OF VACATION OF EASEMENT
LOTS 65 AND 66 WHITETAIL RIDGE SUBDIVISION
KENDALL AND NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS



SCALE
1"=30'

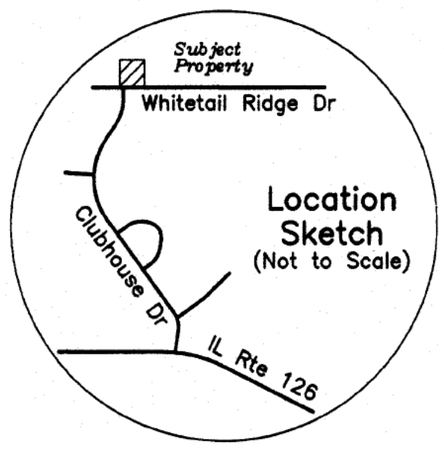
N

- ● Indicates Iron Stake Found
- O Indicates Iron Stake Set
- X Indicates Cross in Concrete
- +707.48 Indicates Existing Spot Elevation
- —707— Indicates Existing Contour Elevation
- ⟶ Indicates Exisiting Direction of Drainage

BENCHMARKS –

BM#1 – Rim of Storm Drain Manhole at Southwest Corner of Lot 65.
Elevation = 697.08

BM#2 – Cross in Concrete Walk at Southeast Corner of Lot 65.
Elevation = 699.45



81
PIN 05-12-227-003
John A & Christine A Hardy
RPD-2 Zoning

152
PIN 05-12-228-008
Shahid Sharar
RPD-2 Zoning

153
PIN 05-12-228-007
Shahid Sharar
RPD-2 Zoning

64
PIN 05-12-226-007
Susan L Richmond Trust
RPD-2 Zoning

67
PIN 05-12-226-010
Edward Tison & Nanette Ferguson Englehardt Trust
RPD-2 Zoning

DEVELOPER:
Ms. Daria Cappellett
[redacted]

PROPERTY LOCATION:
PIN 05-12-226-0163
6145 Whitetail Ridge Drive
Yorkville, Illinois 60560

PRESENT ZONING:
A-1

LEGAL DESCRIPTION OF EASEMENT TO BE VACATED:

The Westerly 5.0 feet of Lot 65 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) and the Easterly 5.0 feet of Lot 66 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) all in Whitetail Ridge Subdivision in Kendall and Na-Au-Say Townships, according to the Plat thereof recorded June 9, 2005 as Document No. 200500015985.

PROFESSIONAL LAND SURVEYOR
PHILLIP D YOUNG
[redacted]
YORKVILLE
ILLINOIS
STATE OF ILLINOIS

State of Illinois)
) SS
County of Kendall)

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed October 1, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated September 19, 2023 at Yorkville, Illinois

[redacted]
Phillip D. Young
Illinois Professional Land Surveyor No. [redacted] (Expires 11/30/24)

FLOODPLAIN STATEMENT:

The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0130H with an effective date of January 8, 2014.

WETLANDS STATEMENT:

The National Wetlands Inventory Map does not depict any wetlands on the Subject Property.

September 19, 2023

JOB NO.	23118
JOB NAME	CAPPELLETT
DWG FILE	23118B

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

Matt Asselmeier

From: Debbie Mika [redacted]
Sent: Tuesday, September 19, 2023 3:37 PM
To: Matt Asselmeier
Subject: [External]Re: 6145 Whitetail Ridge Drive

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No, but again thanks for checking in!

Debbie Mika, President
Whitetail Ridge HOA

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 19, 2023 3:01:08 PM
To: Debbie Mika [redacted]
Subject: 6145 Whitetail Ridge Drive

Debbie:

The County received a request from Michael and Darla Cappellett to vacate a public utility and drainage easement between Lots 65 and 66 in Whitetail Ridge in order to be able to construct an addition to the existing house on the property.

Does the HOA have any objections to this vacation?

Thanks,

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

Matt Asselmeier

From: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Sent: Tuesday, September 19, 2023 12:07 PM
To: Matt Asselmeier
Subject: RE: [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

Matthew,

If someone is requesting to vacate an easement I would need ComEd engineering to review their request and verify we don't have existing facilities within the easement area and no future need for it. If approved by engineering I can sign off on their vacation document.

Thanks,

Jerry Bouska
Senior Real Estate Representative
Real Estate & Facilities
Three Lincoln Centre, 4th Floor
Oakbrook Terrace, IL 60181
gerald.bouska@comed.com
T 779 231 2254

comed℠
AN EXELON COMPANY

comed.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 19, 2023 11:15 AM
To: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Subject: [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

You don't often get email from masselmeier@kendallcountyil.gov. Learn why this is important

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

Gerald:

Kendall County received a request to vacate the drainage and utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision, excluding the easements along the northern and southern boundaries of the properties.

Matt Asselmeier

From: Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>
Sent: Tuesday, September 19, 2023 12:15 PM
To: Matt Asselmeier
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville
Attachments: Plat of Vacation.pdf

Matt –

I have reviewed and approve of vacating the 5' utility easement as shown on the attached/below plat related to LOTS 65 and 66. If you need the Plat of Vacation signed, please schedule a date and time to either come into our office to have the originals executed or you can overnight to the below address, including a return slip and we will send back appropriately.

Attn: 6th Floor Land Dept,
1844 Ferry Rd., Naperville IL

NOTE: I am not in the office daily - a scheduled appointment is necessary if you want to avoid delays in signature.

Matt Asselmeier

From: Wyman, Ted <Ted_Wyman@comcast.com>
Sent: Wednesday, September 20, 2023 9:36 AM
To: Matt Asselmeier
Subject: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,

Comcast has no cable facilities within the easement proposed to be vacated between Lots 65 & 66, as part of the Whitetail Ridge Subdivision, and therefore has no objection to the vacation of said easement.

If you have any questions in regards to this information, please don't hesitate to contact me.

Sincerely,

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, September 20, 2023 9:14 AM
To: Wyman, Ted <Ted_Wyman@comcast.com>
Subject: [EXTERNAL] RE: 6145 Whitetail Ridge Drive, Yorkville

See attached.

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

From: Matt Asselmeier
Sent: Tuesday, September 19, 2023 11:16 AM
To: Ted_Wyman@comcast.com
Subject: 6145 Whitetail Ridge Drive, Yorkville

Matt Asselmeier

From: TAFOYA, JILL <jg1423@att.com>
Sent: Thursday, September 21, 2023 9:00 AM
To: Matt Asselmeier
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

Hi Matt,

AT&T has no objection to your request for vacation of the utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision.

Let me know when you have a vacation document for signature.

Thanks,

Jill

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, September 21, 2023 8:01 AM
To: TAFOYA, JILL <jg1423@att.com>
Subject: RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

See attached

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

From: TAFOYA, JILL <jg1423@att.com>
Sent: Thursday, September 21, 2023 7:01 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Matt,

Can you please send me the PLATS for these lots?

Thanks,

Jill

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

Agenda Item Number

Mayor's Report #2

Tracking Number

PZC 2023-09 & EDC 2023-36

Agenda Item Summary Memo

Title: Unified Development Ordinance (UDO) Discussion

Meeting and Date: City Council – October 24, 2023

Synopsis: Summary of Unified Development Ordinance (UDO) Recommendations

Council Action Previously Taken:

Date of Action: CC – 9/26/23 & 10/11/23

Action Taken: Presentations took place at the 9/26/23 & 10/11/23 City Council meetings.

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

Type of Vote Required: Discussion

Council Action Requested: Feedback

Submitted by: Krysti J. Barksdale-Noble (Name) Community Development (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: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 17, 2023
Subject: **Unified Development Ordinance**
Summary Recommendations for Proposed Unified Development Ordinance

---

UNIFIED DEVELOPMENT ORDINANCE (UDO) SUMMARY RECOMMENDATIONS:

The Unified Development Ordinance (UDO) has been reviewed by the Advisory Committee and Planning and Zoning Commission. Each reviewing body made recommendations which are summarized below and in the attached spreadsheet. While these recommendations have not been included in the submitted UDO document currently under review by the City Council, they are being provided for discussion and consensus on direction to provide to staff.

1. **Chapter 2. Definitions (Unit Name)**
    a. Use of the term "Family Unit"
    OR
    b. Use of the term "Dwelling Unit"

2. **Chapter 4. Use Standards (ADU)**
    a. All Accessory Dwelling Units (ADUs) are permitted within relevant zoning districts.
    OR
    b. Attached Accessory Dwelling Units (ADUs) are permitted AND detached ADUs are special uses within relevant zoning districts.

3. **Chapter 5. Development Standards (Parking)**
    a. Minimum off-street parking requirements is 1 space per dwelling unit.
    OR
    b. Minimum off-street parking requirements is 2 spaces per dwelling unit.

4. **Chapter 6. Signs (Yard Signs)**
    a. Regulate yard signs (size, location, number, etc.)
    OR
    b. Do not regulate yard signs

5. **Chapter 7. Subdivision Standards**

    Connectivity Index Calculation
    a. Keep
    OR
    b. Remove

6. **Chapter 7. Subdivision Standards**

    Cluster Development
    a. Cluster Developments permitted as a Planned Unit Development (PUD).
    OR
    b. Cluster Developments permitted outright.

Chapter 3 – District Standards (Density)

In the attached chart, there is reference to Chapter 3 – District Standards relating to density of the R-1 and R-2 Districts. Note, at the August 8, 2023 City Council meeting, direction was provided to staff to keep the bulk and density standards as currently regulated. That is reflected in the attached version of the draft UDO.

STAFF COMMENTS

Staff is seeking feedback and direction regards the above reviewing body recommendations and any other regulations proposed in the Unified Development Ordinance so that those changes can be implemented in a revised version of the document and presented at a future City Council meeting for a vote.

SUMMARY & COMPARISON OF UDO RECOMMENDATIONS

<table>
<tr><th></th><th>CURRENT REGULATIONS</th><th>DRAFT UDO</th><th>UDO ADVISORY COMMITTEE</th><th>PLANNING & ZONING COMMITTEE</th></tr>
<tr><td>Chpt. 2 - Definitions</td><td>Uses term “Family Dwelling Unit”

Defines “Single-Family Dwelling” “A dwelling unit designed exclusively for use and occupancy by one (1) family which is detached from any other dwelling unit and surrounded on all sides by open space on the same lot.</td><td>Uses <u>new</u> term “Dwelling Unit”

Defines “Dwelling Unit” as “A building or potion thereof, but not including a house trailer or mobile home, designed or used exclusively for residential occupancy, including single-unit dwellings, duplex dwellings, townhomes and multi-unit dwellings, but not including hotels, motels, boarding or lodging houses.”</td><td>Recommends <u>retain</u> “Family Dwelling Unit”</td><td>Recommends <u>new</u> term “Dwelling Unit”</td></tr>
<tr><td>Chpt. 3 - District Standards</td><td><u>Current</u> Regulations for R-1 & R2 Zoning Districts:

<table><tr><th>District</th><th>Regulation</th><th>Current Zoning</th></tr><tr><td>R-1</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>18,000 sq. ft.
100 ft.
40 ft.
15 ft.
50 ft.</td></tr><tr><td>R-2</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>12,000 sq. ft.
80 ft.
30 ft.
10 ft.
40 ft.</td></tr></table></td><td><u>Retains</u> Current Regulations for R-1 & R2 Zoning Districts:

<table><tr><th>District</th><th>Regulation</th><th>Current Zoning</th></tr><tr><td>R-1</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>18,000 sq. ft.
100 ft.
40 ft.
15 ft.
50 ft.</td></tr><tr><td>R-2</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>12,000 sq. ft.
80 ft.
30 ft.
10 ft.
40 ft.</td></tr></table></td><td>Recommends <u>Revise</u> R-1 & R-2 Zoning District Regulations <u>and</u> Create New R2A Zoning District:

<table><tr><th>District</th><th>Regulation</th><th>Proposed Zoning</th></tr><tr><td>R-1</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>12,000 sq. ft.
80 ft.
40 ft.
15 ft.
50 ft.</td></tr><tr><td>R-2</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>10,000 sq. ft.
70 ft.
25 ft.
10 ft.
30 ft.</td></tr></table>
<table><tr><th>District</th><th>Regulation</th><th>Proposed Zoning</th></tr><tr><td>R-2A</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>6,000 sq. ft.
65 ft.
25 ft.
10 ft.
25 ft.</td></tr></table></td><td>Recommends <u>Retain</u> Current Regulations for R-1 & R-2 Zoning Districts:

<table><tr><th>District</th><th>Regulation</th><th>Current Zoning</th></tr><tr><td>R-1</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>18,000 sq. ft.
100 ft.
40 ft.
15 ft.
50 ft.</td></tr><tr><td>R-2</td><td>Min. Lot Size
Min. Lot Width.
Front Yard
Side Yard
Rear Yard</td><td>12,000 sq. ft.
80 ft.
30 ft.
10 ft.
40 ft.</td></tr></table></td></tr>
<tr><td>Chpt. 4 – Use Standards</td><td>Accessory Dwelling Units (ADUs) currently not permitted.</td><td>Accessory Dwelling Units (ADUs) permitted in A-1, R-1, R-2, R-2D and R-3 Districts (single-unit dwellings only)
Max. One (1) ADU per lot
Max. size is 900 sq. ft.
Located in rear of the primary building.
If attached, entrance must be located on the side or rear façade of primary building.
One (1) common driveway and only one (1) additional parking space for the ADU.
No separate mailbox, water meter or trash containers.
ADUs must be similar in character to the primary building.</td><td>Accessory Dwelling Units (ADUs) permitted in A-1, R-1, R-2, R-2D and R-3 Districts (single-unit dwellings only)</td><td>Accessory Dwelling Units (ADUs) <u>attached</u> permitted and <u>detached</u> special uses in A-1, R-1, R-2, R-2D and R-3 Districts (single-unit dwellings only)</td></tr>
</table>

SUMMARY & COMPARISON OF UDO RECOMMENDATIONS

<table>
<tr><th></th><th>CURRENT REGULATIONS</th><th>DRAFT UDO</th><th>UDO ADVISORY COMMITTEE</th><th>PLANNING & ZONING COMMITTEE</th></tr>
<tr><td>Chpt. 5 – Development Standards</td><td><u>Current</u> Minimum required off-street parking is 2 per dwelling unit:

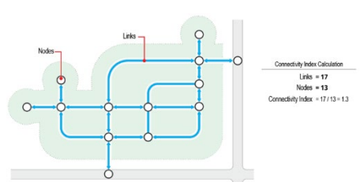
<table><tr><th>Residential Uses</th><th>Minimum Spaces Required</th></tr><tr><td>Dwelling, duplex</td><td>2/unit</td></tr><tr><td>Dwelling, multi-unit</td><td>2/unit</td></tr><tr><td>Dwelling, single-unit</td><td>2/unit</td></tr><tr><td>Dwelling, accessory</td><td>1/unit</td></tr><tr><td>Dwelling, townhouse</td><td>2/unit</td></tr><tr><td>Senior housing, dependent</td><td>-</td></tr><tr><td>Senior housing, independent</td><td>0.5/unit</td></tr></table></td><td><u>Revise</u> Minimum required off-street parking to 1 per dwelling unit:

<table><tr><th>Residential Uses</th><th>8,000 sq ft or less</th><th>More than 8,000 sq ft</th></tr><tr><td>Dwelling, duplex</td><td>1/unit</td><td>1/unit</td></tr><tr><td>Dwelling, multi-unit</td><td>1.25/unit</td><td>1.25/unit</td></tr><tr><td>Dwelling, single-unit</td><td>1/unit</td><td>1/unit</td></tr><tr><td>Dwelling, accessory</td><td>1/unit</td><td>1/unit</td></tr><tr><td>Dwelling, townhouse</td><td>1/unit</td><td>1/unit</td></tr><tr><td>Senior housing, dependent</td><td>0.25/unit</td><td>0.25/unit</td></tr><tr><td>Senior housing, independent</td><td>0.5/unit</td><td>0.5/unit</td></tr></table></td><td><u>Revise</u> Minimum required off-street parking to 2 per dwelling unit:

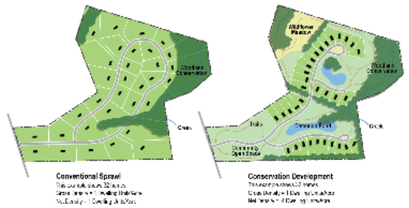
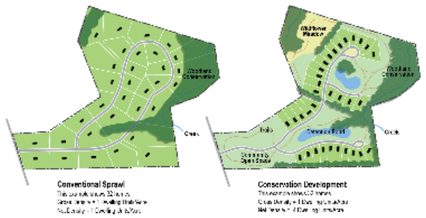
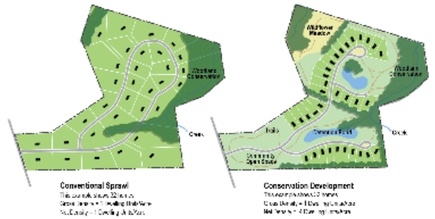
<table><tr><th>Residential Uses</th><th>8,000 sq ft or less</th><th>More than 8,000 sq ft</th></tr><tr><td>Dwelling, duplex</td><td>2/unit</td><td>2/unit</td></tr><tr><td>Dwelling, multi-unit</td><td>1.25/unit</td><td>1.25/unit</td></tr><tr><td>Dwelling, single-unit</td><td>2/unit</td><td>2/unit</td></tr><tr><td>Dwelling, accessory</td><td>1/unit</td><td>N/A</td></tr><tr><td>Dwelling, townhouse</td><td>1.25/unit</td><td>1.25/unit</td></tr><tr><td>Senior housing, dependent</td><td>0.25/unit</td><td>0.25/unit</td></tr><tr><td>Senior housing, independent</td><td>0.5/unit</td><td>0.5/unit</td></tr></table></td><td><u>Revise</u> Minimum required off-street parking to 2 per dwelling unit and 2.25 for townhomes:

<table><tr><th>Residential Uses</th><th>8,000 sq ft or less</th><th>More than 8,000 sq ft</th></tr><tr><td>Dwelling, duplex</td><td>2/unit</td><td>2/unit</td></tr><tr><td>Dwelling, multi-unit</td><td>1.25/unit</td><td>1.25/unit</td></tr><tr><td>Dwelling, single-unit</td><td>2/unit</td><td>2/unit</td></tr><tr><td>Dwelling, accessory</td><td>1/unit</td><td>N/A</td></tr><tr><td>Dwelling, townhouse</td><td>2.25/unit</td><td>2.25/unit</td></tr><tr><td>Senior housing, dependent</td><td>0.25/unit</td><td>0.25/unit</td></tr><tr><td>Senior housing, independent</td><td>0.5/unit</td><td>0.5/unit</td></tr></table></td></tr>
<tr><td>Chpt. 6 – Signs</td><td><u>Current</u> “Yard” Signs <u>exempt</u> from regulations:
On-Premises traffic/parking signs 4 sq. ft. or less and mounted no higher than 5 ft.
Bulletin Board signs 32 sq. ft. or less
Real Estate signs 6 sq. ft. or less
Warning signs 4 sq. ft. or less
Garage Sale signs 4 sq. ft. or less
Political signs 16 sq. ft or less.</td><td>Regulate <u>Yard Signs</u> as below:
32 sq. ft. on parcels that have frontage along a major arterial road.
16 sq. ft. for all other parcels
Max. Height 4 feet
Max. 2 yard signs, except, 60 days before and 15 days after an election, an unlimited number of signs may be displayed.</td><td>Regulate <u>Yard Signs</u> as below:
32 sq. ft. on all parcels
Max. Height 4 feet
No max. number of yard signs</td><td>Do not Regulate <u>Yard Signs</u>.</td></tr>
<tr><td>Chpt. 7 - Subdivisions</td><td><u>No current regulations</u> requiring Connectivity Index Calculator.</td><td>Create <u>Connectivity Index Calculator</u>:

Connectivity Index. A connectivity index shall be used to determine the adequacy of street layout design. A connectivity index is calculated as the ratio of the number of street links (road sections between intersections) in the subdivision street layout divided by the number of street nodes (intersections and cul-de-sac heads). Streets within a subdivision shall have a minimum connectivity index measurement of one and two-tenths (1.2).

  </td><td>Remove Connectivity Index Calculator:</td><td>Remove Connectivity Index Calculator:</td></tr>
</table>

SUMMARY & COMPARISON OF UDO RECOMMENDATIONS

	CURRENT REGULATIONS	DRAFT UDO	UDO ADVISORY COMMITTEE	PLANNING & ZONING COMMITTEE
Chpt. 7 - Subdivisions	**No specific current regulations** for Cluster Development.	Proposed **Cluster Development** allowed as Planned Unit Development (PUD): Cluster development is allowed in residential subdivisions in the R-1, R-2, and R-2D Districts to encourage and accommodate, in a unified project, creative and imaginative approaches to development that preserve sensitive natural areas and encourage compact, walkable design of subdivisions and neighborhoods.  Zoning District / Maximum Density R-1 — 3.63 dwelling units/acre R-2 — 4.36 dwelling units/acre R-2D — 2.90 dwelling units/acre A. **Maximum Dimensional Standards Reduction**. The dimensional standards established in Table 10-3-9(A) may be reduced by thirty (30) percent or by the cumulative total land area to be placed in a conservation easement, whichever is less. B. **Density Bonus**. The maximum gross density per acre, per district, may be exceeded by a maximum of thirty (30) percent if either the natural resource conservation or subdivision design standards below are met. 1. **Natural Resource Conservation.** A minimum of one (1) of the following sensitive natural areas are placed in a conservation easement. The maximum allowed density bonus shall be as determined by the City Council and shall be directly tied to the amount of land area placed in a conservation easement. a. Native landscapes, b. Mature tree stands, c. Prime farmland, d. Critical habitat, and/or e. Other as approved by the Zoning Administrator. 2. **Subdivision Design.** The subdivision provides an enhanced pedestrian environment throughout the neighborhood by fulfilling at least one (1) of the following standards. The maximum allowed density bonus shall be as determined by City Council and shall be directly tied to the enhancements to the pedestrian environment provided. a. At least twenty (20) percent of blocks in the subdivision are eight-hundred (800) feet or less in length. b. At least twenty (20) percent of the cul-de-sacs in the subdivision are four-hundred (400) feet or less in length. **Planned Unit Development Required.** Any subdivision employing cluster development techniques shall require approval through the Planned Unit Development Process as specified in Section 10-8-8.	**Cluster Development** allowed outright:  	Proposed **Cluster Development** allowed as Planned Unit Development (PUD): 

City of Yorkville

Unified Development Ordinance

DRAFT FOR REVIEW ONLY

September 19th, 2023

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Chapter 1. General Provisions

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10-1-1. Title

A. This title, including the zoning district map made a part hereof and all amendments hereto, shall be known, cited and referred to as the United City of Yorkville Unified Development Ordinance.

10-1-2. Authority

A. This Unified Development Ordinance is adopted pursuant to the powers granted and the limitations imposed by Illinois State law.

10-1-3. Applicability

A. Unless otherwise expressly exempt, the Unified Development Ordinance applies to all land uses, structures, buildings, and development within the City's corporate boundaries and extending beyond the corporate limits as allowed by Illinois State law.

10-1-4. Intent and Purpose

A. This title is adopted with the intent to set forth regulations and standards for the following purposes:

1. To promote and protect the public health, safety, morals, comfort and general welfare of the people;
2. To divide the City into zoning districts regulating the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses;
3. To protect the character and the stability of the residential, business and manufacturing areas within the City and to promote the orderly and beneficial development of such areas;
4. To provide adequate light, air, privacy and convenience of access to property;
5. To regulate the intensity of use of lot areas, and to determine the area of open spaces surrounding buildings necessary to provide adequate light and air to protect the public health;
6. To establish building lines and the location of buildings designed for residential, business, manufacturing or other uses within such areas;

7. To fix reasonable standards to which buildings or structures shall conform therein;

8. To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;

9. To prevent additions to, or alteration or remodeling of certain existing nonconforming buildings imposed hereunder;

10. To limit congestion in the public streets and protect the public health, safety, convenience and general welfare by providing for the off-street parking of motor vehicles and the loading and unloading of commercial vehicles;

11. To protect against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort and general welfare;

12. To prevent the overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them;

13. To conserve the taxable value of land and buildings throughout the City;

14. To encourage innovative and low impact development techniques through the reduction of stormwater runoff, minimizing erosion control and preserving existing natural drainage systems in connection with the development of land;

15. To promote pedestrian circulation through a well designed system of shared use trails which allows access to local and regional destinations;

16. To promote, preserve and enhance those buildings and structures within certain areas of the City that are of historical importance;

17. To promote and regulate the use of alternative and renewable energy solutions;

18. To ensure the objectives of the comprehensive plan are considered;

19. To provide for the gradual elimination of nonconforming uses of land, buildings and structures which are adversely affecting the character and value of desirable development in each district;

20. To define and limit the powers and duties of the administrative officers and bodies as provided herein;

21. To prescribe penalties for the violation of the provisions of the zoning ordinance, or of any amendment thereto; and

22. To ensure the provisions of public improvements governing the subdivision and platting of land; street and roadway standards; availability of utilities; and schools and park development are applied to all properties within the city's corporate limits.

10-1-5. Interpretation and Severability

A. **Minimum Requirements.** The provisions of this title shall be held to be the minimum requirements for the promotion of public health, safety, morals, and welfare.

B. **Relationship With Other Laws.** Where the conditions imposed by any provisions of this title upon the use of land or buildings or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this title or other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern.

C. **Existing Agreements.** This title is not intended to abrogate any easement, covenant or any other private agreement; provided, that where the regulations of this title are more restrictive (or impose higher standards or requirements) than such easements, covenants or other private agreements, the requirements of this title shall govern.

10-1-6. Scope of Regulations

A. **Changes in Structures or Use.** Except as may otherwise be provided in Chapter 9 of this title, all buildings erected hereinafter, all uses of land or buildings established hereafter, all structural or relocation of existing buildings occurring hereafter, and all enlargements of or additions to existing uses occurring hereafter shall be subject to all regulations of this title which are applicable to the zoning districts in which such buildings, uses or land shall be located.

B. **Nonconforming Buildings, Structures and Uses.** Any lawful building, structure or use existing at the effective date hereof, January 1, 2024, may be continued, even though such building, structure or use does not conform to the provisions hereof for the district in which it is located, and whenever a district shall be changed hereafter, the then existing lawful use may be continued, subject to the provisions of Chapter 9 of this title.

C. **Building Permits.** When a building permit for a building or structure has been issued in accordance with law prior to the effective date hereof, January 1, 2024, and provided that construction is begun within six (6) months of such effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued, and further may, upon completion, be occupied under a certificate of occupancy by the use for which originally designated, subject thereafter to the provisions of Chapter 9 of this title.

D. **Existing Special Uses.** Where a use is classified as a Special Use under this title, and exists as a permitted use at the effective date hereof, January 1, 2024, it shall be considered as a legal Special Use without further action of the City Council or the Zoning Administrator.

10-1-7. Severability

A. **Severability.** If any court of competent jurisdiction shall adjudge invalid the application of any provision of this title, or any amendment hereto, to a particular building, structure or parcel of land, such judgment shall not affect the application of said provision to any other building, structure or parcel of land not specifically included in said judgment.

Chapter 2. Definitions

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10-2-1. “A” Definitions

A. **Abutting:** To have a common property line or zoning district.

B. **Accessory Commercial Unit:** Activities that are secondary to a principal use in the residential use category as established in this title. Accessory Commercial Units have use-specific standards that apply to ensure they will not deter from the

character or livability of the surrounding neighborhood, that they remain subordinate to the residential use, and that the residential viability of the dwelling is maintained.

C. **Accessory Building:** A subordinate building attached to or detached from the principal building or use, but located on the same zoning lot. Accessory buildings shall have a permanent foundation and include garages and storage sheds.

D. **Accessory Structure, Permanent:** A subordinate structure located on the same lot as a principal building or use and intended to be permanently affixed to the ground on the property. Permanent accessory structures are structures that do not have permanent foundations and include pools, gazebos, and sheds, and attached accessory structures such as a three-season room, covered porch, or roofed patio.

E. **Accessory Structure, Temporary:** A subordinate structure located on the same lot as a principal building or use and not intended to be permanently affixed to the ground on the property. Temporary accessory structures shall not have permanent foundations and shall include structures used for construction purposes, roadside stands, and other accessory structures established for a limited duration.

F. **Accessory Use:** A use on the same lot with, and a nature customarily incidental and subordinate to, the principal use or structure.

G. **Acre:** A measure of land containing forty-three thousand five hundred sixty (43,560) square feet.

H. **Addition:** An expansion of the principal or accessory building that is indistinguishable from the original building and utilizes the heating, cooling, electrical and plumbing systems from the original construction and has been incorporated into the original building thermal envelope. Any attached permanent accessory structure such as a three-season room, covered porch or roofed patio that does not have heating, ventilation or air-conditioned systems or enclosed by glass is not considered a building addition.

I. **Adult Day Care:** A program of services provided for functionally-impaired adults who do not require 24-hour institutional care, and yet who are in need of an adult day care program directed toward maintaining physical and mental health, and should be a structured, comprehensive program providing a variety of health, social, and related support services in a protective setting for a period of time less than twenty-four (24) hours.

J. **Adult Use:** A striptease club or pornographic movie theatre whose business is the commercial sale, dissemination, or distribution of sexually explicit material, shows, or other exhibitions or (ii) an adult bookstore or adult video store in which twenty-five (25) percent or more of its stock-in-trade, books, magazines, and films for sale, exhibition, or viewing on-premises are sexually explicit material.

K. **Aggregate Materials Extraction:** A use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining.

L. **Agricultural Use:** The employment of land for the primary purpose of raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, furbearing animals or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticulture use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics and schooling shows.

M. **Airport:** Any area of land designated, set aside, used, or intended for use, for the landing and takeoff of passenger or commercial aircraft, and any appurtenant areas and uses such as airport buildings or other airport facilities, including approach zones.

N. **Alcoholic Beverage:** Any beverage that is the product of distillation of fermented liquids, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol but does not include denatured alcohol or wood alcohol.

O. **Alley:** A private right-of-way primarily designed to serve as secondary access to the side or rear of properties whose principal frontage is on another street.

P. **Alternative Tower Structure:** Manmade trees, clock towers, bell steeples, light poles and similar alternative design mounting structures that camouflage or conceal the presence of antennas and towers.

Q. **Amusement Park:** A commercially operated park with a predominance of outdoor games and activities for entertainment, including motorized rides, water slides, miniature golf, batting cages, accessory food service, and similar activities.

R. **Animal Hospital:** Any building, or portion thereof, designed or used for the medical or surgical care, observation or treatment of domestic animals for an overnight duration or longer.

S. **Antenna:** Communications equipment that transmits or receives electromagnetic radio signals used in the provision of any type of wireless communications services not including small wireless facilities.

T. **Antenna Structures:** Those structures which include the radiating and/or receiving system, its supporting structures (see definition of tower), and any appurtenance mounted thereon as defined by the Federal Communications Commission or any successor agency.

U. **Apiary:** The place where one (1) or more bee colonies are kept.

V. **Artisan Manufacturing:** The production and assembly of finished products or component parts, typically by hand, and including design, processing, fabrication, assembly, treatment, and packaging of finished products, and incidental storage, on-site retail sale, and distribution of the associated goods. Artisan manufacturing may include but is not limited to food and bakery products, non-alcoholic beverages, printmaking, leather products, jewelry and clothing/apparel, metal work, woodwork, furniture and glass or ceramic production.

W. **Art Gallery/Art Studio:** An establishment engaged in the sale or exhibit of art works such as paintings, sculpture, macrame, knitted goods, stitchery, or pottery. Art studios are may also be engaged in the creations of such art works and often offer instruction in their creation.

X. **Assembly, Production, Manufacturing, Testing, Repairing, or Processing, Light**: An industrial facility at which all operations (with the exception of loading operations): Are conducted entirely within an enclosed building; not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and do not pose a significant safety hazard (such as danger of explosion).

Y. **Assembly, Production, Manufacturing, Testing, Repairing, or Processing, Heavy:** An industrial facility at which all operations (with the exception of loading operations): Are conducted entirely within an enclosed building and which generate odor, noise, heat, vibration, and radiation which are detectable at the property line; but do not pose a significant safety hazard (such as danger of explosion).

Z. **Attention-Getting Device:** Any flag(s), streamer, spinner, pennant, light, balloon, continuous string of pennants, or fringe, or similar device or ornamentation used primarily for the purpose of attracting attention for promotion or advertising a business or commercial activity which is visible by the general public from any public right-of-way or public area.

AA. **Auction House:** A structure, area, or areas within a building used for the public sale of goods, wares, merchandise, or equipment to the highest bidder.

BB. **Automobile Parts/Accessories Sales:** A retail establishment dedicated to the sale of automobile components, parts, and accessories but not including on-site repair or maintenance of automobiles.

CC. **Automobile Rental:** Leasing or renting of automobiles, motorcycles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. This definition excludes commercial truck and trailer rental.

DD. **Automobile Repair:** Engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair and painting of vehicles including incidental repairs, replacement of parts, and motor service to automobiles. Automobile repair excludes repair to semi-trucks.

EE. **Automobile Sales and Service, Enclosed:** An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building.

FF. **Automobile Sales and Service, Open Sales Lot:** An establishment engaged in the sale of automobiles where some operations, including but not limited the display of vehicles for sale take place outside of an enclosed building.

10-2-2. "B" Definitions

A. **Bakery, Wholesale:** A bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery.

B. **Bank:** A building for the custody, loan, or exchange of money, for the extension of credit and for facilitating the transmission of funds. This definition includes credit unions, savings and loan facilities, payday loans, personal loan agencies.

C. **Basement:** That portion of a building that is partly or completely below grade.

D. **Battery Uses:** A use that enables battery manufacturing, charging, recycling, warehousing, storage, and related uses. This may also include uses that derive energy from renewable sources, such as wind and solar power, to be collected, stored, and then released for later use to an electric grid, power plant or private user.

E. **Bed and Breakfast Inn:** A private, owner/operator occupied residence with guestrooms, providing overnight accommodations and a morning meal for compensation to transients/travelers. A bed and breakfast inn is operated primarily as a business.

F. **Blacksmith or Welding Shop:** Shops where lathes, presses, grinders, shapers, and other wood- and metal-working machines are used such as blacksmith, tinsmith, welding, and sheet metal shops; plumbing, heating, and electrical repair shops; and overhaul shops.

G. **Block:** A tract of land bounded by streets or, in lieu of a street or streets, by public parks, cemeteries, railroad rights-of-way, bulkhead lines or shorelines of waterways or corporate boundary lines of municipalities.

H. **Boat Sales and Rental:** A marine retail sales and service use in which boats are rented or sold.

I. **Boat Storage:** A facility where boats are stored including indoor and outdoor.

J. **Brewery/Winery/Distillery:** An establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery) but not including on-premises consumption by patrons.

K. **Brewpub:** A restaurant-brewery that brews beer primarily for sale in the restaurant and/or bar and is dispensed directly from the brewery's storage tanks. Total production capacity shall not exceed one-hundred fifty-five thousand (155,000) gallons per calendar year.

L. **Buffer:** A strip of land, including landscaping, berms, walls, and fences, that is located between land uses of different character and is intended to physically and visually separate one use area from another and mitigate visual and other off-site impacts.

M. **Building:** Any structure with substantial walls and roof having a permanent foundation on the land and entirely separated on all sides from any other structure by space or by walls in which there are not communicating doors, windows, or openings; and which is designed or intended for the shelter, enclosure or protection of persons, animals or chattels.

N. **Building, Detached:** A building surrounded by open space and not sharing a common wall with another building on the same zoning lot.

O. **Building Height:** The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and the ridge of a gable, hip or gambrel roof; provided, that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

P. **Building Material Sales:** Establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.

Q. **Building Mounted Solar Energy System:** A solar energy collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. It is installed parallel to the roof with a few inches gap.

R. **Building Mounted Wind Energy System:** A wind turbine that is structurally mounted to the roof of a principal building, including limited accessory equipment associated with the system which may be ground mounted.

S. **Building, Nonconforming:** Any building which does not conform to the regulations of this title including but not limited to the required yards, lot coverage, height and setbacks, minimum required spacing between buildings on a single lot, and minimum required usable open space for the district in which such building is located.

T. **Building, Principal:** A non-accessory building in which the principal use of the zoning lot on which it is located is conducted.

U. **Building Setback Line:** A parallel line across a lot or parcel of land, establishing the minimum open space to be provided between the line of a building or structure, and the lot line of the lot or parcel.

V. **Building, Temporary:** Any building not designed to be permanently located in the place where it is, or where it is intended to be placed or affixed.

W. **Bulk:** The term used to describe the size and mutual relationships of buildings and other structures, as to size, height, coverage, shape, location of exterior walls in relation to lot lines, to the centerlines of the streets, to other walls of the same buildings, and to other buildings or structures, and to all open spaces relating to the building or structure.

X. **Bumper Overhang:** The part of a motor vehicle which extends beyond the wheelbase in the front and rear of the vehicle.

Y. **Business:** Any occupation, employment, or enterprise wherein merchandise is exhibited or sold, or which occupies time, attention, labor, and materials, or where services are offered for compensation.

10-2-3. “C” Definitions

A. **Campground:** Any area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, travel trailers, and/or tents.

B. **Carport:** An automobile shelter with two (2) or more sides open.

C. **Car Wash:** The primary or secondary use of a site for washing and cleaning of passenger vehicles, commercial vehicles, recreational vehicles, or other light duty equipment.

D. **Casino and Off-Track Betting Establishment:** An establishment intended to deal, operate, carry on, conduct, maintain, or expose for play any game, sports book, parimutuel, or any other form of wagering.

E. **Cemetery:** Land used or dedicated to the interment of human or animal remains or cremated remains, including mausoleums, necessary sales, and maintenance facilities. Mortuaries shall be included when operating within the boundary of such cemetery.

F. **City:** The United City of Yorkville or the City of Yorkville.

G. **City Council:** The City Council of the City of Yorkville.

H. **College, University, or Junior College:** A private or public college or technical institution which provides full-time or part-time education beyond high school that grants Associate, Baccalaureate, or higher degrees.

I. **Commercial Entertainment, Indoor:** Commercial indoor recreation facilities are conducted entirely indoors for commercial purposes, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including wrestling, gymnastics, basketball, soccer, tennis, volleyball, racquetball, handball, bowling, indoor golf driving ranges, skating, and ice skating.

J. **Commercial Entertainment, Outdoor:** Commercial outdoor recreation facilities are conducted entirely outdoor for commercial purposes, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including wrestling, basketball, soccer, tennis, volleyball, racquetball, handball, outdoor golf driving ranges, skating, and ice skating.

K. **Commercial Feeding of Fish, Poultry, Livestock:** A land use or facility used for the confined feeding operation for fish, poultry, swine, or livestock.

L. **Commercial Laboratory:** A laboratory, that performs analyses or tests for third parties for a fee or other compensation and provides chemical analyses, analytical results, or other test data to the department.

M. **Commercial/Trade School***:* A school established to provide for the teaching of industrial, clerical, managerial, artistic skills or alternative education. This definition applies to schools that are owned and operated privately for profit or not for profit. Such schools may not contain an auditorium, gymnasium, or any other sort of recreational facilities.

N. **Community Garden:** A site on which residents collectively manage a garden for a shared benefit.

O. **Communications Use:** Any principal use that facilitates the origination, creation, transmission, emission, storage-retrieval, or reception of signs, signals, writing, images, sounds, or intelligence of any nature, by wire, optical, or other excluding radio and television towers as defined in this UDO.

P. **Conforming Building or Structure:** A building or structure which:

1. Complies with all the current regulations of this title or of any amendment hereto governing bulk of the district in which the building or structure is located; and

2. Is designed or intended for a permitted or special use as allowed in the district in which it is located.

Q. **Contractor Facility With Outdoor Storage:** A general contractor or builder engaged in the construction of buildings, either residences or commercial structures as well as heavy construction contractors engaged in activities such as paving, highway construction, and utility construction, which include the outdoor storage of equipment on-site.

R. **Court:** An open unoccupied space, other than a yard, on the same lot with a building or group of buildings and which is bounded on two (2) or more sides by such building or buildings.

S. **Crosswalk:** A strip of land ten (10) feet or more in width, dedicated to public use, which is reserved across a block to provide pedestrian access to adjacent areas, and may include utilities, where necessary.

T. **Cul-De-Sac:** A street having only one (1) outlet, and an appropriate terminal for the reversal of traffic movement, without the need to back up.

U. **Cultivation of Nonfood Crops and Seeds Used of Cellulosic Biofuels Production:** The cultivation of crops and seeds not intended for the eventual consumption of food, but rather for the use of the production of biofuels.

V. **Cannabis Craft Grower:** A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization. A craft grower may contain up to five-thousand (5,000) square feet of canopy space on its premises for plants in the flowering state. A craft grower may share premises with a processing organization or a dispensing organization, or both, provided each licensee stores currency and cannabis or cannabis-infused products in a separate secured vault to which the other licensee does not have access or all licensees sharing a vault share more than fifty (50) percent of the same ownership as allowed by the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and regulations promulgated thereunder.

W. **Cannabis Cultivation Center:** A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, process, transport (unless otherwise limited by this Act), and perform other necessary activities to provide cannabis and cannabis-infused products to cannabis business establishments as allowed by the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and regulations promulgated thereunder.

X. **Cannabis Dispensing Organization**: A facility operated by an organization or business that is licensed by the department of financial and professional regulation to acquire cannabis from a state-licensed cultivation center, craft grower, processing organization, or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers as allowed by the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and regulations promulgated thereunder.

Y. **Cannabis Infuser Organization:** A facility operated by an organization or business licensed by the state department of agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, as allowed by the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and regulations promulgated thereunder.

Z. **Cannabis Processing Organization:** A facility operated by an organization or business that is licensed by the Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product as allowed by the Cannabis Regulation and Tax Act (410 ILCS 705/1 et seq.) and regulations promulgated thereunder.

AA. **Cannabis Transporting Organization:** An organization or business that is licensed by the Department of Agriculture to transport cannabis or cannabis-infused product on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program.

10-2-4. “D” Definitions

A. **Daycare Facility:** Any childcare facility licensed by the State Department of Children and Family Services (DCFS) which regularly provides daycare for less than twenty-four (24) hours per day for more than three (3) children under the age of twelve (12) in a facility other than a home, 225 ILCS 10/2.09.

B. **Daycare, In-Home:** Any in home childcare service licensed by the State Department of Children and Family Services (DCFS) which regularly provides care for less than twenty-four (24) hours per day for more than three (3) and up to a maximum of twelve (12) children under the age of twelve (12) in a home. The term does not include facilities which receive only children from a single household, 225 ILCS 10/2.09.

C. **Daycare Facility, Part-Day:** Any facility licensed by the State Department of Children and Family Services (DCFS) and which is conducted by a church, religious organization or social service agency in which individual children are provided care, on an intermittent basis, for up to ten (10) hours per seven (7) day week. Any facility which provides intermittent care for up to ten (10) hours per seven (7) day week shall not provide such care for more than eight (8) hours in any given day during the seven (7) day week. Any facility which provides intermittent care for up to ten (10) hours per seven (7) day week shall provide at least one (1) caregiver per twenty (20) children, 225 ILCS 10/2.10.

D. **Data Center:** A facility comprised of networked computers, storage systems, and computing infrastructure which organizations use to assemble, process, store and disseminate data. Cryptocurrency centers, which use networked computers, storage systems, and computing infrastructure to manage the flow of digital or virtual currencies, shall be included in the definition.

E. **Dead End Street:** A street having only one (1) outlet.

F. **Density, Gross:** A ratio of the total number of dwelling units on a site, divided by the acreage of the site, to include streets, schools, parks, etc., expressed as dwelling units per acre.

G. **Development:** Any manmade change to real estate, including:

1. Preparation of a plat of subdivision;
2. Construction, reconstruction, or placement of a building or any addition to a building;
3. Installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than one hundred eighty (180) days;
4. Construction of roads, bridges, or similar projects;
5. Redevelopment of a site;
6. Filling, dredging, grading, clearing, excavating, paving, or other nonagricultural alterations of the ground surface;
7. Storage of materials, or deposit of solid or liquid waste;
8. Any other activity that might alter the magnitude, frequency, deviation, direction, or velocity of stormwater flows from a property.

H. **District:** A delineated section or part of the unincorporated portion of the City in which bulk, density, and use specific standards established in Chapter 4 apply.

I. **Domesticated Hens:** All life stages of the subspecies of the species Gallus Domesticus which are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in this title.

J. **Drive-Through:** A business or establishment which provides all or some of its services through a building opening or pickup window to its patrons who remain in their vehicles.

K. **Driveway:** A paved or unpaved private roadway providing vehicular access between the right-of-way of the street and a parking space, garage, dwelling or other structure.

L. **Dry Cleaning Plant:** An establishment used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in volatile solvents including, but not by way of limitation, solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and the processes incidental thereto.

M. **Dry Cleaning Establishment:** An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-clean-ing equipment or machinery on the premises.

N. **Dwelling:** A building or portion thereof, but not including a house trailer or mobile home, designed or used exclusively for residential occupancy, including single-unit dwellings, duplex dwellings, townhomes and multi-unit dwellings, but not including hotels, motels, boarding or lodging houses.

O. **Dwelling, Accessory:** A dwelling that is an accessory use to a single-unit dwelling and that provides, independent of the principal single-unit dwelling:

1. A separate entrance that allows ingress and egress from the exterior of the property; and

2. Areas used for bathing, cooking, and sleeping.

P. **Dwelling, Duplex:** A building designed or altered to provide dwelling units for occupancy by two (2) families within a single structure on separate lots, each of which has independent living quarters with direct access to the outside.

Q. **Dwelling, Group:** A group of two (2) or more single-unit, duplex, townhome and/or multi-unit dwellings occupying a parcel of land under a single ownership and having a yard or court in common, excluding hotels and motels.

R. **Dwelling, Multi-Unit:** A building or portion thereof, designed or altered for occupancy by two (2) or more household living independently of each other within a single or attached structure on one (1) lot, which may or may not share common entrances or other spaces and includes apartments, group homes, and condominiums.

S. **Dwelling, Single-Unit:** A dwelling unit designed exclusively for use and occupancy by one (1) household which is detached from any other dwelling unit and surrounded on all sides by open space on the same lot.

T. **Dwelling, Townhouse:** A single-unit dwelling unit constructed in a group of three (3) or more attached units on separate lots in which each unit extends from foundation to roof and with a yard or public way on at least two (2) sides.

U. **Dwelling Unit:** A housing unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

10-2-5. "E" Definitions

A. **Easement:** A grant by a property owner for the use of a parcel of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

B. **Efficiency Unit:** A dwelling unit consisting of one (1) principal room, exclusive of bathroom, kitchen, hallway, closets or dining alcove, directly off the principal room.

C. **Electric Substation:** An assemblage of equipment and appurtenant facilities designed for voltage transformation, or voltage control of electricity in amounts of 115,000 volts or more.

D. **Enclosed:** A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

E. **Entertainment Production Studios:** A theater, audience area for motion pictures and television studios or other similar uses.

F. **Erect:** The act of placing or affixing a component of a structure upon the ground or upon another such component.

G. **Establishment, Business:** A separate place of business having the following three (3) characteristics:

1. The ownership and management of all operations conducted within such establishment is separate and distinct from the ownership and management of operations conducted within other establishments on the same or adjacent zoning lots.

2. Direct public access to such "business establishment" is separate and distinct from direct access to any other "business establishment".

3. There is no direct public access from within such establishment to any other such establishment.

4. When adjacent places of business lack any one (1) of the characteristics with respect to one another, they shall then be considered as a single "business establishment" for the purpose of this title.

10-2-6. "F" Definitions

A. **FAA:** The Federal Aviation Administration.

B. **FCC:** The Federal Communications Commission.

C. **Farming/Cultivation:** The cultivation of berries, flowers, fruits, grains, herbs, mushrooms, nuts, ornamental plants, seedlings, or vegetables for use on-site or sale or distribution on-site or off-site.

D. **Fence:** A structure, including gates, or tree or shrub hedge which is a barrier and used as a boundary or means of protection or confinement.

E. **Fence, Open:** A fence which has over its entirety at least fifty (50) percent of the surface area in open space as viewed at right angles from the fence; except, that the required open space in louver type fences may be viewed from any angle.

F. **Fence, Solid:** A fence which conceals from view, from adjoining properties, streets or alleys, activities conducted behind it.

G. **Filtration Plant:** A facility that works to filter and purify water by removing chemicals, hazardous materials, and toxic matters from a water source.

H. **Financial Institutions and Services:** A financial institution, or bank, is a structure that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities.

I. **Fire Station:** A building used for the storage and maintenance of fire-fighting equipment.

J. **Floodplain:** See Title 8, Chapter 7 of this Code.

K. **Floor Area, Gross:** The sum of the gross horizontal areas of the all building floors, including the basement floor, measured from the exterior faces of the exterior walls or from the centerlines of walls separating two (2) buildings. The floor area shall also include the horizontal areas on each floor devoted to:

1. Elevator shafts and stairwells.

2. Mechanical equipment, except if located on the roof, when either open or enclosed, i.e., bulkheads, water tanks and cooling towers.

3. Habitable attic space as permitted by the building code.

4. Interior balconies and mezzanines.

5. Enclosed porches.

6. Accessory uses.

7. The floor area of structures used for bulk storage of materials, i.e., grain elevators and petroleum tanks, shall also be included in the floor area and such floor area shall be determined on the basis of the height of such structures with one (1) floor for each ten (10) feet of structure height and if such structure measures less than ten (10) feet but not less than five (5) feet over such floor height intervals, it shall be construed to have an additional floor. The horizontal area in each floor of a building devoted to off-street parking and off-street loading facilities shall not be included in the "floor area".

8. Floor area when prescribed as the basis of measurement for off-street parking spaces and off-street loading spaces for any use shall be the sum of the gross horizontal area of the several floors of the building, excluding areas used for accessory off-street parking facilities and the horizontal areas to the basement floors that are devoted exclusively to uses accessory to the operation of the entire building. All horizontal dimensions shall be taken from the exterior of the walls.

L. **Floor Area, Net:** The sum of the gross horizontal areas of the all building floors, including the basement floor, measured from the exterior faces of the exterior walls or from the centerlines of walls separating two (2) buildings. The "floor area" shall not include the horizontal areas on each floor devoted to:

1. Elevator shafts and stairwells.
2. Mechanical equipment, except if located on the roof, when either open or enclosed, i.e., bulkheads, water tanks and cooling towers.
3. Habitable attic space as permitted by the building code.
4. Interior balconies and mezzanines.
5. Enclosed porches.
6. Accessory uses.
7. The floor area of structures used for bulk storage of materials, i.e., grain elevators and petroleum tanks, shall also be included in the floor area and such floor area shall be determined on the basis of the height of such structures with one (1) floor for each ten (10) feet of structure height and if such structure measures less than ten (10) feet but not less than five (5) feet over such floor height intervals, it shall be construed to have an additional floor. The horizontal area in each floor of a building devoted to off-street parking and off-street loading facilities shall not be included in the "floor area".
8. Floor area when prescribed as the basis of measurement for off-street parking spaces and off-street loading spaces for any use shall be the sum of the gross horizontal area of the several floors of the building, excluding areas used for accessory off-street parking facilities and the horizontal areas to the basement floors that are devoted exclusively to uses accessory to the operation of the entire building. All horizontal dimensions shall be taken from the exterior of the walls.

M. **Foot-Candle:** A unit of illumination, equivalent to the illumination at all points which are one (1) foot distant from a uniform point source of one (1) candlepower.

N. **Forestation:** The cultivation or keeping of existing mature trees as a principal use.

O. **Freestanding Solar Energy System, Accessory Use:** A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems, constructed as the accessory use on a parcel, and not intended for the distribution and sale to a third party off-site.

P. **Freestanding Solar Energy System, Principal Use:** A single solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems, constructed as the principal use on an individual parcel, intended to serve consumers located off the parcel.

Q. **Freestanding Wind Energy System, Accessory Use:** A wind turbine that is that is affixed to or placed upon the ground on a parcel with an existing principal use, to which the wind energy system is accessory and provides electricity to and not intended for the sale and distribution off-site.

R. **Freestanding Wind Energy System, Principal Use:** A wind turbine that is that is affixed to or placed upon the ground on a parcel as the parcel's principal use but which does not distribute and sell energy to customers off-site.

S. **Frequency:** The number of oscillations per second in a sound wave, measuring the pitch of the resulting sound.

T. **Frontage:** The property on one (1) side of a street, between two (2) intersecting streets (crossing or terminating), measured along the line of the street; or, with a dead end street, all property abutting one (1) side of such street, measured from the nearest intersecting street and the end of the dead end street.

U. **Frontage Street:** A public or private marginal access roadway, generally paralleling and contiguous to a street or highway, and designed to promote safety by eliminating unlimited ingress and egress to such street or highway by providing points of ingress and egress at relatively uniform spaced intervals.

V. **Funeral Home/Mortuary/Crematorium:** A building used for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation. A funeral home, as defined for purposes of this code, includes a funeral chapel.

10-2-7. "G" Definitions

A. **Garage, Bus or Truck:** Any building used or intended to be used for the storage of three (3) or more passenger motor buses or motor coaches used in public transportation, excluding school buses.

B. **Garage, Private:** An accessory building or an accessory portion of the principal building which is intended for and used to store the private passenger vehicles of the family or families resident upon the premises, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on.

C. **Gasoline Service Station:** A place where gasoline, stored only in underground tanks, kerosene, lubricating oil or grease, for operation of automobiles, are offered for sale directly to the public on the premises, and including minor accessories and the services of automobiles, mechanical or manual washing of automobiles, but not including major automobile repairs. Gasoline service stations shall not include sale or storage of automobiles or trailers (new or used).

D. **Golf Course, Miniature:** A novelty version of golf played with a putter and golf ball on a miniature course, typically theme oriented with artificial playing surfaces and including obstacles such as bridges and tunnels.

E. **Golf Course:** A facility providing a private or public golf recreation area designed for regulation play along with accessory golf support facilities including golf related retail sales, restaurant, golf driving range but excluding miniature golf.

F. **Golf Driving Range:** An area equipped with distance markers, clubs, balls and tees for practicing golf drives and putting which may include incidental retail sales and food services, but excludes miniature golf.

G. **Grain Elevator and Storage:** A building designed to stockpile or store grain. Grain silos, which are vertical buildings, typically circular, used for the storage of grain, as well as grain elevators, which are used to convey grain to the top of a silo or storage building shall be included.

H. **Grade:** The established grade of the street or sidewalk. Where no such grade has been established, the grade shall be the elevation of the sidewalk at the property line. Where no sidewalks exist, the grade shall be the average elevation of the street adjacent to the property line. Except in cases of unusual topographic conditions, as determined by the Zoning Administrator or their designee, grade shall be the average elevation of the finished surface of the ground adjoining the exterior walls of a building at the base of a structure based upon any technical advice that the Zoning Administrator or their designee deems necessary.

10-2-8. "H" Definitions

A. **Health and Fitness Club/Center:** A facility which provides for individual or group exercise activities. Programs may include, but are not limited to aerobics, calisthenics, weight training, running, swimming, court games, studio lessons and all types of instructional classes related to physical fitness. Health and fitness clubs/centers may offer a variety of recreational and fitness amenities such as weightlifting machines, free weights, swimming pools, gymnasiums, studios, sport courts, shower and changing areas and may include incidental uses such as childcare facilities, food services, saunas, and pro shops oriented towards customers during their use of the club/center.

B. **Heavy Machinery and Equipment Sales Rental:** An establishment engaged in the sale or rental of equipment, dump trucks, tractor and trailer rigs, and similar vehicles not ordinarily used for personal transportation.

C. **Height:** When referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and antenna structures.

D. **Home Occupation:** An accessory use of a residential dwelling unit which complies with the requirements of Section 10-4-15(F) of this title.

E. **Hospital:** An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care, for not less than twenty-four (24) hours in any week, of three (3) or more nonrelated individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term "hospital", as used in this title, does not apply to institutions operating solely for the treatment of mentally ill or chemically dependent persons, or other types of cases necessitating restraint of patients, and the term "hospital" shall not be used for convalescent, nursing, shelter, or boarding homes.

F. **Hotel:** An establishment containing lodging accommodations designed for use by temporary guests in which access to guest rooms is through a common entryway or lobby. Facilities provided may include maid service, laundering of linen used on the premises, telephone and secretarial or desk service, restaurants, cocktail lounges, meeting rooms and ancillary retail uses, provided access to such uses are from the exterior of the principal use.

G. **Household:** All the people that occupy a single dwelling unit regardless of their relationship to one another.

10-2-9. "I" Definitions

A. **Improvements:** All facilities constructed or erected by a subdivider within a subdivision, to permit and facilitate the use of lots or blocks for a principal residential, business, or manufacturing purpose.

B. **Interlocking Standard Parking Spaces:** A configuration of off-street parking in columns in which the parking spaces in each individual column are angled to create an interlocking pattern with the angled off-street parking spaces in the adjoining column.

C. **Invasive Species:** An invasive species means any species non-native to the ecosystems of northeast Illinois whose introduction will or may cause economic or environmental harm to the function of the natural ecosystem.

10-2-10. "J" Definitions

RESERVE

10-2-11. "K" Definitions

A. **Kennel, Commercial or Private Dog Kennel:** Any lot or premises or portion thereof on which more than four (4) dogs, cats, and other household domestic animals, over four (4) months of age, are kept for sale, or on which more than two (2) such animals are boarded for compensation.

10-2-12. "L" Definitions

A. **Laboratory, Commercial:** A place devoted to experimental study such as testing and analyzing. Manufacturing assembly or packaging of products is not included within this definition.

B. **Land Banking:** Land that is part of a single lot or development that is set aside or reserved for a later approved use or development.

C. **Land Improvement:** All required on-site and off-site subdivision improvements including, but not limited to, any sanitary sewage system, water distribution system, storm drainage systems, public utility systems, sidewalk systems, public or private streets, street lighting, street signs, grading and drainageway facilities, pedestrian ways, and retention and detention basins.

D. **Library:** A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

E. **Liquor Store:** A business engaged primarily in the retail sale of beer, wine, spirits or other alcoholic beverages for off-premise consumption.

F. **Loading and Unloading Space, Off-Street:** An open, hard surfaced area of land other than a street or public way, the principal use of which is for the standing, loading and unloading of motor vehicles, tractors and trailers to avoid undue interference with public streets and alleys. Such space shall not be less than ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.

G. **Lookout Basement:** A story having more than one-half (½) of its height below the curb level or below the highest level of the adjoining grade. A lookout basement shall not be counted as a story for the purposes of height measurement.

H. **Lot:** A portion of a subdivision or other parcel of land, intended for transfer of ownership, or for building developments.

I. **Lot Area:** The area of a horizontal plane bounded by the front, side and rear lot lines.

J. **Lot, Corner:** A lot situated at the junction of and abutting on two (2) or more intersecting streets; or a lot at the point of deflection in alignment of a single street, the interior angle of which is one hundred thirty-five (135) degrees or less.

K. **Lot Coverage:** The area of a zoning lot occupied by the principal building or buildings, accessory buildings and all other impervious areas such as driveways, roads, sidewalks, parking lots and structures, and any area of concrete or asphalt.

L. **Lot Depth:** The distance between the midpoint of the front lot line and the midpoint of the rear lot line.

M. **Lot, Double Frontage:** A lot, two (2) opposite lot lines of which abut upon streets which are more or less parallel.

N. **Lot, Flag:** A lot not fronting or abutting a public roadway and where access to the public roadway is limited to a narrow driveway or strip of land between abutting lots, thereby not meeting the minimum lot frontage requirements.

O. **Lot Frontage:** The front of a lot shall be that boundary of a lot along a public or private street; for a corner lot, the front shall be the narrowest side of the lot fronting upon a street; provided that the owner may orient the building toward either street but once frontage is established it shall be maintained.

P. **Lot, Interior:** A lot other than a corner lot or reversed corner lot.

Q. **Lot Line:** A property boundary line of any lot held in single or separate ownership; except, that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley line.

R. **Lot Line, Front:** A lot line which abuts a street shall be the front lot line. For corner lots, the narrowest side of the lot fronting upon a street shall be considered the front of the lot; provided that the owner may orient the building toward either street but once frontage is established it shall be maintained.

S. **Lot Line, Interior:** A side lot line common with another lot.

T. **Lot Line, Rear:** The rear lot line is the lot line or lot lines most nearly parallel to and more remote from the front lot line.

U. **Lot line, Side:** Lot lines other than front or rear lot lines are side lot lines.

V. **Lot of Record:** A lot which is a part of a subdivision or a parcel of land described by deed and where both the map and the deed were recorded in the Office of the County Recorder.

W. **Lot, Reversed Corner:** A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.

X. **Lot, Through:** A lot having frontage on two (2) parallel or approximately parallel streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

Y. **Lot Width:** The mean horizontal distance between the side lot lines measured within the lot boundaries, or the minimum distance between the side lot lines within the buildable area.

Z. **Lot, Zoning:** A plot of ground made up of one (1) or more contiguous parcels which are under single ownership and may be occupied by a use, building or buildings, including the yards and open spaces required by this title.

10-2-13. "M" Definitions

A. **Manufacturer, Firearms and Ammunition:** Any person or entity in: a) the business of transporting, shipping and receiving firearms and ammunition for the purpose of sale or distribution, b) selling firearms at wholesale or retail, c) repairing firearms or making or fitting special barrels, stocks or trigger mechanisms to firearms and operating under the provisions of the applicable local, state and federal licenses.

B. **Manufacturing:** An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing or testing of materials, goods or products.

C. **Massage Establishment:** Any establishment having a source of income or compensation derived from the practice of "massage" as defined in section 10 of the Massage Licensing Act, 225 ILCS 57/10 and which has a fixed place of business where any person, firm, association or corporation engages in or carries on any of the activities defined in title 3, chapter 9, "Massage Establishments", of this Code.

D. **Medical Clinic / Office:** An establishment where patients are admitted for study and treatment by two (2) or more licensed physicians, dentists, psychologists, or similar professional healthcare practitioners and their professional associates. The term shall include but not be limited to offices of physicians, chiropractors, dentists, and acupuncturists.

E. **Microbrewery/Microwinery:** A combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. A microbrewery shall produce no more than one-hundred fifty-five thousand (155,000) gallons of beer per year for sale on the premises for either on-premises or off-premises consumption. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law.

F. **Microdistillery:** A small scale artisan manufacturing business that blends, ferments, processes, packages, distributes and serves alcoholic spirits on and off the premises and produces no more than fifteen thousand (15,000) gallons per calendar year on-site. The microdistillery facility may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the alcoholic beverages shall be consistent with state law.

G. **Mobile Food Vendor Vehicles and Retail Vendor Vehicles:** A motorized vehicle used to conduct a mobile food preparer business, a mobile food dispenser, or mobile desserts vendor business.

H. **Mobile Home:** A manufactured home structure transportable in one (1) or more sections, which in the traveling mode is eight (8) body feet or more in width and forty (40) body feet or more in length or when erected on-site is three hundred twenty (320) square feet or more and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems that may be contained therein; except that such term shall include any structure that meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary (HUD) and complies with the standards established under this title. For manufactured homes built prior to June 15, 1976, a label certifying compliance to the standard for mobile homes, NFPA 501, in effect at the time of manufacture is required.

I. **Mobile Home Park:** A lot, parcel or tract of land developed with facilities for accommodating two (2) or more mobile homes, provided each mobile home contains a kitchen, flush toilet and shower or bath; and such park shall be for use only by nontransient dwellers remaining continuously for more than one (1) month, whether a charge is made. It shall not include a sales lot in which automobiles or unoccupied mobile homes or other trailers are parked for the purpose of inspection or sale, except mobile homes located on a site in the mobile home park which are occupied or vacant for not more than ninety (90) days after occupancy may be sold or offered for sale.

J. **Modular Construction:** A structure not built on-site, but which is placed on a permanent foundation and meets building code requirements.

K. **Motel:** A building or group of buildings on the same lot containing guest units consisting of individual sleeping quarters, detached or in connecting rows, with or without cooking facilities, for short-term rental, in which each guest unit is accessed through the building's exterior rather than through a common lobby.

L. **Motor Freight Terminal:** A building in which freight, brought to said building by motor truck, is assembled and sorted for routing in intrastate and interstate shipment by motor truck.

M. **Motor Vehicle:** A passenger automobile/vehicle, truck, truck trailer, trailer or semitrailer propelled or drawn by mechanical power.

10-2-14. "N" Definitions

A. **Native Species:** A plant or animal species that originates from the ecosystems of northeast Illinois. Non-invasive species of ornamental plants shall be included within the definition for the purposes of this UDO.

B. **Newspaper Publishing:** An establishment in which the principal business consists of duplicating and printing services of newspapers using photocopy, blueprint, or offset printing equipment, including publishing, binding, and engraving.

C. **Nonconforming Use:** Any building, structure or land lawfully occupied by use or lawfully established which does not conform to the current regulations of the zoning ordinance.

D. **No-Impact Antenna and Towers:** A tower or antenna which is either: a) virtually invisible to the casual observer, such as an antenna behind louvers on a building, or inside a steeple or similar structure, or b) camouflaged so as to blend in with its surroundings to such an extent that it is no more obtrusive to the casual observer than the structure on which it is: 1) placed, such as a rooftop, lighting standard, or existing tower, or 2) replacing, such as a school athletic field light standard.

E. **Noxious Matter:** Material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical, social or economic well-being of human beings.

F. **Nursery/Greenhouse:** Retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants.

10-2-15. "O" Definitions

A. **Odorous Matter:** Any material that produces an olfactory response among human beings.

B. **Office:** A place, such as a building, room, or suite, in which services, clerical work, professional duties or the like are carried out.

C. **Open Space:** Ground area of a lot, landscaping and recreational facilities may qualify as open space provided that it is an area unobstructed from the ground to the sky and which:

1. Is not devoted to public or private roadways or driveways and off-street parking and loading;
2. Is accessible and available only to occupants of dwelling units on the premises, except balconies;
3. Is not covered by buildings, except not more than five (5) percent of the required open space may be recreational facilities enclosed within a building for the use of occupants of the dwelling units on the premises;
4. Has not less than ten (10) feet its narrowest dimension between either a lot line and an area not qualifying as usable open space; and
5. Is developed, landscaped, and maintained suitable for pedestrian, recreational and leisure use.

D. **Outdoor Displays:** Areas where the majority of items for sale to the general public are displayed outdoors, such as garden nurseries, vehicle and equipment sales lots, mobile home sales, play equipment sales and other similar uses.

E. **Outdoor Music Venue:** A property where sound equipment is used to amplify sound that is not fully enclosed by permanent, solid walls or roof.

F. **Outline Lighting:** An arrangement of incandescent lamps or electric discharge tubing that outlines or calls attention to certain features of a building or sign including but not limited to its shape not to include temporary holiday decor.

10-2-16. "P" Definitions

A. **Parapet:** An architectural feature of a building where that portion of an exterior wall extends above the roof deck.

B. **Parcel:** Shall refer broadly to a lot, tract, or any other piece of land.

C. **Park:** An area open to the general public and reserved for recreational, educational, or scenic purposes.

D. **Parking Area or Lot:** An open, hard-surfaced area, designed, arranged and made available for the storage of private passenger automobiles only of occupants of the building or buildings for which the parking area is developed and is accessory.

E. **Parking Space:** Space within a public or private parking area designed in conformance with Section 10-5-1(E) of this title, exclusive of access drives, or aisles, ramps, columns or office and work areas, for the storage of one (1) passenger automobile or commercial vehicle under one and one-half (1½) tons' capacity.

F. **Parking Structure:** An attached or detached structure that is fully or partially enclosed with one (1) or more levels and is used exclusively for the parking or storage of motor vehicles. This does not include private one-story garages for single-, two-, or multi-unit residential uses. Parking structures may either be above or below grade.

G. **Parkway:** A strip of land situated within the dedicated street right-of-way, either located between the roadway and right-of-way line, or a median located between the roadways.

H. **Pawnbroker/Pawnshop:** Any person who lends money on deposit or pledge of personal property, or deals in the purchase of personal property on condition of selling the same back at a stipulated price, or who publicly displays at his or her place of business the sign generally used by pawnbrokers to denote the pawnbroker's business, or who publicly displays a sign which indicates, in substance, a business on the premises which "loans money for personal property, or deposit or pledge". The business of a pawnbroker shall not include the lending of money on deposit or pledge of title to property.

I. **Place of Worship/Assembly:** A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building and accessory buildings and uses are maintained and controlled by a religious body organized to sustain religious ceremonies and purposes.

J. **Plan Council:** The Plan Council of the City of Yorkville.

K. **Planning and Zoning Commission:** The Planning and Zoning Commission of the City of Yorkville.

L. **Plan, Concept:** A tentative map or drawing which indicates the subdivider's proposed layout of a subdivision, including a site plan indicating existing off-site roadway connections.

M. **Plan, Final:** The final engineering plan, map or drawing, plus all accompanying information required by this title.

N. **Plan, Preliminary:** The preliminary engineering plan, map, or drawing, plus all accompanying information required by this title.

O. **Plat:** A subdivision as it is represented as a formal document by drawing and writing.

P. **Plat, Final:** The final map drawing or chart, on which the subdivider's layout of a subdivision is presented to the City Council for approval, and which, if approved, will be submitted to the County Recorder for recording.

Q. **Plat, Preliminary:** A tentative map or drawing, which indicates the subdivider's proposed layout of a subdivision, including all proposed improvements.

R. **Playground**: An area open to the public for recreational use primarily for children.

S. **Police Station:** Protection centers operated by a governmental agency, including administrative offices, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles, excluding correctional institutions.

T. **Porch:** A roofed over structure, projecting out from the wall or walls of a main structure and commonly open to the weather in part.

U. **Portable Outdoor Storage Device:** Any item designed and used as follows: a container which is delivered to a property, which is filled with household items or other nontrash materials, and which the container and its contents are subsequently transported to another location.

V. **Post Office:** A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

W. **Preexisting Towers or Antennas:** Existing towers and existing antennas which predated this title, shall not be required to meet the requirements of this chapter other than the requirements of Section 10-4-14(A)(2)(f), (A)(2)(h), and (A)(2)(r) of this chapter. All preexisting towers and antennas shall be subject to the tower and antenna administrative fee.

X. **Prepared Food Service Establishment:** An establishment that makes prepared food available for sale to the general public for immediate consumption on or off the premises.

Y. **Preschool:** A school for children primarily between the ages of three (3) and five (5), providing preparation for elementary school.

Z. **Principal Use:** The main use of land or buildings as distinguished from a subordinate or accessory use.

AA. **Professional Care Services:** Establishments which provide individual services on a frequent or recurrent basis to the consumer at the site of the business. The term shall include, but shall not be limited to, beauty salons, hair salons, microblading, nail salons, and similar establishments.

BB. **Professional Services/Offices:** A business which is engaged in the processing, manipulation, or application of business information or professional expertise. The use shall include but not be limited to professional offices for nonprofit organizations, accounting, insurance, investment services, computer services, architecture, engineering, legal services, real estate services.

CC. **Public Open Space:** Any publicly owned open area, including, but not limited to, the following: parks, playgrounds, forest preserves, beaches, waterways, parkways and streets.

DD. **Storage, Indoor Single-Building Climate Controlled:** A facility consisting of a single building where individual self-contained units are leased or rented to the general public for dead storage and where the individual storage units are accessed from the interior of the building.

EE. **Storage, Outdoor Self-Storage:** A facility consisting of a building or group of buildings in which individual self-contained units are leased or rented to the general public for storage and where the individual storage units are accessed from the exterior of the building.

FF. **Public Utility:** Any person, firm, corporation or municipal department duly authorized to furnish, under public regulation, to the public, electricity, gas, steam, telephone, sewers, transportation or water.

GG. **Public Utility Facility (other)**: A public utility as defined in this UDO engaged activities other than electric substations or distribution centers, gas regulation centers, and underground gas holder stations.

10-2-17. "Q" Definitions

RESERVE

10-2-18. "R" Definitions

A. **Railroad Passenger Station:** A facility for the boarding of passengers and related ticketing sales and offices.

B. **Railroad Repair Shop, Maintenance Building, and Switching Yard:** The use of land, buildings and structures for equipment and supplies related to the repair of rail railroad facilities or an area used for the storing and switching of freight and passenger rolling stock.

C. **Railroad Right-of-Way:** A strip of land with tracks and auxiliary facilities for track operation, but not including depot loading platforms, stations, train sheds, warehouses, car shops, car yards, locomotive shops, water towers, etc.

D. **Radio and Television Towers, Commercial:** Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for commercial radio or television purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes the structure and any support thereto.

E. **Recreation Center:** A building or structure used as a place of recreation, generally open to the public and designed to accommodate and serve significant segments of the community.

F. **Recreational Camp, Private:** An establishment consisting of permanent buildings used periodically by an association of persons where seasonal accommodations for recreational purposes are provided only to the members of such association and not to anyone who may apply.

G. **Recreational Vehicle Sales and Service:** An establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or an showroom enclosed in a primary building.

H. **Recreational Vehicle, Trailer, and Boat Parking:** A site intended for the semi-permanent parking of recreational vehicles, trailers, or boats.

I. **Refrigerated Warehouse (Cold Storage):** A facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods.

J. **Refuse:** All waste products resulting from human habitation, except sewage.

K. **Research Laboratory:** A building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

L. **Restaurant:** An establishment whose food is available to the general public typically for consumption on the premises. The term may include fast food restaurants in which food is available through drive-throughs as defined in this UDO, has a limited menu of items consisting of prepackaged or quickly prepared items; where food is ordered and picked up at a counter with no table service provided; where food is served in a limited dine-in area; or which is usually part of a chain or franchise establishment. The term may also include fast casual dining with one or more of the following characteristics; a limited menu items are made to order and are prepared only upon request; food is either ordered and picked up at a counter or served at the patron's table in a limited dine in area; and is usually part of a chain or franchise establishment.

M. **Residence:** The act or condition of residing or dwelling in a place.

N. **Retail Store:** A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished.

O. **Riding Academies With Stables:** An establishment including associated stables where horses are boarded and cared for, and where instruction in riding, jumping, and showing is offered, and where horses may be hired for riding.

P. **Right-of-Way:** A strip of land occupied or intended to be occupied by a road, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for land platting purposes in the United City of Yorkville shall mean that every right-of-way hereafter established and shown on a final recorded plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for roads, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

Q. **Riding Academy:** An establishment where horses are boarded and cared for, and where instruction in riding, jumping, and showing is offered, and where horses may be hired for riding.

R. **Roadside Stand:** A temporary structure which is used solely for the display or sale of farm produce and related materials. No roadside stand shall be more than three hundred (300) square feet in ground area and there shall be no more than one (1) roadside stand on any one (1) premises.

S. **Roadway:** That portion of a street which is used or intended to be used for the travel of motor vehicles.

10-2-19. “S” Definitions

A. **Salvage Yard.** Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including but not limited to materials such as scrap metals, paper, rags, tires, and bottles.

B. **Sanitary Landfill:** A lot or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles, or parts thereof, or nontoxic waste material of any kind.

C. **School, Public or Private:** Elementary, high school or college, public or private, or nonprofit junior college, college or university, other than trade, commercial and business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees. These schools typically contain an auditorium, gymnasium, cafeteria, or other recreational facilities.

C. **Senior Housing, Dependent:** A building or collection of buildings, of any building type, containing dwelling units for senior adults or persons with disabilities. Dependent senior housing includes on-site support services and amenities assisted by staff. The daily amenities and services provided in dependent senior housing include meals, day care, personal care, medical support, nursing or therapy, and any service to the senior adult or disabled population of the community that is an ancillary part of one of these operations. Support services may be located either in the same structure as the dwelling units or in a structure physically separated from the dependent living dwelling units.

D. **Senior Housing, Independent:** A building or collection of buildings, of any building type, containing dwelling units for senior adults or persons with disabilities. Independent senior housing may include on-site support services such as meal preparation and service, day care, nursing or therapy, or any service to the senior adult or disabled population of the community that is an ancillary part of one of these operations. Support services may be located either in the same structure as the dwelling units or in a structure physically separated from the independent living dwelling units.

E. **Semi-Truck:** A tractor unit which is used to tow or move semi- trailers. A semi-truck typically has two (2) or three (3) axles and is built for hauling large amounts of products, goods, and heavy machinery.

F. **Semi-Truck Repair:** Engine rebuilding or major reconditioning of worn or damaged semi-trucks; collision service, including body, frame or fender straightening or repair and painting including incidentals repairs, replacement of parts and motor service to semi-trucks.

G. **Service Drive:** A public street, generally paralleling and contiguous to a main traveled way, primarily designed to promote safety by eliminating promiscuous ingress and egress to the right-of-way, and providing safe and orderly points of access at fairly uniformly spaced intervals.

H. **Setback:** The minimum distance maintained between a street right-of-way and the nearest supporting member of any structure on the lot, except where otherwise regulated in this title.

I. **Setback, Established:** When forty (40) percent or more of the lots fronting on one (1) side of a street within a block are improved, the average of all the existing front setbacks of such improved lots shall be the "established setback" for determining the depth of the minimum required front setbacks for the remainder of the lots along such street frontage, as regulated in this title.

J. **Setback Line, Building:** See definition of building setback line.

K. **Sewage Disposal System, Central:** A system of sanitary sewers, serving ten (10) or more lots that discharge either into an interceptor sewer or an approved sewage treatment plant.

L. **Sewage Disposal System, Individual:** A sewage disposal system, or any other sewage treatment device approved by the Kendall County Department of Public Health, and servicing only one (1) lot.

M. **Sewage Treatment Plant:** A facility which operates a sewerage system and sewage treatment facilities that collect, treat, and disposal of human waste.

N. **Shooting Gallery/Gun Range, Indoor:** An enclosed facility, public or private, specifically for the purpose of providing a place in which to discharge various types of firearms, shoot air guns and/or archery equipment at designated targets and designed to contain all projectiles fired within the confines of the building. Auxiliary training and instructional classroom facilities may also be provided, as well as ancillary retail sales of firearms, ammunition, and associated products upon proof of applicable local, state, and federal licensure.

O. **Short-Term Rental:** A home occupation of a single-unit dwelling that is used as a primary residence by owners or renters, or a portion of such a dwelling unit that is rented for less than thirty (30) days at a time to transients and temporary guests.

P. **Sidewalk:** That portion of street or crosswalk way, paved or otherwise surfaced, intended for pedestrian use only.

Q. **Sign:** Any identification, illustration, means of communication, or device, illuminated or non-illuminated, that is visible from any public place or is located on private property and exposed to the public and that is intended to direct attention, advertise, announce, communicate, declare, demonstrate, or display a particular use, product, service, idea, interest, or message.

R. **Sign Area**. Sign area shall apply to single-tenant monument signs, multi-tenant monument signs, on-site traffic directional signs, a-frame/sandwich board signs, and/or yard signs only. 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 sign copy area and the sign base area. Sign area shall not include any supporting framework, bracing, decorative fence, or wall when such fence or wall otherwise meets UDO regulations and is clearly incidental to the display itself. A double faced sign shall count as a single sign. Sign area for wall signs on buildings with multiple exterior walls shall be calculated as provided in Section 10-6-3(B).

S. **Sign, Awning/Canopy:** A sign wholly supported by a canopy projecting from a building or an extended roof or pitched roof and which does not extend above the mean height level of the roof of the building.

T. **Sign, A-Frame/Sandwich Board:** An advertising or business ground sign constructed in such a manner as to form an “A” or a tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member.

U. **Sign, Cold Air Inflatable:** A sign designed to be airborne and tethered to the ground, a vehicle or any other structure and shall include balloons and any other inflatable advertising device.

V. **Sign, Feather:** A flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached, and which upon which temporary sign copy is displayed. Such banners are also known and sold under names which include, but are not limited to, "quill sign," "banana banner," "blade banner," "flutter banner," "flutter flag," "bowflag," "teardrop banners," and others. The definition includes functionally similar display devices.

W. **Sign, Banner:** A temporary advertising sign which is not attached to a permanently mounted backing. Banner signs may be ground-mounted or wall-mounted.

X. **Sign, Billboard:** Any sign advertising a land use, business, product or service, not located or available upon the premises whereon the sign is located.

Y. **Sign, Feather:** A flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached, and which upon which temporary sign copy is displayed. Such banners are also known and sold under names which include, but are not limited to, "quill sign," "banana banner," "blade banner," "flutter banner," "flutter flag," "bowflag," "teardrop banners," and others. The definition includes functionally similar display devices.

Z. **Sign, Monument:** A freestanding sign in which the entire bottom is in contact with or close to the ground.

AA. **Sign, On-Site Traffic Directional:** A sign on a lot that directs the movement or placement of pedestrian or vehicular traffic with or without reference to, or inclusion of, the name of a product sold or service performed on the lot or in a building, structure or business enterprise occupying the same.

BB. **Sign, Post:** A temporary sign, the face of which is affixed to a post installed on the ground.

CC. **Sign, Projecting:** A sign that projects perpendicular from a building more than twelve (12) inches from the building's supporting wall.

DD. **Sign, Roof:** A sign which is affixed to a roof, extended roof, pitched roof or canopy and which extends above the mean height of the roof.

EE. **Sign, Wall:** A sign affixed to a building wall which does not project horizontally more than twelve (12) inches from the wall nor extend above the height of the wall. The term shall include painted wall signs, which are painted on the wall, as well as primary and secondary wall signs that are an component separate from but mounted on or fastened to the wall.

FF. **Sign, Window:** A sign which is applied or attached to the exterior of a window, or applied to, attached to, or located within one (1) foot of the interior of a window, which can be seen through the window from the exterior of the structure.

GG. **Sign, Yard:** A temporary portable sign constructed of paper, vinyl, plastic, wood, metal or other comparable material, and designed or intended to be displayed for a short period of time.

HH. **Skating Rink:** An establishment that provides facilities for participant skating.

II. **Small Wireless Facility:** A wireless facility that meets both of the following qualifications: a) each antenna is located inside an enclosure of no more than six (6) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six (6) cubic feet; and b) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than twenty-five (25) cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services. Small wireless facilities are permitted uses if they are collocated in right-of-way in any zoning district or outside rights-of-way in property zoned exclusively for commercial or industrial use.

JJ. **Smoke:** Small gas borne particles other than water that form a visible plume in the air.

KK. **Solar Farm:** An installation that includes a large number of solar panels arranged contiguously on a parcel for the collection of solar energy and intended for the sale and distribution of electricity to customers located off-site.

LL. **Solid Waste Disposal Site:** A facility for the purpose of treating, compacting, composting, storing, or disposing of solid waste.

MM. **Stable/Paddocks:** A building and grounds which are designed, arranged, used or intended to be used for the storage, boarding or breeding of horses, including accessory uses which may include riding and horsemanship instructions and the hire of riding horses.

NN. **Stacking Requirements:** The specified number of cars that must be accommodated in a reservoir space while awaiting ingress or egress to specified business or service establishments.

OO. **Stadium:** Any facility, building, corral, arena, or structure of any kind designed for use as either a sports facility (including animal sports, i.e., rodeos, horseraces, etc.), entertainment facility, whether for profit or not, where activities are to be undertaken generally for the entertainment of others. Said description includes ball fields, when any type of structure is involved, skating rinks, racetracks, football or soccer fields, softball fields, gymnasiums, swimming facilities, music halls, theaters, stages or any other type of field or facility.

PP. **Storage of Roadway Construction Materials and Equipment:** A facility that stores any equipment which is used in connection with the construction, alteration, excavation or repair of a building or of real property, including, but not limited to front loaders, trailers, cranes, plows, bulldozers and other similar equipment.

QQ. **Story:** That portion of a building included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof.

RR. **Story, Half:** That portion of a building under a gable, hip or mansard roof, the wall plates of which on at least two (2) opposite exterior walls are not more than four and one-half (4½) feet above the finished floor of each story. In the case of single-unit dwellings, duplex dwellings and multi-unit dwellings less than three (3) stories in height, a half story in a sloping roof shall not be counted as a story for the purpose of this title. In the case of multi-unit dwellings three (3) or more stories in height, a half story shall be counted as a story.

SS. **Street:** A public or private right-of-way which affords a primary means of access to abutting properties, whether designated as a street, avenue, highway, road, boulevard, lane, throughway, or however otherwise designated, but excepting driveways to buildings.

TT. **Street, Collector:** A street that collects and distributes traffic, primarily within residential areas. This street carries between two thousand five hundred (2,500) and twelve thousand (12,000) ADT.

UU. **Street, Estate Residential:** A street of limited continuity, used for access to abutting rural residential properties and local needs of a neighborhood. This street carries less than one thousand (1,000) ADT.

VV. **Street or Alley Line:** A line separating an abutting lot, piece or parcel from a street. The street line shall be the back of the curb where curbing exists or the edge of the street pavement if no curb is present.

WW. **Street, Local Residential:** A street of limited continuity, used primarily for access to abutting rural residential properties and local needs of a neighborhood. This street carries less than one thousand (1,000) ADT.

XX. **Street, Major Collector:** A street that serves as a main traffic thoroughfare, both within and outside of the City, carrying heavy volumes of traffic. This street carries more than two thousand five hundred (2,500) ADT.

YY. **Street, Minor Collector:** A street that collects and distributes traffic within intensively developed areas, and is used primarily for internal trips within the planning area. This street carries between one thousand (1,000) and two thousand five hundred (2,500) ADT.

ZZ. **Street Width:** The shortest distance between the backs of the curb or edge of pavement of a roadway.

AAA. **Structural Alterations:** Any change other than incidental repairs which would prolong the life of the supporting members of a building or structure such as bearing walls, columns, beams and girders.

BBB. **Structure:** Anything constructed or erected which requires at least semi-permanent location on the ground or is attached to something having location on the ground.

CCC. **Subdivider:** Any person or corporation or duly authorized agent who undertakes the "subdivision" or "development" of land as defined herein. Also referred to as developer.

DDD. **Subdivision:** A described tract of land which is to be or has been divided into two (2) or more lots or parcels. The term subdivision includes resubdivision and, where it is appropriate to the context, relates to the process of subdividing or to the land subdivided.

EEE. **Swimming Pool, Indoor:** A structure, whether designed to hold water more than thirty (30) inches deep to be used for recreational purposes and entirely enclosed within a building.

10-2-20. "T" Definitions

A. **Tattoo and Body Piercing Establishments:** Any establishment which performs or provides services for tattooing and/or body piercing as defined in title 3, Chapter 10 of this Code.

B. **Tavern – Nightclub or Lounge:** A building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.

C. **Tent:** A structure, enclosure, or shelter constructed of fabric or other pliable material supported by any manner except by air or the contents protected by the material. The horizontal area covered by the fabric or other pliable material shall be considered building floor area. Tents shall be considered detached accessory structures.

D. **Temporary and Seasonal Uses.** A use intended for a limited duration on a site as allowed through the temporary use permit process in Section 10-8-3 (F)or a use which is associated with a holiday or special event, or which is accessory to a permitted use and transitory in nature

E. **Temporary Use Permit.** A permit for a Temporary Use designated in this UDO which is to be established for a fixed period of time, with the intent to discontinue such use upon the expiration of that timeframe.

F. **Terrace, Open:** A level and rather narrow plane or platform which, for the purpose of this title, is located adjacent to one (1) or more faces of the principal structure and which is constructed not more than four feet (4') in height above the average level of the adjoining ground.

G. **Theater, Live Performance:** A building used for dramatic, operatic, music, or other live performance purposes for which attendees are charged admission an admission fee to view.

H. **Theater, Motion Picture:** A building used for the display of motion pictures for which attendees are charged an admission fee to view.

I. **Title:** Reference to "title" herein shall be construed to be the Yorkville Unified Development Ordinance.

J. **Tower:** Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for telephone, radio and similar communications purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.

K. **Trailer:** A vehicle without motive power, designed to be towed by another vehicle but not designed for human occupancy and which may include a utility trailer, boat trailer, camping trailer, travel trailer, horse trailer or cargo trailer.

L. **Treatment Center:** One (1) or more buildings designed and used for the medical and surgical diagnosis and treatment. This definition excludes hospitals and nursing homes.

M. **Tree Root Zone:** Area of the ground around the base of the tree measured from the trunk to five (5) feet beyond the outer base of the branching system.

N. **Truck and Trailer Sales/Rental:** Leasing or renting of trucks and trailers, including incidental parking and servicing of vehicles for rent or lease.

O. **Truck, Truck-Tractor, Truck Trailer, Car Trailer or Bus Storage Yard:** A site intended for the semi-permanent storage of trucks, truck-tractors, truck trailers, car trailers, buses, and other similar vehicles. motor freight terminals shall not be included.

P. **Turnaround:** An area at the closed end of a street or parking lot, within which vehicles may reverse their direction.

10-2-21. "U" Definitions

A. **Underground Dog Fences:** A fence constructed beneath the site's natural grade constructed solely to prevent household pets from leaving the property.

B. **Unified Development Ordinance, City of Yorkville:** The Unified Development Ordinance of the City of Yorkville as established in this title including the Zoning District Map as amended.

C. **Use:** The purpose for which land or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

D. **Use, Lawful:** The use of any building, structure or land that conforms with all of the regulations of this title and which conforms with all of the codes, ordinances and other legal requirements as existing when the structure or land is being examined.

E. **Use, Nonconforming:** See definition of *Nonconforming use.*

F. **Use, Permitted:** Any use which is or may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations, and when applicable, performance standards of this title for the district in which such use is located.

G. **Use, Principal:** The dominant use of land or buildings as distinguished from a subordinate or accessory use.

H. **Use, Special:** A use that has unusual operational, physical or other characteristics that may be different from those of the predominant permitted uses in a district, but which is a use that complements and is otherwise, or can be made, compatible with the intended overall development within a district. Compliance with special standards not necessarily applicable to other permitted or conditional uses in the district shall be required as regulated in this title.

10-2-22. "V" Definitions

A. **Vacant Land:** A lot or parcel of land on which no improvements or structures have been constructed or actively used for any land use purpose.

B. **Variation:** A limited relief from the requirements of this title granted to a particular property in an instance in which the strict application of the requirements would create a practical difficulty or particular hardship prohibiting the use of the property in a manner otherwise allowed under this title. Such limited relief shall not change the underlying zoning of the subject property.

C. **Vehicle Charging Station:** A permitted accessory use serving another principal use that is located in a parking structure or parking lot and used for the charging of electric motor vehicles. The vehicle charging station shall not result in the reduction of parking spaces to less than what is required to serve the principal use.

D. **Veterinary Clinic:** An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded only during their convalescence.

10-2-23. “W” Definitions

A. **Wholesaling and Warehousing:** A structure, part thereof, or an area used principally for the storage of goods and merchandise for wholesale or distribution, excluding bulk storage of materials that are inflammable or explosive or that present hazards.

B. **Wetlands:** As defined by the Illinois Department of Natural Resources.

C. **Wind Farm:** An installation including a cluster of wind turbines on one parcel for the collection of wind energy and sale of electricity to customers located off-site.

10-2-24. "X” Definitions

RESERVE

10-2-25. “Y” Definitions

A. **Yard:** An open area on a lot which is unobstructed from its lowest level to the sky, except as otherwise provided in this title.

B. **Yard, Corner Side:** A yard adjoining a street line which is bounded by the front lot line and rear lot line, and is opposite the interior side yard.

C. **Yard, Front:** A yard extending along the full width of a front lot line between the side lot lines and has a depth between the front lot line and the front yard line.

D. **Yard, Interior Side:** A side yard which adjoins another lot or an alley separating such side yard from another lot.

E. **Yard Line:** A line in a lot that is parallel to the lot line along which the applicable yard extends and which is not nearer to such lot line at any point than the required depth or width of the applicable yard. A building, structure or other obstruction shall not encroach into the area between the "yard line" and such adjacent lot line, except for such permitted obstructions in yards as are set forth in Section 10-3-11 of this chapter.

F. **Yard, Rear:** A yard extending along the width of the rear lot line between the side lot lines, and from the rear lot line to the rear yard line in depth.

G. **Yard, Side:** A yard extending along the length of a side lot line between the rear yard line and front yard line, from the side yard line to the side lot line in width.

10-2-26. “Z” Definitions

A. **Zone:** A "district", as defined in this section.

B. **Zoning Administrator:** The designated City of Yorkville staff person(s) in the Community Development Department designated to undertake the administration and interpretation of this UDO, including but not limited to the Community Development Director.

C. **Zoning Officer:** The Building Code Official shall be the Zoning Officer and be responsible for enforcing this Title, including the responsibilities defined in Section 10-8-1(B).

Chapter 3. District Standards

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10-3-1. Establishment of District

A. For the purpose and provisions of this title, Yorkville is organized into thirteen (13) base districts and one (1) overlay district.

B. **Residential Districts**.

1. R-1 Single-Unit Suburban Residence District
2. R-2 Single-Unit Traditional Residence District
3. R-2D Duplex, Two-Unit Attached Residence District
4. R-3 Multi-Unit Attached Residence District
5. R-4 General Multi-Unit Residence District

C. **Business and Manufacturing Districts**.

1. B-1 Local Business District
2. B-2 Mixed Use District
3. B-3 General Business District
4. M-1 Limited Manufacturing District
5. M-2 General Manufacturing District

D. **Institutional and Open Space Districts**.

1. PI Public Institutional District
2. A-1 Agricultural District
3. OS Open Space District

E. **Overlay Districts**.

1. D-O Downtown Overlay District
2. PUD Planned Unit Development

10-3-2. District Map and Boundaries

A. **Zoning Map**. The boundaries of the zoning districts designated in Section 10-3-1 of this chapter are hereby established as shown on the latest edition of the map entitled "Zoning Map: The United City Of Yorkville", which said map shall have the same force and effect as if the zoning map, together with all notations, references and other information shown on the zoning map, were fully set forth and described in this title.

B. **District Boundaries**. When uncertainty exists with respect to the boundaries of the various districts shown on the zoning map, the following rules shall apply:

1. District boundary lines are either the centerlines of railroads, highways, streets, alleys or easements or the boundary lines of sections, quarter sections, divisions of sections, tracts or lots, or such lines extended or otherwise indicated.
2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with the dimensions shown on the map measured at right angles from the centerline of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter sections or division lines, or centerlines of streets, highways or railroad rights of way unless otherwise indicated.
3. Where a lot held under single ownership and of record on the effective date hereof is divided by a district boundary line, the entire lot shall be construed to be within the less restricted district; provided, that this construction shall not apply if it increases the lot width of the lot by more than twenty-five (25) feet.

10-3-3. Zoning of Streets, Alleys, Public Ways, Waterways, and Railroad Rights-of-Way

All streets, alleys, public ways, waterways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, public ways, or waterways and railroad rights-of-way. Where the centerline of a street, alley, public way, waterway, or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

10-3-4. Zoning of Annexed Land

Any territory or land annexed to the city after the adoption of this title shall automatically, upon such annexation, be classified within the R-1 Single-Unit Suburban Residential District and be subject to all conditions and regulations applicable to land in such district until such land is subsequently rezoned.

10-3-5. Purpose of Residential Districts

A. **General Purpose of Residential Districts**. Residential zoning districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and shall:

1. Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan, as amended; and

2. Ensure adequate light, air, privacy, and open space for residents; and

3. Provide for a variety of neighborhoods with a range of housing types with varying characters and patterns of development; and

4. Protect neighborhoods from the harmful effects of excessive noise, traffic congestion, and other potential adverse impacts; and

5. Provide amenities while protecting residents from incompatible uses and activities.

B. **R-1 Single-Unit Suburban Residence District**. The R-1, single-unit suburban residence zoning designation is intended to create a spacious suburban residential neighborhood. To protect the character of the district, permitted uses are limited to single-unit detached housing yet accommodate other compatible and complementary cultural, religious, educational, and public uses.

C. **R-2 Single-Unit Traditional Residence District**. The R-2, single-unit traditional residence zoning designation is intended to accommodate smaller, more conventional suburban residential neighborhoods. The primary permitted uses are single-unit detached housing in addition to compatible and complementary cultural, religious, educational, and public uses.

D. **R-2D Duplex, Two-Unit Attached Residence District**. The R-2D, duplex, two-unit attached residence zoning designation is intended for moderate density duplex dwelling structures. This district is primarily located off of a major thoroughfare or as a transitional land use adjacent to single-unit residences. Therefore, the R-2D, duplex district is intended to accommodate single-unit attached dwelling structures of a size and character that are compatible with the surrounding single-unit detached residential districts and adjacent to commercial, office and retail space.

E. **R-3 Multi-Unit Attached Residence District**. The R-3, multi-unit attached residence zoning designation is intended for moderate density residential developments near commercial areas and transportation corridors, and to promote economically mixed housing developments and the provision of a range housing types including multi-unit buildings such as duplexes or townhomes.

F. **R-4 General Multi-Unit Residence District**. The R-4, general multi-unit residence zoning designation is intended for moderate to high density multi-unit buildings and complexes. This district may accommodate other compatible and complementary cultural, religious, educational, and public uses.

10-3-6. Purpose of Business and Manufacturing Districts

A. **General Purpose of Business and Manufacturing Districts**. Business and Manufacturing Districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to work, shop, dine, recreate, and shall:

1. Accommodate retail, commercial, service, and mixed uses needed by Yorkville residents, businesses, visitors, and workers; and

2. Maintain and enhance the City's economic base and provide employment opportunities, shopping, entertainment, restaurant, service and other nonresidential uses close to where people live and work; and

3. Create suitable environments for various types of business and manufacturing uses and protect them from the adverse effects of incompatible uses; and

4. Allow flexibility to encourage redevelopment and positive improvements to existing uses; and

5. Help ensure that the appearance and operational impacts of business and manufacturing developments do not adversely affect the character of the areas in which they are located.

B. **B-1 Local Business District**. The B-1, local business district zoning designation is intended for the location of commercial and professional facilities that are especially useful in proximity to residential areas. The district is designed to provide convenient shopping and services that meet the needs and enhance the quality of life for surrounding residential neighborhoods. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.

C. **B-2 Mixed-Use Business District**. The B-2, mixed-use business zoning designation is intended to accommodate pedestrian oriented mixed-use corridors and districts with a range of business, service, office, and residential uses including the Downtown.

D. **B-3 General Business District.** The B-3, general business district zoning designation is intended for the location of a broad range of commercial uses, including small-scale and large-scale businesses. These uses are usually oriented toward automobile access and visibility; therefore, they are typically set along major arterial roads. The businesses in this district are meant to serve regional as well as local customers. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.

E. **M-1 Limited Manufacturing District**. The M-1 limited manufacturing district zoning designation is intended to provide for the location of a broad range of warehousing, manufacturing, and industrial uses of minimal environmental impact. The intensity and impact of uses shall be controlled through the special use permitting process to ensure compatibility with adjacent land uses through the minimization of off-site impacts. Related uses such as indoor event or recreation conversions or employee supporting educational, service or limited commercial uses may also be appropriate.

F. **M-2 General Manufacturing District.** The M-2 general manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial, and related uses that have greater off-site impacts than those in the M-1 limited manufacturing district. The district is intended to ensure the compatibility of the manufacturing and industrial uses with surrounding residential and commercial uses and to minimize off-site impacts such as noise, traffic, and visual qualities.

10-3-7. Purpose of Open Space and Institutional Districts

A. **A-1 Agricultural District**. The A-1, Agricultural district zoning designation is intended to accommodate areas where the conditions are best suited for agricultural pursuits or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property.

B. **OS Open Space District**. The OS, open space district designation is intended to govern the use of city owned green space and park land in the city of Yorkville. This zoning district shall apply to all existing and newly annexed land currently used or intended for use as open space, recreational areas, and parks identified in Yorkville's park and recreation master plan. These regulations are also intended to provide for the protection, conservation and utilization of high quality natural resources; preservation of wildlife habitats; creation of scenic vistas; provision of public gathering areas or facilities for safe and accessible outdoor space; connectivity between other green infrastructure via bike and hiking trails and paths; and to maintain or establish appropriate buffers between differing land use types or intensities.

C. **PI Public Institutional District**. The PI, Public Institutional district zoning designation is intended to provide for the location of properties used or operated by a public entity or private institution. The purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

10-3-8. Overlay Districts

A. All provisions of this title, to the extent that they do not conflict with the standards delineated in this section, shall remain in full force and effect for all properties subject to the provisions of this section.

B. The standards found in this section shall be used by property owners, developers, City staff members, the Planning and Zoning Commission and the City Council during the design and review of development and redevelopment proposals within the overlay districts. These standards and criteria complement and add to those contained within the City's Comprehensive Plan, as amended, Yorkville Downtown Overlay District Form-Based Code, this title and other land use regulations.

C. **D-O Downtown Overlay District**. The D-O, Downtown Overlay district designation is intended to guide the development of a mix of uses and a pedestrian oriented environment, to provide for a mix of housing types for people of all ages and lifestyles, and to achieve development that is appropriate in scale and intensity for the overlay district and adjacent neighborhoods.

D. **Planned Unit Development**. The Planned Unit Development designation signifies that a Planned Unit Development has been approved as provided in Section 10-8-8.

10-3-9. Bulk and Dimensional Standards

A. Table 10-3-9(A) Bulk and Dimensional Standards establishes the requirements applicable to the development or use of a lot in a given district.

Table 10-3-9(A) Bulk and Dimensional Standards

Zone	Min. Lot Size	Min. Lot Size per DU (For Single-Unit Attached Uses)	Maximum Density (For Multi-Unit Uses)	Min. Lot Width	Max. Lot Coverage	Setbacks			Max. Building Height	Dwelling Unit Max. Height
						Min. Front	Min. Side* [5]	Min. Rear [5]		
A-1	-	-	-	-	-	100' [1]	50'	-	80' [3]	30'
R-1	18,000 sq. ft.	-	-	100'	50%	40'	15' (40')	50'	30'	30'
R-2	12,000 sq. ft.	-	-	80'	45%	30'	10' (30')	40'	30'	30'
R-2D	15,000 sq. ft.	9,000 sq.ft.	-	100'	50%	30'	10' (30')	30'	30'	30'
R-3	9,000 sq. ft. [2]	7,000 sq.ft.	5 dwelling units/acre [2]	70' (90' for attached units)	70%	30'	10' (20')	30'	80'	30'
R-4	15,000 sq. ft. [2]	5,000 sq.ft.	8 dwelling units/acre	70' (90' for attached units)	70%	30'	12' or 60% of building height (20')	40'	80'	40'
B-1	8,000 sq. ft.	-	-	-	80%	30'	20'	20'	80'	-
B-2	-	-	-	-	85%	0'	-	20'	80'	-
B-3	10,000 sq. ft.	-	-	-	80%	50'	20' (30')[4]	20'	80'	-
M-1	-	-	-	-	85%	25'	Min. 10% of lot and max. 20'	-	-	-
M-2	-	-	-	-	85%	25'	Min. 10% of lot and max. 20'	-	-	-
PI	-	-	-	-	85%	25'	20' (25')	20'	80'	-
OS	-	-	-	-	-	30'	10'	20'	80'	-

Notes:

* Dimensions within ( ) = requirement for side yards adjoining a street.

1. 200 feet along Illinois Routes 34, 47, 71 and 126.

2. Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100 foot width. A one-story structure shall have a minimum of 1,200 square feet and a two-story structure shall have a minimum of 1,400 square feet of livable space.

3. 100 foot structure height shall be allowed for silos on sites with agricultural uses.

4. Parking lots in the B-3 district located adjacent to an arterial roadway, as defined in the city's comprehensive plan, must maintain a minimum setback of 20 feet from the property line and 10 feet from nonarterial roadways.

5. The minimum setback required may be less than the width of the transition yard required by use as specified in Section 10-5-3(F)(3), in which instance, the more stringent width required by the transition yard shall apply.

B. Minimum building separations in the R-3 District shall be as detailed in Table 10-3-9(B) below.

Table 10-3-9(B) Building Separation Requirements in R-3	
Separation Type	*Requirement*
Side to side	20 feet
Side to rear	40 feet
Rear to rear	60 feet
Front to side	50 feet
Front to front	50 feet
Rear to front	100 feet

10-3-10. Calculating Bulk and Dimensional Standards

A. **Lot Width**. Minimum lot width shall be measured at the required front yard setback line.

Figure 3.1. Lot Width

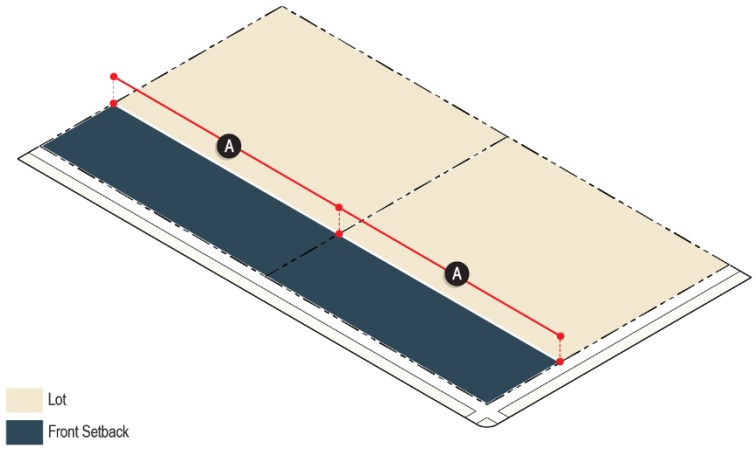
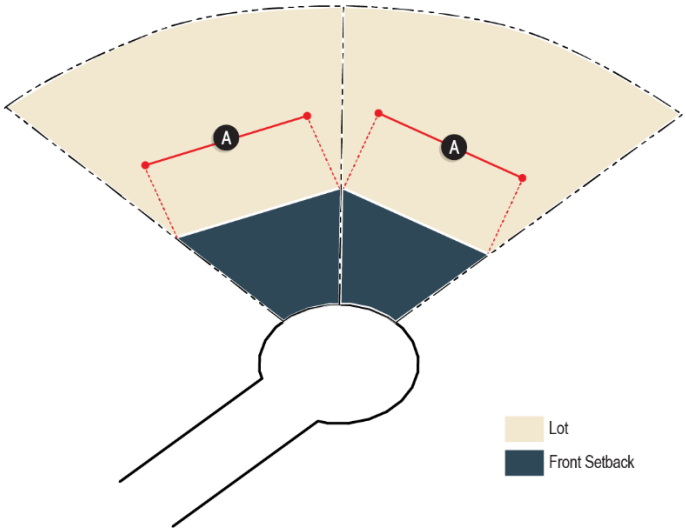
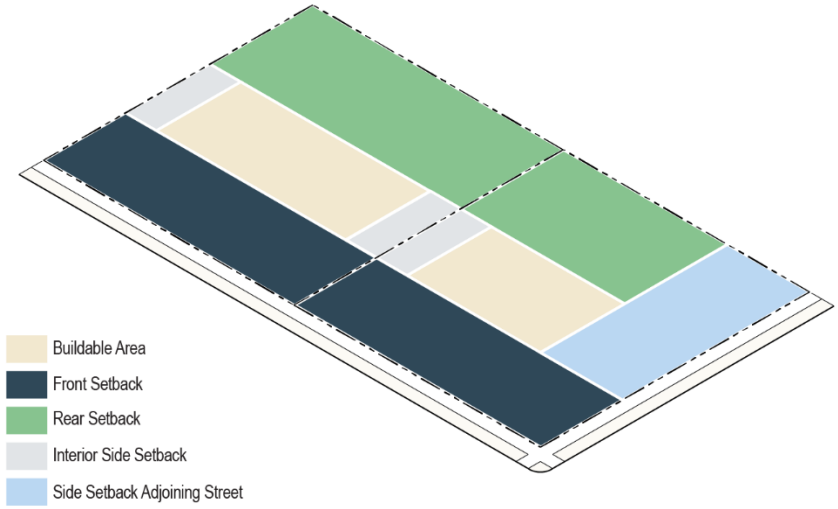


Figure 3.2. Lot Width For Lots Abutting a Cul-De-Sac



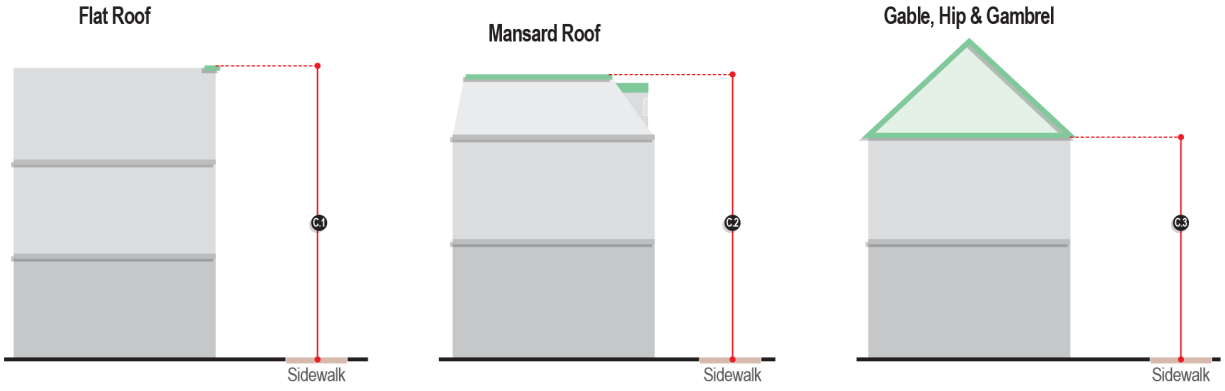
B. **Setbacks**. A required setback shall be measured by the shortest distance between the applicable lot line and nearest point of the principal use or building or any required yards or fences, except any building features specified in section 10-3-11, which shall not be subject to required setbacks.

Figure 3.3. Setbacks



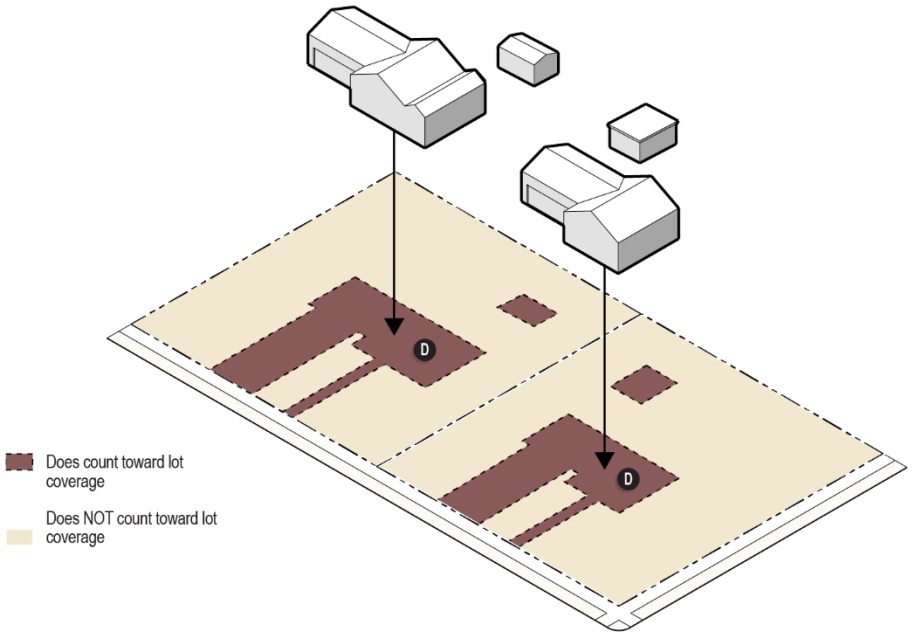
C. **Height**. Building and dwelling unit height shall be the vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the:
1. *Flat Roof*: highest point of the roof,
2. *Mansard Roof*: deck line of roof, or
3. *Gable, Hip, or Gambrel Roof*: lowest point at which the rafters meet the top of the exterior wall.

Figure 3.4. Height



D. **Lot Coverage**. Lot coverage shall be that portion of the lot occupied by the principal building or buildings, accessory buildings, and all other impervious areas such as driveways, roads, sidewalks, parking lots and structures, and any area of concrete asphalt.

Figure 3.5. Lot Coverage



10-3-11. Permitted Yard Setback Obstructions

Every part of a required yard setback shall be open and unobstructed from finished grade upward, except as specified in Table 10-3-11 below or as allowed for accessory buildings and structures as detailed in Section 10-4-15(A).

Table 10-3-11 Permitted Yard Setback Obstructions					
Permitted Obstruction	**Required Yards**				
	All	*Front*	*Side*	*Rear*	*Regulation*
Permanent Structures					
Accessory Structures	P	P	P	P	*Shall maintain a minimum distance of 5 feet from*
Arbors and trellises	P	P	P	P	-
Awnings and canopies	P	P	P	P	*Must adjoin a principal structure and may project 3 feet into required yard.*
Balconies and breezeways	-	-	-	P	*May proejct 3 feet into the required yard.*
Chimneys	P	P	P	P	*May project 18 inches into the required yard.*
Enclosed, attached or detached off-street parking	-	-	-	P	-
Flagpoles	P	P	P	P	-
Landscaping	P	P	P	P	Landscaping obstructions within dedicated stormwater overflow routes may be limited or restricted, per the approval of the City Engineer.
One-story bay windows	P	P	P	P	*May project 3 feet or less into the required yard.*
Open porches	P	-	-	-	*May project 5 feet into the yard.*
Open terraces and decks	P	P	P	P	*Shall not project over 4 feet above the average level of the adjoining ground but not including a permanently roofed over terrace or porch.*
Ornamental light standards	-	P	P	-	-
Overhanging eaves and gutters	-	P	P	P	*May project 3 feet or less into the yard. May project into a required side yard for a distance not exceeding 40 percent of the required yard width.*
Steps	P	P	P	P	*Steps 4 feet or less above grade which are necessary for access to zoning lot from a street or alley.*
Temporary Structures					
Air conditioning units	-	-	P	P	*May project for a distance not exceeding 10 percent of the required yard width, but in no case exceeding 12 inches.*
Recreational equipment	-	-	-	P	-
Temporary accessory structures	P	P	P	P	-

10-3-12. Permitted and Special Uses

A. The following key shall be used in the interpretation of Table 10-3-12(B) Permitted and Special Uses below.

1. **Permitted Uses**. Uses which are marked as "P" in the tables shall be allowed subject to all applicable regulations of this title.

2. **Special Uses**. Uses which are marked as "S" in the tables shall be allowed upon the approval of a special use permit, as detailed in Section 10-8-5 of this title.

3. **Temporary Uses**. Uses which are marked as "T" in the tables shall be allowed upon the approval of a temporary use permit, as detailed in Section 10-8-3(F) of this title.

4. **Prohibited Uses**. Uses which are marked as "-" shall be prohibited in the respective district unless it is otherwise expressly allowed by other regulations of this title.

5. **Uses Not Listed**. If a proposed use is not listed in the tables, the Zoning Administrator shall determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.

6. **Additional Regulation**. If a use has use specific standards, they are referenced in this column. Use specific standards shall apply to permitted and special uses.

B. Table 10-3-12(B) Permitted and Special Uses establishes the allowed uses in the City's zoning districts.

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Agricultural Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Agricultural uses		P	S	-	-	-	-	-	-	-	-	-	-	P
Apiaries	10-4-1(A)	P	P	-	-	-	-	-	-	-	-	-	-	P
Commercial feeding of fish, poultry, livestock		S	-	-	-	-	-	-	-	-	-	-	-	-
Cultivation of nonfood crops and seeds used of cellulosic biofuels production		P	-	-	-	-	-	-	-	-	-	-	-	-
Farming /Cultivation		P	T	-	-	-	-	-	-	-	-	-	-	-
Forestation		P	-	-	-	-	-	-	-	-	-	-	-	-
Grain elevators and storage		P	-	-	-	-	-	-	-	-	-	-	-	-
Nursery/greenhouses		S	-	-	-	-	-	-	-	-	P	P	P	P
Recreational camp - private		S	S	-	-	-	-	-	-	-	-	-	-	-
Riding academies with stables		S	-	-	-	-	-	-	-	-	-	-	-	-
Roadside stand		P	-	-	-	-	-	-	-	-	-	-	-	-
Stables or paddocks		P	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Dwelling, duplex	10-4-2(A)	-	-	-	-	P	P	P	-	-	-	-	-	-
Dwelling, multi-unit	10-4-2(B)	-	-	-	-	-	P	P	P	S	S	-	-	-
Dwelling, single-unit		P	-	P	P	P	P	P	-	-	-	-	-	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Dwelling, townhouse	10-4-2(C)	-	-	-	-	-	P	P	-	-	-	-	-	-
Mobile home park	10-4-2(D)	-	-	-	-	-	S	S	-	-	-	-	-	-
Senior housing, dependent		S	-	S	S	S	S	S	P	P	-	-	-	P
Senior housing, independent		S	-	P	P	P	P	P	P	P	-	-	-	P
Lodging Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Bed and breakfast inn		S	-	S	-	-	-	-	S	P	P	-	-	-
Hotel/Motel		-	-	-	-	-	-	-	-	P	P	-	-	-
Short-term rental	10-4-3(A)	-	-	P	P	P	P	P	-	-	-	-	-	-
Commercial Retail Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Adult uses	10-4-4(A)	-	-	-	-	-	-	-	-	-	-	S	S	S
Building material sales		-	-	-	-	-	-	-	-	P	P	P	P	-
Liquor store		-	-	-	-	-	-	-	P	P	P	-	-	-
Pawnbrokers/pawnshops		-	-	-	-	-	-	-	P	P	P	S	-	-
Retail store, general - less than one (1) acre		-	-	-	-	-	-	-	P	P	P	S	-	-
Retail store, general greater than one (1) acre		-	-	-	-	-	-	-	-	-	P	-	-	-
Commercial Service Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Adult daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Animal hospital		S	-	-	-	-	-	-	-	-	P	S	-	-
Art galleries/art studio		-	-	-	-	-	-	-	-	P	P	P	-	P
Auction house		P	-	-	-	-	-	-	-	-	-	-	-	-
Bank		-	-	-	-	-	-	-	P	P	P	-	-	S
Campground		S	S	-	-	-	-	-	-	S	S	-	-	-
Commercial laboratory		-	-	-	-	-	-	-	P	P	P	P	-	-
Commercial/trade school		-	-	-	-	-	-	-	P	P	P	S	-	-
Daycare facility		-	-	S	S	S	S	-	P	P	P	S	S	S
Dry Cleaning Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Entertainment production studios		-	-	-	-	-	-	-	P	P	P	P	-	-
Financial institutions and services		-	-	-	-	-	-	-	P	P	P	-	-	-
Funeral home/mortuary/crematorium		-	-	-	-	-	-	-	P	P	P	-	-	-
Health and fitness club/center		-	-	-	-	-	-	-	-	P	P	P	-	-
Indoor shooting gallery/range	10-4-5(A)	-	-	-	-	-	-	-	S	S	S	S	S	-
Kennel, commercial or private dog kennels		S	-	-	-	-	-	-	-	-	P	S	-	-
Massage establishment	3-9	-	-	-	-	-	-	-	S	S	S	-	-	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Casino and Off track betting (OTB) establishments		-	-	-	-	-	-	-	-	S	S	-	-	-
Professional care services		-	-	-	-	-	-	-	P	P	P	-	-	-
Professional services/offices		-	-	-	-	-	-	-	P	P	P	-	-	P
Storage, single-building climate controlled		-	-	-	-	-	-	-	-	-	P	P	P	-
Storage, outdoor self-storage	10-4-5(B)	-	-	-	-	-	-	-	-	-	-	S	S	-
Tattoo and body piercing establishment	3-10	-	-	-	-	-	-	-	P	P	P	P	P	-
Veterinary clinic		-	-	-	-	-	-	-	-	P	P	S	S	-
Commercial Entertainment Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Amusement park		S	S	-	-	-	-	-	-	-	S	S	S	S
Commercial entertainment, indoor		-	-	-	-	-	-	-	T	P	P	S	S	P
Commercial entertainment, outdoor	10-4-6(A)	-	-	-	-	-	-	-	S	S	S	S	S	P
Community / Recreation center		-	-	-	S	S	S	S	P	P	P	S	S	P
Golf course, miniature		S	-	-	-	-	-	-	-	-	P	-	-	-
Golf course	10-4-6(B)	S	-	P	P	P	P	P	-	-	-	-	-	-
Golf driving range		S	-	-	-	-	-	-	-	P	P	S	-	-
Indoor Event/Recreation Conversion		-	-	-	-	-	-	-	-	-	P	P	P	P
Outdoor music venues		-	-	-	-	-	-	-	S	S	S	S	-	-
Skating rink		-	-	-	-	-	-	-	-	P	P	S	S	-
Stadium		-	-	-	-	-	-	-	-	-	S	S	-	P
Swimming pool - indoor		-	P	-	-	-	-	-	P	P	P	S	-	P
Theater, live performance		-	-	-	-	-	-	-	P	P	P	-	-	-
Theater, motion picture		-	-	-	-	-	-	-	P	P	P	-	-	-
Eating and Drinking Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Brewery/Winery/Distillery tasting room		-	-	-	-	-	-	-	P	P	P	P	P	-
Brewpub	10-4-7(A)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microbrewery	10-4-7(B)(1)	-	-	-	-	-	-	-	P	P	P	P	P	-
Microdistillery/Microwinery	10-4-7(B)(2)	-	-	-	-	-	-	-	P	P	P	P	P	-
Prepared Food Service Establishment		-	-	-	-	-	-	-	P	P	P	-	-	-
Restaurant		-	-	-	-	-	-	-	P	P	P	-	-	-
Tavern - nightclub or lounge		-	-	-	-	-	-	-	P	P	P	-	-	-
Medical Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Hospital		S	-	S	S	S	S	S	P	P	P	-	-	P
Medical clinic / office		-	-	-	-	-	-	-	P	P	P	-	-	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Treatment center		-	-	-	-	-	-	-	P	P	P	-	-	-
Vehicle Related Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Automobile parts/accessories sales		-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile rental	10-4-9(A)	-	-	-	-	-	-	-	-	P	P	-	-	-
Automobile repair		-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, enclosed	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile sales and service, open sales lot	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	S	S	-
Boat sales and rental	10-4-9(A)	-	S	-	-	-	-	-	P	P	P	P	-	P
Boat storage	10-4-9(B)	-	S	-	-	-	-	-	S	S	S	P	P	P
Car wash		-	-	-	-	-	-	-	-	-	P	P	P	-
Gasoline service station		-	-	-	-	-	-	-	-	S	S	S	S	-
Heavy machinery and equipment rental		-	-	-	-	-	-	-	-	S	P	P	P	-
Recreational vehicle sales and service	10-4-9(A)	-	-	-	-	-	-	-	-	-	P	P	P	-
Semi-truck repair		-	-	-	-	-	-	-	-	-	S	P	P	-
Truck and trailer sales/rental	10-4-9(A)	-	-	-	-	-	-	-	-	-	S	P	P	-
Truck, truck-tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal		-	-	-	-	-	-	-	-	-	S	P	P	-
Energy Industrial Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Battery Uses		-	-	-	-	-	-	-	-	-	-	P	P	-
Data Center		-	-	-	-	-	-	-	-	-	-	P	P	-
Refrigerated Warehouse (Cold Storage)		-	-	-	-	-	-	-	-	-	-	P	P	-
Industrial Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Aggregate materials extraction, processing and site reclamation (stone and gravel quarries)		-	-	-	-	-	-	-	-	-	-	-	S	-
Artisan manufacturing	10-4-11(A)	-	-	-	-	-	-	-	P	P	P	S	-	-
Assembly, production, manufacturing, testing, repairing, or processing, light	10-4-11(B)	-	-	-	-	-	-	-	-	-	S	P	-	-
Assembly, production, manufacturing, testing, repairing, or processing, heavy	10-4-11(B)	-	-	-	-	-	-	-	-	-	-	P	P	-
Bakery (wholesale)		-	-	-	-	-	-	-	S	S	S	P	P	-
Blacksmith or welding shop		S	-	-	-	-	-	-	-	-	P	P	P	-
Brewery/winery/distillery		-	-	-	-	-	-	-	S	S	P	P	P	-
Contractor facilities with outdoor storage		-	-	-	-	-	-	-	-	-	S	P	P	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Dry cleaning plant		-	-	-	-	-	-	-	-	-	-	S	S	-
Manufacturer / sales of firearms and ammunition		-	-	-	-	-	-	-	-	-	-	P	P	-
Newspaper publishing		-	-	-	-	-	-	-	-	P	P	P	P	P
Research laboratories		-	-	-	-	-	-	-	-	-	-	P	P	-
Salvage Yards		-	-	-	-	-	-	-	-	-	-	-	S	-
Wholesaling and warehousing - local cartage express facilities - including motor freight terminal		-	-	-	-	-	-	-	-	-	-	P	P	-
Transportation Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Airport		S	-	-	-	-	-	-	-	-	-	S	S	S
Bus or truck garage		-	-	-	-	-	-	-	-	-	-	P	P	-
Bus or truck storage yard		-	-	-	-	-	-	-	-	-	-	P	P	-
Motor freight terminals		-	-	-	-	-	-	-	-	-	-	S	S	S
Railroad passenger station		S	-	S	S	S	S	S	S	S	S	S	S	S
Railroad repair shops, maintenance buildings and switching yards		S	-	S	S	S	S	S	S	S	S	S	S	S
Alternative Energy Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Solar farm	10-4-13(B)	S	S	-	-	-	-	-	-	-	-	S	S	S
Building mounted solar energy systems	10-4-13(C)	P	-	P	P	P	P	P	P	P	P	P	P	P
Freestanding solar energy systems - accessory use	10-4-13(D)	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding solar energy systems - principal use	10-4-13(E)	S	S	S	S	S	S	S	S	S	S	S	S	S
Wind farm	10-4-13(F)	S	-	-	-	-	-	-	-	-	-	S	S	S
Building mounted wind energy system	10-4-13(G)	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding wind energy system - accessory use	10-4-13(H)	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding wind energy system - principal use	10-4-13(I)	S	S	S	S	-	-	-	-	-	-	S	S	S
Medical and Adult Use Cannabis Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Cannabis Craft Grower	10-4-14(B)	S	-	-	-	-	-	-	-	-	-	S	S	-
Cannabis Cultivation Center	10-4-14(C)	S	-	-	-	-	-	-	-	-	-	S	S	-
Cannabis Dispensing Organization	10-4-14(D)	-	-	-	-	-	-	-	-	-	S	S	S	-
Cannabis Infuser Organization	10-4-14(E)	-	-	-	-	-	-	-	-	-	S	S	S	-
Cannabis Processing Organization	10-4-14(F)	-	-	-	-	-	-	-	-	-	-	S	S	-

Table 10-3-12(B) Permitted and Special Uses

Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Cannabis Transporting Organization	10-4-14(G)	-	-	-	-	-	-	-	-	-	-	S	S	-
Institutional, Public, and Utility Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Antennae and Antennae Structures (other)		P	P	P	P	P	P	P	P	P	P	P	P	P
Antennae and Antennae Structures (For Radio or Television Transmission)		S	S	S	S	S	S	S	S	S	S	S	S	S
Cemetery		S	S	S	S	S	S	S	-	-	-	-	-	P
College, university or junior college		S	-	S	S	S	S	S	P	P	P	-	-	P
Communications use		S	-	-	-	-	-	-	-	-	-	-	-	P
Electric substation		S	S	S	S	S	S	S	P	P	P	P	P	P
Filtration plant		S	-	S	S	S	S	S	-	-	-	P	P	P
Fire station		P	-	P	P	P	P	P	P	P	P	P	P	P
Library		-	-	P	P	P	P	P	P	P	P	-	-	P
Parks		P	P	P	P	P	P	P	P	P	P	P	P	P
Place of worship/assembly		S	-	S	S	S	S	S	P	P	P	S	S	P
Playground		-	P	P	P	P	P	P	P	P	P	-	-	P
Police station		P	-	P	P	P	P	P	P	P	P	P	P	P
Post office		-	-	-	-	-	-	-	P	P	P	-	-	P
Preschool		-	-	P	P	P	P	P	-	-	-	-	-	P
Public utility - electric substations and distribution centers, gas regulation centers and underground gas holder stations		S	S	-	-	-	-	-	-	-	-	P	P	P
Public utility facilities (other)		S	-	P	P	P	P	P	-	-	-	P	P	P
Radio and television towers - commercial	10-4-15(A)	P	-	-	-	-	-	-	P	P	P	P	P	S
Sanitary landfill		S	-	-	-	-	-	-	-	-	-	S	S	S
School, public or private		-	-	P	P	P	P	P	-	-	-	S	S	P
Sewage treatment plant		-	-	S	S	S	S	S	-	-	-	P	P	P
Solid waste disposal site		-	-	-	-	-	-	-	S	S	S	P	P	P
Towers		P	-	-	-	-	-	-	P	P	P	P	P	-
Utility company maintenance yard		-	-	-	-	-	-	-	-	-	-	P	P	P
Utility service yard or garage		-	-	-	-	-	-	-	-	-	-	P	P	P
Accessory Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Accessory Building	10-4-16(A)	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Commercial Unit	10-4-16(B)	S	-	S	S	S	S	-	-	-	-	-	-	-
Accessory Structures, Permanent	10-4-16(A)	P	P	P	P	P	P	P	P	P	P	P	P	P

Table 10-3-12(B) Permitted and Special Uses														
Use Category	Additional Regulation	Zoning Districts												
		Ag	Open Space	Residential					Business			Mfg.		Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M-1	M-2	PI
Antennae and Antennae Structures (other)	10-4-15(A)	P	P	P	P	P	P	P	P	P	P	P	P	P
Antennae and Antennae Structures (For Radio or Television Transmission)	10-4-15(A)	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Garden		P	P	P	P	P	P	P	P	P	P	P	P	P
Daycare Facility, Part-Day		-	-	P	P	P	P	-	P	P	P	P	P	P
Domesticated Hens	8-19	-	-	P	P	-	-	-	-	-	-	-	-	-
Drive Throughs	10-4-16(D)	-	-	-	-	-	-	-	P	P	P	-	-	-
Dwelling, accessory	10-4-16(E)	P	-	P	P	P	P	-	-	-	-	-	-	-
Recreational vehicle, trailer, and boat parking	10-4-16(F)	P	P	P	P	P	P	-	-	-	-	-	-	-
Home occupations	10-4-16(G)	P	-	P	P	P	P	P	-	P	-	-	-	-
Outdoor displays	10-4-16(H)	P	P	-	-	-	-	-	P	P	P	P	P	-
Towers	10-4-15(A)	P	-	P	P	-	-	-	P	P	P	P	P	-
Vehicle Charging Stations		P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Uses		*A-1*	*OS*	*R-1*	*R-2*	*R-2D*	*R-3*	*R-4*	*B-1*	*B-2*	*B-3*	*M-1*	*M-2*	*PI*
Accessory Structures, Temporary	10-4-17(A)	T	T	T	T	T	T	T	T	T	T	T	T	T
Mobile food vendor vehicles and retail vendor vehicles	10-4-17(B)	T	T	T	T	T	T	T	T	T	T	T	T	T
Storage of roadway construction materials and equipment	10-4-17(C)	T	T	T	T	T	T	T	T	T	T	T	T	T
Portable Outdoor Storage Device	10-4-17(D)	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary and seasonal uses	10-4-17(E)	-	-	-	-	-	-	-	T	T	T	-	-	-
Tents		T	T	T	T	T	T	T	T	T	T	T	T	T

10-3-13. Downtown Overlay District

A. **Introduction.**

1. Titl**e.** This Section shall be known, cited, and referred to as the United City of Yorkville Downtown Overlay District Code. Any reference to this chapter following its effective date shall mean this entire chapter as it may hereafter be amended.

2. **Intent.** It is the intent of this chapter to provide development standards to the United City of Yorkville for downtown and adjacent redevelopment areas that promote public health, safety, and general welfare of the community, including, but not limited to the specific purposes set forth below.

   a. To guide the development of a mix of uses and a pedestrian-oriented environment as established in the United City of Yorkville 2016 Comprehensive Plan, adopted September 2016, and the 2019 Yorkville Downtown Overlay District Streetscape Master Plan.

b. To provide for a mix of housing types within the downtown overlay district and adjacent areas for people of all ages and lifestyles.

c. To achieve development that is appropriate in scale and intensity for the downtown overlay district and adjacent neighborhoods.

3. **Overview of the code.**

a. **Districts.** These regulations are organized within street types for adoption into the City's existing code. These zoning districts shall be mapped on the City's zoning map; however, the primary streets designation shall be referenced from Figure 10-21-2G (4). The following districts are established for mixed use, commercial, and residential development within downtown and adjacent redevelopment areas. Figure 10-21-1B (1) illustrates the locations for the districts.

(1) Bridge Street District

(2) S2: Hydraulic Street District

(3) S3: Van Emmon Street District

(4) S4: "B" Street District

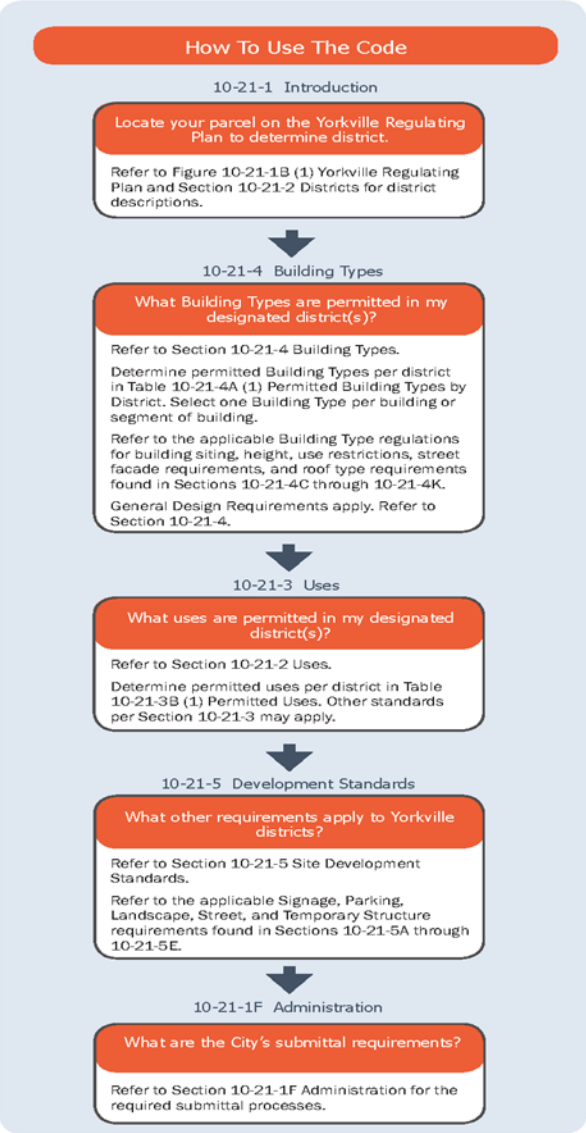
(5) S5: "B" Street-Residential District

b. **Building types.** Six (6) building types are defined for use in the street districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for the new construction and renovation of structures and contain regulations that determine physical building elements such as build-to-zones, transparency levels, entrance location, and parking location. Refer to Figure 10-21-4A (1) for a typical building type page layout.

c. **Site development standards**. The site development standards provide references to other City ordinances or parts of the zoning ordinance and may include additional information or revision to those ordinances applicable only to the street districts. These include signage, parking, and landscape.

4. **Applicability.** These regulations apply to the downtown and adjacent redevelopment areas within the City as mapped on the City's zoning map. Refer to Figure 10-21-1B (1) for affected parcels.

5. **Conflicting Provisions.** In any instance in which the provisions of this section overlap or conflict with other areas of the UDO, the requirements of this section shall govern.



6. **How to use the code**. Refer to Figure 10-21-1D (1) for a step by step illustration about applying the code to a parcel. Throughout this section, call out boxes titled "How to Use the Code" appear with code application instructions.

7. **Development approval process.**

   a. **Site plan review.** An approved site plan is required for the development or redevelopment of all parcels in any district (refer to 10-4 of the zoning ordinance) with the following revisions:

      (1) The Community Development Director may approve a major site plan if the site plan complies with all requirements of the City's zoning ordinance. If the Community Development Director denies approval of a major site plan, including the provision of written comments as to the reason for such denial, the denial may be appealed by the applicant to the Planning and Zoning Commission for review. The Planning and Zoning Commission shall then recommend approval to City Council the major site plan, recommend approval to City Council of the major site plan with conditions, or recommend denial of the site plan to City Council.

b. **Deviations.** The applicant shall submit requested deviations to the Community Development Director with the site plan application. The Community Development Director may approve deviations to a site plan for the following:

(1) **Minor deviations.** The Community Development Director may approve minor deviations to any dimension or percentage as follows:

(a) The location of the building within up to one (1) foot from any minimum yard requirement or build-to zone width/location.

(b) Up to five percent (5%) increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.

(c) Up to five percent (5%) decrease in front property line coverage.

(d) Additional height of any story up to two (2) feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.

(2) **Design deviations.** The Community Development Director shall review and make a recommendation for the following deviations:

(a) **Alternative building materials.** The Director may approve alternative building materials from the requirements of section 10-21-5, with the exception of the prohibited materials. For approval, the applicant shall submit samples and local examples of the material a minimum of four (4) weeks prior to the review, to allow site visits to the location.

(b) **Facade variety alternative.** The Director may approve a reprieve from the facade variety requirements in section 10-21-4. The applicant shall submit fully rendered elevations and three (3) dimensional drawings of all street facades with materials samples for all surfaces to prove a higher quality building design with variation and relief from monotony.

(3) **Existing building deviations.** The Planning and Zoning Commission shall review and make a recommendation to City Council for the following deviations, when applied to the renovation of an existing building(s):

(a) For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of sixty percent (60%); however, any expansion on the ground story shall contribute to the extension of the front property line coverage.

(b) For renovation of existing buildings, the location of the building within up to five (5) feet from any minimum yard requirement or build-to zone width/location.

(c) For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two (2) feet for existing stories.

(d) For renovation of existing buildings, other required dimensions may be modified up to five (5) feet or ten percent (10%), whichever is less, unless otherwise modified by this section.

(4) **Nonconforming structures.**

(a) Nonconforming uses. Refer to chapter 10-15 of this title for nonconforming uses requirements with the following exception and addition.

(b) Nonconforming structures. The following regulations allow for the continuation of occupation of a structure that was legally constructed prior to the adoption or amendment to this chapter, but that could not occur under the provisions of this chapter.

(i) All building type standards apply to all new construction and renovation of existing structures, where the renovation includes an addition of more than sixty percent (60%) in gross building square footage.

(ii) When the existing front or corner facade is located within the build-to zone and a renovation of the front facade occurs with or without any added building square footage, the street facade requirements and entrance type requirements of any permitted building type shall be met when the renovation includes any of the following:

1. Installation of additional doors or a change in location of a door;

2. Expansion or change in location of thirty percent (30%) of windows on any street façade; or

3. Replacement of thirty percent (30%) or more of facade materials on any street facade with a different facade material.

(iii) When the existing building front or corner facade is located within the build-to zone and a renovation of the shape or style of the roof occurs with or without added building square footage, the roof type requirements of any permitted building type shall be met.

(iv) Under all circumstances, no portion of the building type standards must be met in the case of normal repairs required for safety and continued use of the structure, such as replacement of window or door glass.

(5) **Definitions.** For the purposes of this chapter, the following terms shall have the following meanings:

(a) **Applicant.** The owner of a subject property or the authorized representative of the owner on which a land development application is being made.

(b) **Block.** Refer to section 10-2-3 for definition.

(c) **Block depth**. A block measurement that is the horizontal distance between the front lot line on a block face and the front lot line of the parallel or approximately parallel block face.

(d) **Block ends.** The lots located on the end of a block; these Lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.

(e) **Block face.** The aggregate of all the building facades on one (1) side of a block.

(f) **Block length.** A block measurement that is the horizontal distance along the front lot lines of the lots comprising the block.

(g) **Building type.** The facade of a structure defined by the combination of configuration, form, and function as it relates to the adjacent street. Refer to 10-21-4.B building type standards for more information and the list of permitted building types.

(h) **Build-to zone**. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 10-21-1H (3).

(i) **Courtyard.** An outdoor area enclosed by a building on at least three (3) sides and is open to the sky.

(j) **Coverage, building.** The percentage of a lot developed with a principal or accessory structure.

(k) **Coverage, impervious site**. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios. Refer to "lot coverage" in section 10-2.

(l) **Eave.** The edge of a pitched roof, typically overhangs beyond the side of a building.

(m) **Entrance type.** The permitted treatment types of the ground floor facade of a building type. Refer to section 10-21-41 for more information and a list of permitted entrance types.

(n) **Expression line.** An architectural feature consisting of a decorative, three (3) dimensional, linear element, horizontal or vertical, protruding or indented at least two (2) inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.

(o) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front lot line.

(p) **Frontage district.** A type of zoning district specific to this article, where the location, height and bulk of structures is defined by building types. Refer to section 10-21-4.

(q) **Landscape area**. Area on a Lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping. Landscape areas may include landscape, sidewalks, patios, or other pedestrian amenities.

(r) **Lot, flag.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

(s) **Lot, interior.** For the purposes of this chapter, a parcel of land abutting a vehicular right-of-way, excluding an alley, along one (1) lot line; surrounded by lots along the remaining lot lines.

(t) **Lot, through.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

(u) **Lot area.** Refer to section 10-2-3 for definition; it is typically denoted in square feet or acres.

(v) **Lot depth.** For the purposes of this chapter, the smallest horizontal distance between the front and rear lot lines measured approximately parallel to the corner and/or side lot line. Refer to Figure 10-21-1H (2).

(w) **Lot frontage.** Refer to section 10-2-3 for definition.

(x) **Lot line, corner.** for the purposes of this chapter, a boundary of a lot that is approximately perpendicular to the front lot line and is directly adjacent to a public right-of-way, other than an alley or railroad. Refer to Figure 10-21-1H (2).

(y) **Lot line, front.** For the purposes of this chapter, the boundary abutting a right-of-way, other than an alley, from which the required setback or build-to zone is measured, with the following exceptions:

(i) Corner and through lots that abut a primary street (refer to Figure 10-21-2G (4)) shall have the front lot line on that primary street.

(ii) Corner and through lots that abut two (2) primary streets or do not abut a primary street shall utilize the orientation of the two (2) directly adjacent lots, or shall have the front lot line determined by the director.

(z) **Lot line, rear.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

(aa) **Occupied space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

(bb) **Open space**. Refer to section 10-2-3 (Public open space and usable open space) for definitions. Open space may also be utilized to host temporary private or community events, such as a farmer's market or art fair.

(cc) **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

(dd) **Pervious surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

(ee) **Primary street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 10-21-2G (4) for mapped primary streets.

(ff) **Roof type.** The detail at the top of a building that finishes a facade, including a pitch roof with various permitted slopes and a parapet. Refer to 10-21-41 for more information and a list of the permitted roof types.

(gg) **Scale.** The relative size of a building, street, sign, or other element of the built environment.

(hh) **Semi-pervious surface.** Also referred to as semi-pervious material. A material that allows for at least forty percent (40%) absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

(ii) **Setback.** For the purposes of this chapter, the horizontal distance from a lot line inward, beyond which a structure may be placed. For the purposes of this chapter, structures and parking lots are not permitted within a setback, unless specifically stated otherwise in this chapter. Refer to Figure 10.21.1H (1).

(jj) **Solar reflectance index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from zero (0) to one hundred (100) and is defined so that a standard black surface is zero (0) and a standard white surface is one hundred (100). To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

(kk) **Story.** For the purposes of this chapter, a habitable level within a building measured from finished floor to finished floor. Refer to section 10-21-4 for dimensions.

(ll) **Story, ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

(mm) **Story, half.** For the purposes of this chapter, a story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

(nn) **Story, upper.** Also referred to as upper floor. The floors located above the ground story of a building.

(oo) **Street face.** The facade of a building that faces a public right-of-way.

(pp) **Street frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.

(qq) **Street termini.** At a three-way or "T" intersection, it is the location where one (1) street terminates at the other street.

(rr) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

(ss) **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.

(tt) **Visible basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

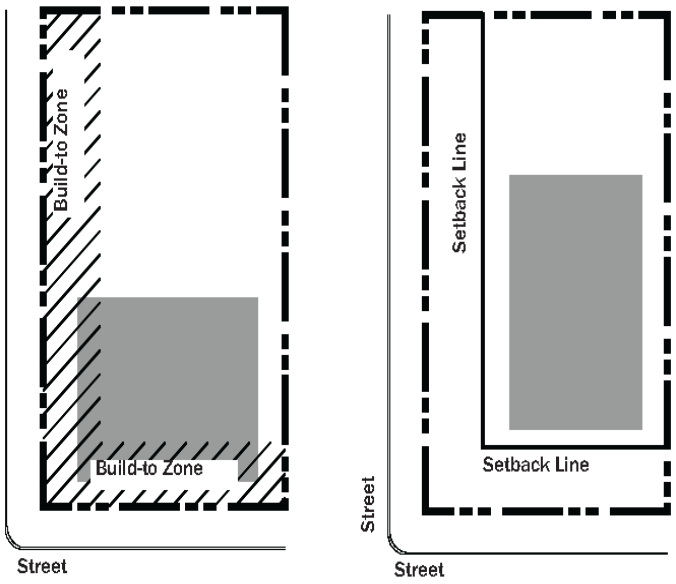
(uu) **Yard.** Refer to section 10-2-3 for definition. Refer to Figure 10-21-1H (3) Illustration of Yards. Note that the rear yard is fully screened from the street by the structure.

(i) **Yard, corner side.** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.

(ii) **Yard, front.** Refer to section 10-2-3 for definition.

(iii) **Yard, rear.** Refer to section 10-2-3 for definition.

(iv) **Yard, side.** Refer to section 10-2-3 for definition.



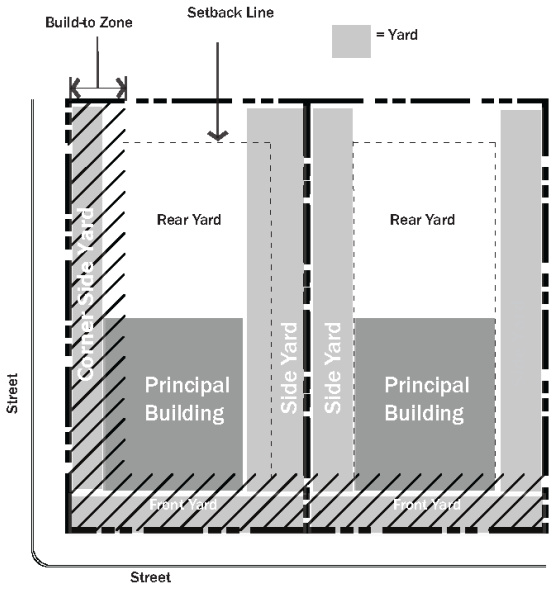


Figure 10-21-1H (3). Illustration of Yards.

Figure 10-21-1H (2). Lots.

Figure 10-21-1B (1). Yorkville Form-Based Districts Regulating Plan.

8. **Districts**

a. The following districts are established for mixed use, commercial, and residential development within downtown and adjacent redevelopment areas. Figure 10-21-1B (1) illustrates the locations for the districts.

(1) S1: Bridge Street District

(2) S2: Hydraulic Street District

(3) S3: Van Emmon Street District

(4) S4: "B" Street District

(5) S5: "B" Street - Residential District

Bridge Street	
Building Placement	
Build-to Zone	0' to 10'
Space Between Buildings	
Attached	0'
Detached	5' to 10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	6
Minimum Ground Floor Height	14'
Typical Street Attributes	
Typical ROW Width	72'
Number of Travel Lanes	4
Lane Width	10' to 13'
Dedicated Turn Lanes	1
Parking Lanes	none
Pavement Width	60'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	6' wide sidewalk
Street Buffer	concrete barrier

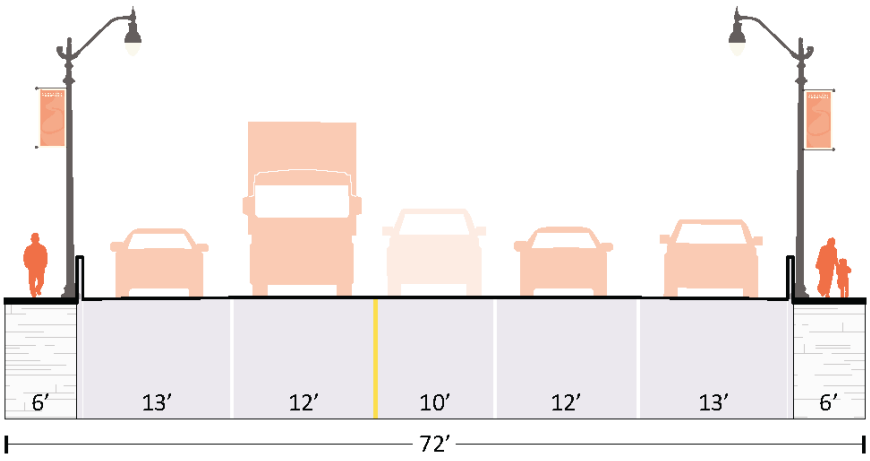


Figure 10-21-2A (1). Bridge Street (Long-term).

b. **S1: Bridge Street District.** The Bridge Street District may be considered the gateway into downtown Yorkville and retains potential to become the iconic stretch that helps draw people into local businesses and displays an attractive image that represents the people of Yorkville. The form of this retail and service-centered area establishes a street wall of storefront style-building facades with shallow build-to-zones along the sidewalk and parking in the rear or off-site. It focuses pedestrian-friendly retail and service uses on the ground story with office uses in upper stories.

Hydraulic Street	
Building Placement	
Build-to Zone	0' to 15'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	60'
Maximum Stories	5
Minimum Ground Floor Height	14'
Typical Street Attributes[1]	
Typical ROW Width	48' to 66'
Number of Travel Lanes	2
Lane Width	10' to 12'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking on south side of street
Pavement Width	22'
Dedicated Bicycle Facilities	Multi-purpose lane on north side of street
Pedestrian Realm	
Pedestrian Facilities	6' to 8' wide sidewalk
Street Buffer	1 lane of parallel parking on south side of street; 4' planter on north side of multi-purpose street

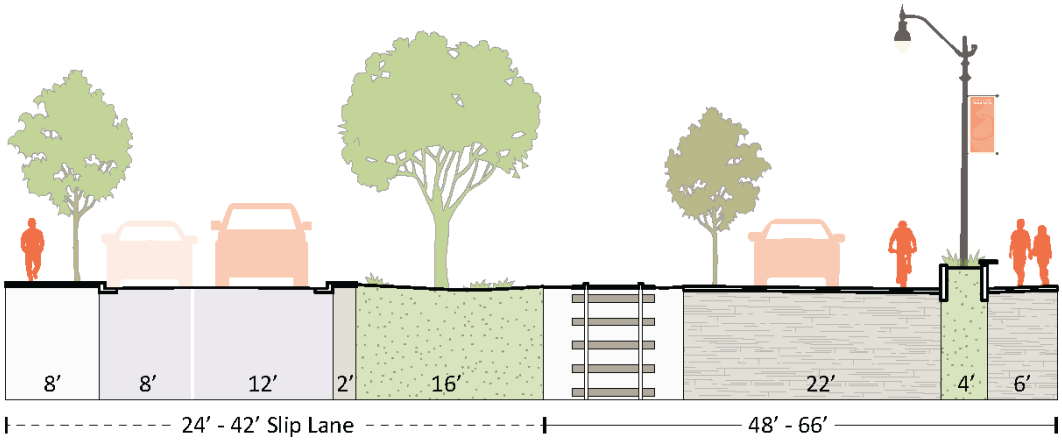


Figure 10-21-2B (1). Hydraulic Street (Long-term).

c. **S2: Hydraulic Street District:** The Hydraulic Street District includes complex conditions, including a tapering right-of-way that narrows from west to east and an active freight rail line that runs parallel to the street surface within the right-of-way. Hydraulic Street features short, utilitarian buildings, as well as an inoperable grain elevator, that create an eclectic mix of land uses and character. The form of this area remains pedestrian-centered but storefront-style buildings focus a broader spectrum of retail and service uses on the ground story with residential and/or office uses in upper stories.

(1) Notes: The streetscape master plan includes a proposed slip lane on the south side of Hydraulic Street between Bridge Street and Heustis Street. This table includes dimensions for the public right-of-way section of the street.

Van Emmon Street	
Building Placement	
Build-to Zone	0' to 20'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	60'
Maximum Stories	5
Minimum Ground Floor Height	12'
Typical Street Attributes	
Typical ROW Width	60'
Number of Travel Lanes	2
Lane Width	12'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking on each side of street; permeable paving 1 lane of parallel parking each side of street (intermittent planting on south side to accommodate parking)
Pavement Width	24' to 40'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	8' to 12' wide sidewalk
Street Buffer	1 lane of parallel parking on north side of street; street trees or 1 lane of parallel parking on south side of street

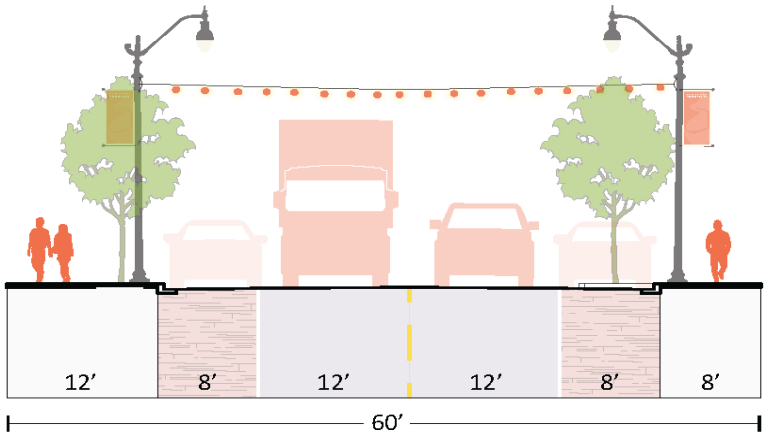


Figure 10-21-2C (1). Van Emmon Street (Long-term).

d. **S3: Van Emmon Street District.** The Van Emmon Street District is a lower scale district. Commercial, residential, and mixed use buildings make up this district in variety of building types. A broader spectrum of retail, service, and office uses support the Bridge Street and Hydraulic Street Districts and ground floor residential is permitted. The form of this area is pedestrian-centered, but allows for more vehicular access and off-street parking options.

'B' Street	
Building Placement	
Build-to-line Location	0' to 20'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	60'
Maximum Stories	5
Minimum Ground Floor Height	9'
Typical Street Attributes	
Typical ROW Width	50'-60'
Number of Travel Lanes	2
Lane Width	11'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking)
Pavement Width	26'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	5' wide sidewalk
Street Buffer	13' swale and/or stormwater buffer; optional parking

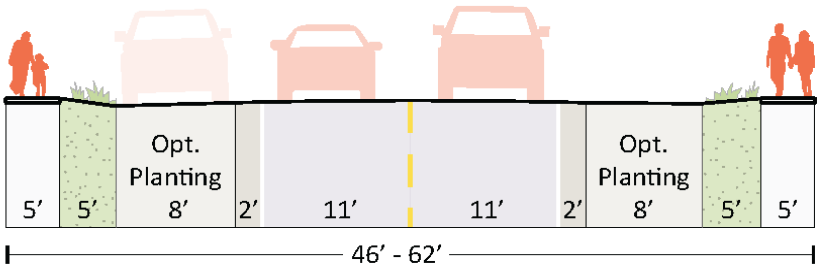


Figure 10-21-2D (1). 'B' Street (Long-term).

e. **S4: "B" Street District.** The "B" Street District is a lower scale commercial district designed to serve adjacent neighborhoods and the greater community. Flanked by the Hydraulic and Van Emmon Districts, a wider range of residential uses is permitted. As one of the main street types between primary thoroughfares, pedestrian access and safety remains a priority.

'B' Street - Residential	
Building Placement	
Build-to-line Location	0' to 15'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	40'
Maximum Stories	3.0
Minimum Ground Floor Height	9'
Typical Street Attributes	
Typical ROW Width	50' to 60'
Number of Travel Lanes	2
Lane Width	11'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking)
Pavement Width	26'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	4' wide sidewalk
Street Buffer	13' swale and/or stormwater buffer; optional parking

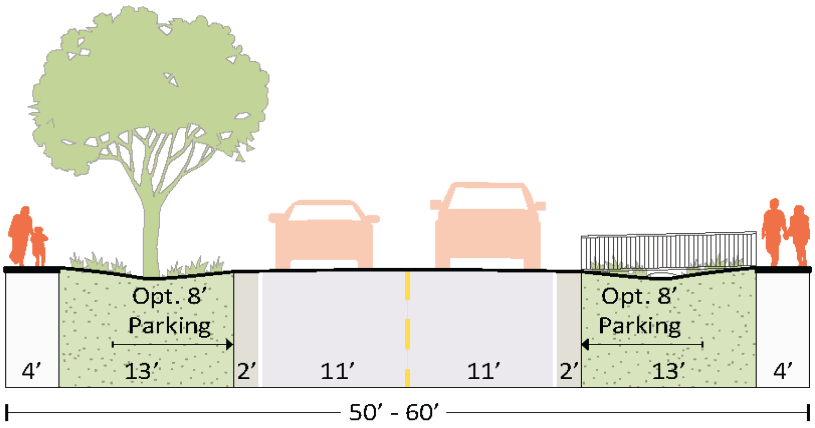


Figure 10-21-2E (1). 'B' Street - Residential (Long-term).

f. **S5: "B" Street - Residential District.** The "B" Street Residential District is a lower-scale residential district with a mix of townhouses and yard buildings. With a maximum height of six (6) stories under the general provision of the zoning code, this area provides for a mix of housing types adjacent to downtown for people of all ages and lifestyles.

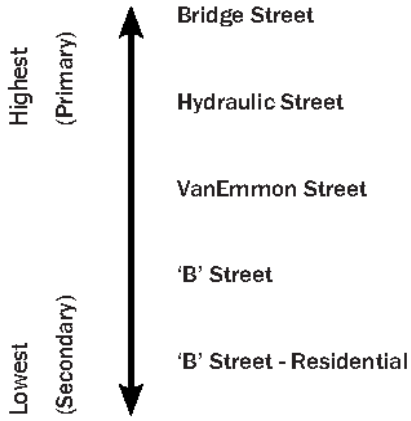


Figure 10-21-2G (1). Hierarchy of Street Types.

g. **Hierarchy of districts.** Development under this code is regulated by street type. The various street types are related to each other in a hierarchical manner. When these streets intersect, the primary street frontage is determined by its higher order in the hierarchy. The front of a building and its main entrance must face the primary street. Figure 10.21.2G (1) illustrates the hierarchy of street types.

h. **Primary streets.** The primary streets map designates primary, secondary, and tertiary streets within the downtown overlay district. These designations prioritize the street frontages for locating the front lot line for required amounts building frontage and allowable amounts of parking frontage. Refer to Figure 10.21.2G (4).

(1) **Vehicular access.** Vehicular access is also managed through this street prioritization within the building type requirements (refer to section 10-21-4). See Figure 10.21.2G (2) and Figure 10.21.2G (3) for illustration of permitted vehicular access locations.

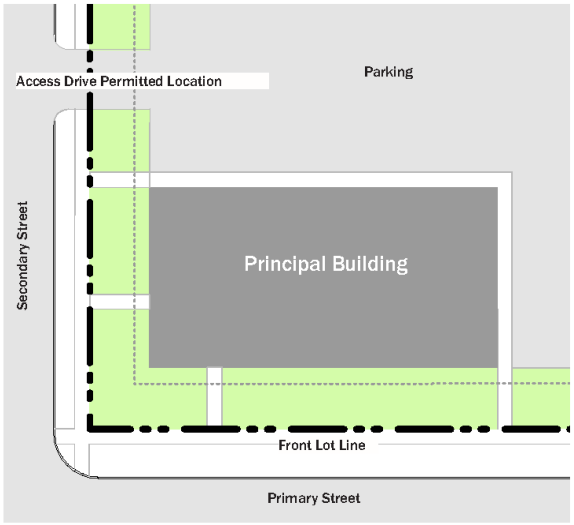


Figure 10-21-2G (2). Secondary Street Frontage: Access Drive Permitted Location

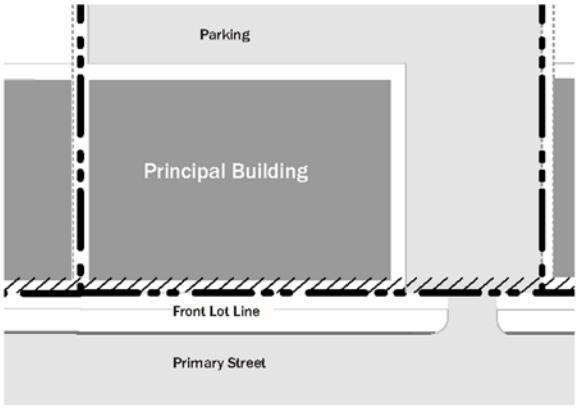


Figure 10-21-2G (3). Primary Street Frontage Only: Access Drive Permitted Location

(a) The order of access is typically as follows, unless otherwise permitted by building type:

(i) Lane (Tertiary Street) or alley (un-mapped) permits unlimited access.

(ii) If no lane or alley exists, one (1) driveway per secondary street frontage is permitted.

(iii) If no tertiary or secondary street abuts the parcel, one (1) driveway is permitted off the primary street and shared access with adjacent properties is encouraged.

(b) Refer to the subdivision control ordinance for additional requirements of vehicular access off adjacent streets. Interparcel access requirements shall be met.

(2) **Primary, secondary, and tertiary street designations.**

(a) **Primary streets.** Primary streets require the most intact and continuous streetwall with few, if any, driveway access. The front lot line shall always be located on the primary street. When a parcel is fronted by more than two (2) primary streets, the director shall determine which is the appropriate street for the front lot line. The determination should be based on locations of existing and other proposed development front lot lines.

(i) Vehicular access should not be located off a primary street, unless no other options exists. Refer to section 10-21-4 Building type requirements for allowances of vehicular access, if applicable.

(b) **Secondary streets.** Secondary streets are intended to have a fairly continuous streetwall, but will likely have a driveway for each parcel. If no tertiary street exists, access will likely be off the secondary street.

(c) **Tertiary streets.** Tertiary streets typically have no streetwall requirements and could be fronted by parking structures and parking lots with multiple drives and/or vehicular access points.

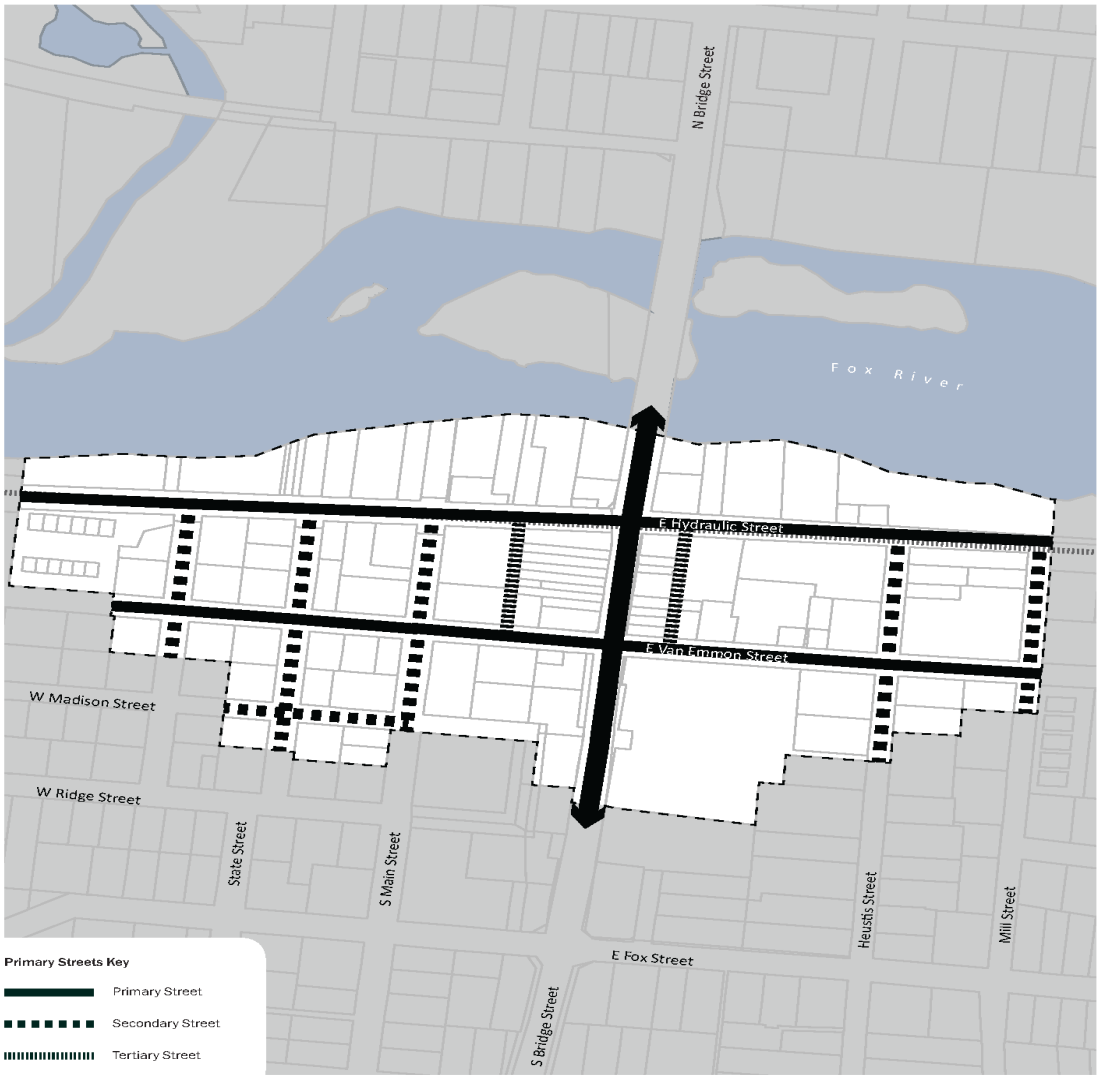


Figure 10-21-2G (4). Primary Streets Map.

9. **Building Types**

a. **Introduction to building type standards.** The buildings detailed in this section outline the building types permitted for new construction and renovated structures within the districts defined in section 10-21-2.

(1) **General.** All building types shall meet the following requirements to achieve the intents defined for the districts.

(a) **Zoning districts.** Each building type shall be constructed only within its designated districts. Refer to Table 10-21-4A (1) Permitted Building Types by Districts.

(i) **Uses.** Each building type can house a variety of uses depending on the district in which it is located. Refer to 15.3 for uses permitted per district. Some building types have additional limitations on permitted uses.

(ii) **No other building types.** All buildings constructed shall meet the standards of one (1) of the building types within the zoning district of the lot.

(iii) **Permanent structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

1. **Accessory structures.**

a. Attached accessory structures are considered part of the principal structure.

b. Detached accessory structures are allowed per each building type and shall comply with all setbacks except the following:

i. Detached accessory structures are not permitted in the front yard.

ii. Detached accessory structures shall be located behind the principal structure in the rear yard.

iii. Detached accessory structures shall not exceed the height or size (area) of the principal structure.

(b) **Page layout.** Document pages are laid out to provide the maximum amount of information for each building type on one (1) spread of two (2) pages. Refer to Figure 10-21-4A (1) for a typical building type layout page.

(i) Tables. Refer to section 10-21-4.B for further information on each table.

(ii) Graphics typically represent one (1) example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

10. **Explanation of building type table standards.** The following explains and further defines the standards outlined on the tables for each building type, refer to sections 10-21-4.C through 10-21-4.H.

a. **Building siting.** The following explains the line item requirements for each building type table within the first section entitled "building siting". Table 10-21-4B (1) illustrates an example of a building siting table from a typical building type.

(1) **Multiple principal structures.** The allowance of more than one (1) principal structure on a lot.

(2) **Minimum front lot line coverage.** Refer to Figure 10-21-4B (1). Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).

(a) Certain buildings have this number set to also allow the development of a courtyard along the front lot line.

(b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one (1) double-loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a set maximum in feet.

(c) When driveway is located at the front lot line (Figure 10-21-4B (1)) and a side yard parking is not utilized, a driveway width of twenty (20) feet may be deducted from the width of the BTZ and is not included in the calculation of the minimum front lot line.

(3) **Occupation of corner**. Occupying the intersection of the front and corner build-to zones with a principal structure.

(4) **Front build-to zone.** The build-to zone or setback parallel to the front lot line. Building components, such as awnings or signage, are permitted to encroach beyond the build-to zone.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(5) **Corner build-to zone.** The build-to zone or setback parallel to the corner side property line.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(6) **Minimum side yard setback.** The minimum required setback along a side property line.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(7) **Minimum rear yard setback.** The minimum required setback along a rear property line.

(a) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(8) **Minimum lot width.** The minimum width of a lot, measured at the build-to zone.

(9) **Maximum building width.** The maximum width of a building, measured across the front facade.

(10) **Maximum impervious coverage.** (Refer to Figure 10-21-4B (2).) The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

(11) **Additional semi-pervious coverage.** The additional percentage of a lot beyond the maximum impervious coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.

(12) **Parking and loading location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

(13) **Entry for parking within building.** Permitted garage door location for parking entrance when parking is located within building.

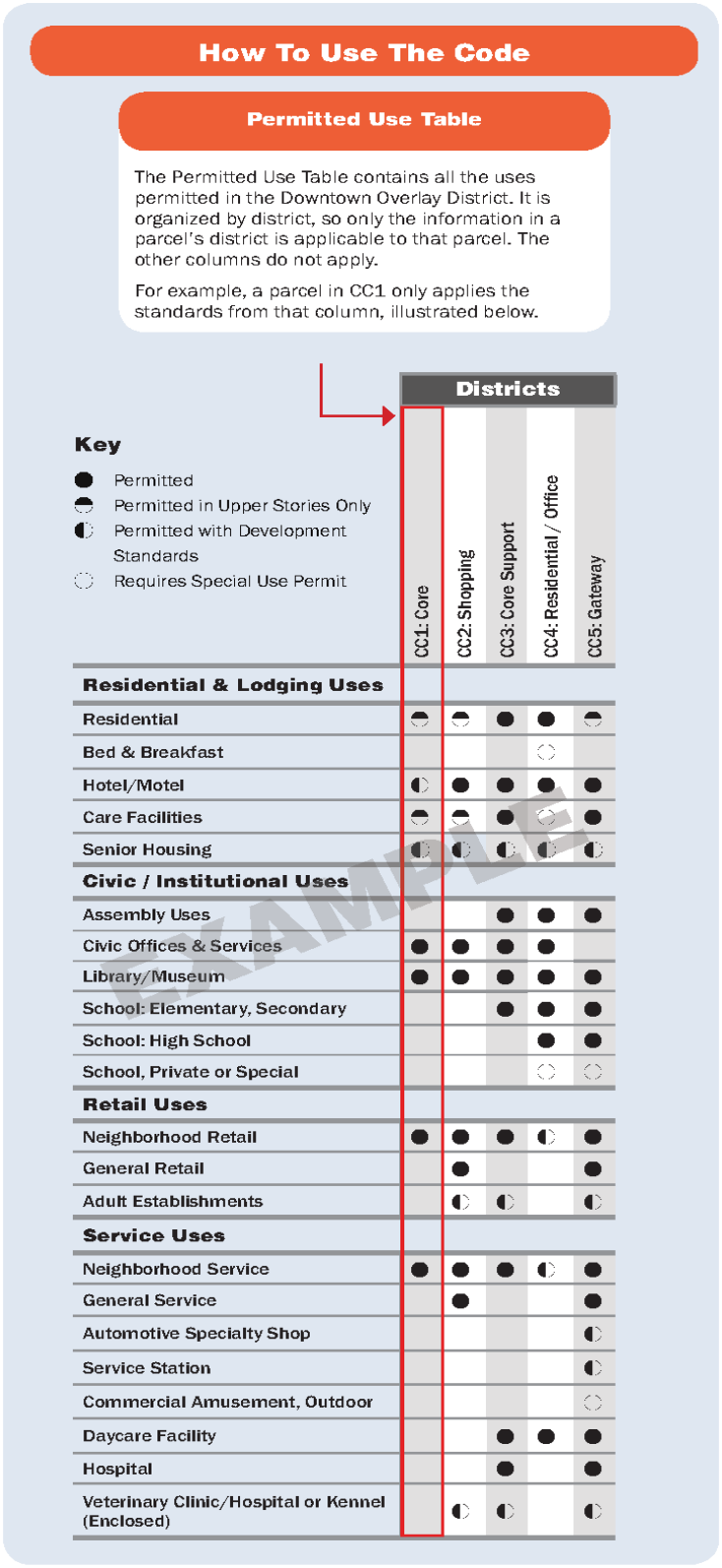
(14) **Vehicular access.** The permitted means of vehicular ingress and egress to the lot.

(a) Alleys, when present, shall always be the primary means of access.

(b) When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

b. **Height.** The following explains the line item requirements for each building type table within the second section entitled "height". Table 10-21-4B (2), illustrates an example of a height requirements table from a typical building type.

B. Uses



How To Use The Code

Permitted Use Table

The Permitted Use Table contains all the uses permitted in the Downtown Overlay District. It is organized by district, so only the information in a parcel's district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

Key

- ● Permitted
- ◓ Permitted in Upper Stories Only
- ◐ Permitted with Development Standards
- ◌ Requires Special Use Permit

	Districts				
	CC1: Core	CC2: Shopping	CC3: Core Support	CC4: Residential / Office	CC5: Gateway
Residential & Lodging Uses					
Residential	◓	◓	●	●	◓
Bed & Breakfast				◌	
Hotel/Motel	◐	●	●	●	●
Care Facilities	◓	◓	●	◌	●
Senior Housing	◐	◐	◐	◐	◐
Civic / Institutional Uses					
Assembly Uses			●	●	●
Civic Offices & Services	●	●	●	●	
Library/Museum	●	●	●	●	●
School: Elementary, Secondary			●	●	●
School: High School				●	●
School, Private or Special				◌	◌
Retail Uses					
Neighborhood Retail	●	●	●	◐	●
General Retail		●			●
Adult Establishments		◐	◐		◐
Service Uses					
Neighborhood Service	●	●	●	◐	●
General Service		●			●
Automotive Specialty Shop					◐
Service Station					◐
Commercial Amusement, Outdoor					◌
Daycare Facility			●	●	●
Hospital			●		●
Veterinary Clinic/Hospital or Kennel (Enclosed)		◐	◐		◐

EXAMPLE

Figure 10-21-3A (1). Yorkville Code Permitted Uses How-To.

1. ***General provisions.*** The following establishes a simplified set of uses permitted within the building forms of each downtown form-based zoning district.

   a. ***Uses by district***. Permitted and special uses available in each form-based district are shown in Table 10-21-3B (1).

   b. ***Use definitions***. Uses listed in Tables 10-21-3C (1)—10-21-3C (4) are defined in section 10-2-3 of the zoning ordinance. Further definitions applicable only to the Yorkville Form-Based Districts are located in subsection 10-21-3.C.

   c. ***Permitted use*** *("●")*. These uses are permitted by-right in the form districts in which they are listed.

   d. ***Permitted in upper stories only*** *("◓")*. These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least twenty feet (20') from the front primary facade.

   e. ***Requires a special use permit*** *("○")*. These uses require a special use permit (refer to chapter 10-6 Special Use Regulations) in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the special use.

   f. ***Permitted with development standards*** *("◐")*. These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development standards. These standards, combined with the building type requirements, are intended to alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate.

   g. ***Prohibited use.*** A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district.

   h. ***City determination.*** When a proposed land use is not explicitly listed in Table 10-21-3B (1), the Director shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Planning and Zoning Commission.

   i. ***Temporary accessory uses.*** Temporary accessory uses are permitted in all downtown overlay districts, including outdoor displays, seasonal displays and sales, festivals, and vendors. The following requirements apply:

   j. Outdoor displays are permitted up to eight (8) hours per day, no more than three (3) consecutive days in any one (1) month.

   k. **Build-to zone.** Temporary outdoor displays of merchandise are permitted in the build-to zone without a permit, subject to all other requirements of section 10-21-3.

   l. **Right-of-way.** Any temporary outdoor display or occupation in the right-of-way requires a review approval by the Community Development Director.

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Residential & Lodging Uses Category					
Residential Dwelling	◓	●	●	●	●
Hotel/Motel	◐	◐	◐	●	
Bed & Breakfast Inn	◓	◓	○	○	○
Residential Care Facility				○	○
Senior Housing		◐	◐	◐	○
Civic & Institutional Uses Category					
Civic Offices & Services	●	●	●	●	●
Library/Museum	●	●	●	○	○
Police & Fire	◐	◐	◐		
Post Office (no distribution)	●	●	●		
Religious & Organization Assembly	●	●	●	●	●
School: Public or Private	○	○	○	○	○
School: College	○	○	○	○	○
Retail & Service Uses Category					
Neighborhood Retail (<8,000 sf)	●	●	●	●	○
General Retail	◐	◐	◐		
Neighborhood Service	●	●	●	○	○
General Service	◐	◐	◐		
Recreation/Entertainment	●	●	◐	○	
Automotive Services		○	○	○	
Food Services & Drinking Places	●	●	●	●	○
Office & Industrial Uses Category					
Office	◓	●	●	●	
Small-Scale Industry	◐	◐	◐	●	
Infrastructure Uses Category					
Communication Antennae & Towers	○	○	○	○	○
Parking Lot	◐	◐	◐	◐	◐
Parking Structure	◐	◐	◐	◐	◐
Public Utility & Infrastructure	●	●	●	●	●
Open Space Uses Category					
Open Space	◐	◐	◐	◐	◐

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Accessory Uses					
Alternative Energy Generation	◐	◐	◐	◐	◐
Amphitheater		○		○	
Car Washes, Detail Shops, and/or Service Stations		○	○	○	
Drive Through Facility		○	○	○	
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods		◐	◐	◐	
Outdoor Restaurant Dining	●	●	●	●	
Parking Lot (Accessory)	◐	◐	◐	○	
Parking Structure (Accessory)	◐	◐	◐		
Roadside Produce Stand/Vending		◐		◐	
Sidewalk Sales	◐	◐	◐	○	○
Temporary Storage Containers		◐	◐	◐	◐
Mobile Food Vendors	◐	◐	◐	◐	◐
Temporary Structures	◐	◐	◐	◐	◐

Key

● Permitted
◓ Permitted in Upper Stories Only
◐ Permitted with Development Standards
○ Requires Special Use Permit

C. ***Permitted use table.*** See Table 10-21-3B (1) for a list of permitted and special uses.

D. ***Use requirements.***

1. ***Residential and lodging uses.*** A category of uses that include several residence types.

   a. Refer to 10-2-3 for the following definitions.

      (1) Residential.

      (2) Bed and breakfast inn.

   b. ***Hotel/motel.*** Refer to 10-2-3 for definition. In the districts where a hotel/motel requires development standards ("◐"), rooms shall be located in the upper stories. Lobbies and eating facilities shall be located on the ground floor.

   c. ***Residential care facility.*** A facility offering temporary or permanent lodging to the public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities.

Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as dining and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where this use requires a special use permit "○", refer to section 10-21-1.F for procedure and development standards.

d. ***Senior housing.*** In the districts where senior housing requires development standards ("◐"), the following shall apply:

(1) Housing shall be designed, constructed and operated in accordance with the Fair Housing Amendments Act.

(2) The property shall comply with all applicable local, state, and federal regulations and copies of any applicable permits shall be provided to the department prior to the issuance of a certificate of occupancy.

e. ***Use permits***. When a use is listed as permitted with a use permit "○," refer to section 10-21-1.F for procedure and development standards.

2. ***Civic and institutional uses***. A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

a. ***Civic offices and services.*** Any use that involves transactions between the City government and residents, property owners, or others doing business with the City or other activities related to the function of the municipality.

b. ***Library/museum.*** A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.

c. ***Police and fire***. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:

(1) Garage doors are permitted on the front facade.

(2) Exempt from maximum driveway widths.

d. ***Post office.*** A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.

e. ***Religious and organization assembly.*** Assembly uses include assembly hall; church, temple, or other place of worship; and clubs.

f. ***Use permits.*** When a use is listed as permitted with a special use permit "○," refer to section 10-21-1.F for procedure and development standards.

3. ***Retail and service uses.*** A category of uses that include several retail and service types. Refer to section 10-2-3 for definitions.

a. ***Neighborhood retail.*** **A** use in this category occupies a space of less than eight thousand (8,000) square feet. Neighborhood retail includes such uses as those listed in Table 10-21-3C (1).

(1) When neighborhood retail is permitted with development standards "◐", it is limited to eight thousand (8,000) square feet.

b. ***General retail.*** A use in this category includes all neighborhood retail uses occupying a space of greater than eight thousand (8,000) square feet and such uses as those listed in Table 10-21-3C (1).

c. ***Service uses.*** A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

d. ***Neighborhood service.*** A use in this category occupies a space of less than eight thousand (8,000) square feet. Neighborhood service includes such uses as those listed in Table 10-21-3C (2).

(1) When neighborhood service is permitted with development standards "◐", it is limited to six thousand (6,000) square feet.

e. ***General service.*** A use in this category includes all neighborhood service uses occupying a space of greater than eight thousand (8,000) square feet and such uses as those listed in Table 10-21-3C (2).

f. ***Recreation/entertainment.*** Refer to Table 10-21-3C (3).

g. ***Automotive services.*** Refer to section 10-2-3 for definition. In the districts where this use requires a special use permit ("○"), the following applies:

(1) The use shall meet all of the requirements of the building type, refer to section 10-21-4.

(2) Service doors shall all be located on the rear or interior side facade of the building.

(3) The showroom or retail space shall be located in the front storefront of the building and shall occupy a minimum of twenty percent (20%) of the gross floor area.

h. ***Food services and drinking places.*** Food services and drinking places include only the following:

(1) Full-service restaurants.

(2) Carry-out food service stores.

(3) Quick service restaurants.

(4) Banquet centers and caterers.

(5) Drinking places (alcoholic beverages).

(6) Brewpubs. A microbrewery that brews beer for both on- and off-premises consumption, and may include a bar and/or restaurant.

(7) Wine establishments. A properly licensed business which sells wine only (not liquor or beer) for both on- and off-premises consumption, as well as wine accessories and/or merchandise.

4. ***Office and industrial uses.*** A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.

5. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.

6. ***Small-scale industry.*** A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Small-scale industry includes such uses as those found in Table 10-21-3C (5), List of Typical Uses in Cottage Industry Category. The following development standards apply:

a. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.

b. The maximum overall gross floor area is limited to ten thousand (10,000) square feet, unless otherwise noted.

c. The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of twenty-five percent (25%) of the gross floor area.

7. ***Infrastructure and open space uses.***

a. ***Communication antennae and towers.*** Refer to chapter 10-18. Communication antennae and towers located within the right-of-way or on utility poles are premitted.

b. ***Parking lot.*** A lot that does not contain a permitted building and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("○"), the following applies:

(1) ***Corner lots***. A corner lot shall not be used as a parking lot.

(2) ***Adjacent parking lots.*** Two (2) parking lots cannot be located directly adjacent to one another.

(3) ***Single-family.*** Parking lot cannot be associated with a single-family use.

(4) ***Distance.*** Parking lot must be within one thousand three hundred feet (1,300') of the principal entrance to the associated use unless:

(a) At least seventy-five percent (75%) of the spaces are dedicated for public use.

(b) An approved joint parking agreement is in place.

(5) ***Pedestrian access***. Must be connected to associated use by a dedicated, public pedestrian pathway.

(6) ***Commercial vehicles.*** Parking lots for commercial vehicles are not permitted in downtown overlay districts.

c. ***Parking structure***. A parking structure on a lot that does not contain a permitted building type and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("○"), the following applies:

(1) ***Corner lots***. A corner lot shall not be used for a parking structure.

(2) ***Adjacent parking lots.*** Two (2) parking facilities (lots or structures) cannot be located directly adjacent to one another.

(3) ***Primary street.*** No facade of the parking structure shall be located on a primary street. Refer to Figure 10-21-2G (4). For parking structures located on a primary street, the main street building type shall be utilized, requiring occupation of the building in the front thirty (30) feet of the facade on any primary street.

(4) ***Distance.*** Parking lot must be within one thousand three hundred feet (1,300') feet of the principal entrance to the associated use unless:

(a) At least seventy-five percent (75%) of the spaces are dedicated for public use.

(b) An approved parking agreement is in place (refer to chapter 10-16).

(5) ***Pedestrian access.*** Must be connected to associated use by a dedicated, public pedestrian way.

(6) ***Commercial vehicles.*** Parking structures for commercial vehicles are not permitted in these districts.

d. ***Utility and infrastructure.*** A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

e. ***Open space uses.***

(1) A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where open space is permitted with development standards ("◐"), the following apply:

(a) Stormwater accommodations. Open space that incorporates stormwater management on a site or district scale is encouraged.

(i) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.

(ii) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.

(b) This use may involve small scale food and beverage service, no more than two hundred (200) square feet in space, located in a kiosk, with no service access.

(c) Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

f. ***Accessory uses.*** A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.

(1) ***Alternative energy generation.*** Refer to chapter 10-19. Alternative energy generation includes structures for solar, wind, and geothermal. The following development standards apply:

(a) Roof or building-mounted solar panels are permitted with the following requirements:

(i) Panels mounted at the same angle of the roof or flush on the building facade are permitted on any roof or building face.

(ii) Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.

(iii) Panels shall not extend more than ten (10) feet at maximum pitch/tilt above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than three (3) feet.

(b) Roof-mounted small wind energy systems are permitted with the following requirements:

(i) Maximum rated capacity of five (5) kW is permitted per turbine.

(ii) One (1) turbine is permitted for each seven hundred and fifty (750) square feet of roof area.

(iii) Maximum height is fifteen (15) feet above the surface of the roof.

(c) Geothermal energy is permitted in any yard with the following requirements:

(i) Any related above ground structure shall be located in a side or rear yard with a maximum height of ten (10) feet, subject to all requirements of the building type.

(d) ***Amphitheater.*** Refer to section 10-2-3 for definition. In the districts where an amphitheater is permitted with a special use permit "○," the following apply:

(i) Location. The amphitheater shall be located within an open space district (refer to chapter 10-10).

(ii) The hours of operation shall be posted and limited to the hours of 8:00 a.m. to 11:00 p.m.

(e) ***Car washes, detail shops and/or service stations.*** Refer to section 10-2-3 for definitions. In the districts where car washes, detail shops and/or service stations are permitted with a special use permit ("○"), the following apply:

(i) **Location.** Use must be located inside a parking garage and not visible from the exterior of the parking garage.

(f) ***Drive-through facility.*** In the districts where drive-through structures are permitted with development standards ("◐"), the following applies. Refer to Figure 10-21-3C (1) for one (1) illustration of the following requirements:

(i) ***Structure/canopy.*** Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any primary street.

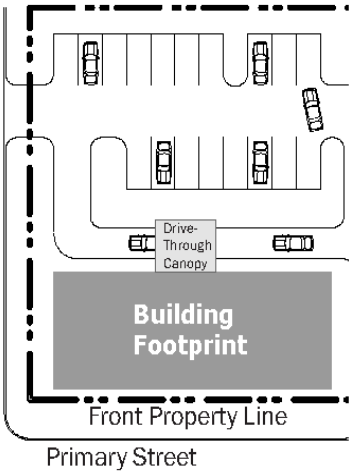


Figure 10-21-3C (1). Recommended drive-through Facility layout.

(ii) ***Stacking lanes.*** Stacking lanes shall be located perpendicular to the primary street or behind the building.

(iii) The canopy and structure shall be constructed of the same materials utilized on the building.

(g) ***Home occupation.*** An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

(h) ***Outdoor storage of goods.***

1. ***Commercial uses.*** This use includes outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the districts where outdoor storage of goods is permitted with development standards ("◐"), the following apply:

   a. Loose materials shall not be stacked higher than six (6) feet.

   b. Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.

   c. Materials shall be set back a minimum of ten (10) feet from any property line.

   d. Materials shall not be located on required parking spaces or associated drive aisles.

   e. All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the side or rear buffer.

2. ***Residential uses.*** This use includes temporary storage of personal or household goods in personal on demand storage (PODS) containers. In the districts where outdoor storage of goods is permitted with development standards ("◐"), the following development standards apply:

   a. One (1) storage container can be located on a lot at a time.

   b. On-site storage of a container is permitted for up to two (2) months per year.

c. Containers shall not be located in the front yard, but permitted on a driveway.

(i) ***Outdoor restaurant dining.*** Commercial outdoor dining, serviced by an adjacent service use, and permitted in any yard. When in a side yard along the front lot line, the patio frontage buffer is required.

(j) ***Parking lot.*** An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by building type. Refer to section 10-21-4.

(k) ***Parking structure.*** A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking structures within the buildings are regulated per building type. Refer to section 10-21-4.

(l) *Roadside produce stand or vending.* Refer to section 10-21-1 for definition.

(m) ***Sidewalk sales.*** A temporary outdoor sale of merchandise by retail businesses, typically occurring on the sidewalk within the public right-of-way for a limited period of time. In the districts where a sidewalk sale is permitted with development standards "◐," the following apply:

(i) A minimum of four (4) feet of the sidewalk must remain available for passing pedestrians.

(ii) Sidewalk sales are permitted for up to three (3) days no more than six (6) times per calendar year.

(iii) Merchandise must be stored inside the building during non-business hours.

(iv) Merchandise sold shall either be regularly carried within the store, or have been regularly carried within the store in the past year.

(n) ***Temporary storage containers.*** Outdoor storage of personal or retail stock materials on a temporary basis within a portable storage container. When a temporary outdoor storage use is permitted with development standards "◐," the following apply.

(i) One (1) storage container may be located on a lot at a time.

(ii) On-site storage of a container is permiitted for up to two (2) weeks; up to four (4) weeks is permtted with approval of the Director.

(iii) The container shall be located in the rear yard, screened by the building from any primary or secondary street.

(o) ***Mobile food vendors***. A motorized or towed wheeled vehicle that is designed and equipped to sell food. Shall include both "hot trucks" upon which food is cooked and prepared for vending, and "cold trucks" from which only ready to eat or packaged foods are handled. Refer to section 10-3-14.

Table 10-21-3C (1). List of Typical Uses in Retail Category

Neighborhood Retail (less than 8,000 square feet)	**General Retail**
Antique Shop	All Neighborhood Retail (over 8,000 square feet)
Art & Education Supplies	Appliance Sales & Service
Art Gallery	Department Store
Bakery, Retail	Drug Store/Pharmacy
Bicycle Sales & Repair	Furniture & Home Furnishings
Book, Magazine, & Newspaper Store	General Merchandise Stores
Camera & Photo Supply Store	Grocery Store
Candy Store	Medical Supply Store
China & Glassware Shop	Used Merchandise Stores (not including books, clothing & antiques)
Clothing & Clothing Accessories	

Coffee Shop Computer Software Sales Delicatessen Electronic Sales & Service Fabric & Craft Store Florist Garden Center/Plant Nursery Gift, Novelty, & Souvenir Shop Hardware Store Hobby Shop Jewelry Sales & Repair Luggage & Leather Goods Microbreweries, Microwineries Music Store & Instruction Musical Instrument Repair & Sales Office Supply Optical Goods Paint & Wallpaper Party Supply Shop Pet & Pet Supply Specialty Food Market (Butcher, Fish Market, Produce, etc.), with no alcohol sales Sporting Goods Sales & Rental Stationary & Paper Store Toy Shop Video/Game Sales Wine Establishment (no liquor/beer)	

Table 10-21-3C (2). List of Typical Uses in Service Category	
Neighborhood Service (less than 8,000 square feet)	**General Service**
Amusement Arcade Barber Shop & Beauty Salon Catering/Carry-Out & Delivery Communication Service Childcare Centers Dance/Fitness Studio Dry Cleaning & Laundry Emergency Care Clinic Framing Health & Fitness Center Home Furniture & Equipment Repair Locksmith Mailing Services Massage Establishments Nail Salon & Specialty Body Pet Grooming Photocopying & Printing Photography Studio & Supplies Physical Therapy/Physical Rehabilitation Repair of Small Goods & Electronics Restaurant/Bar Services (Spa) Shoe Repair Tailor & Seamstress Theater Travel Agency, Ticketing & Tour Operator Veterinarian (no outdoor training, boarding or kennels)	All Neighborhood Services (over 8,000 square feet) Bowling Alley

Table 10-21-3C (3). List of Typical Uses in Recreation/Entertainment Category
Recreation/Entertainment
Billiard Parlor Boat Sales & Rental Boat Storage Indoor Playground Indoor Shooting Gallery/Gun Range Marina Outdoor Music Venue Railroad Passenger Station Skating Rink Stadium Swimming Pool

Table 10-21-3C (4). List of Typical Uses in Office Category	
Office	
Architecture/Engineering/Design	PR & Advertising
Broadcasting & Telecommunications Studio	Professional Services
Building Contractor (office only)	Property Development
Business Consulting	Real Estate
Charitable Institutions	Research & Development
Clinic	Research Agency
Computer Programming & Support	Surveying
Detective Services	Tax Services
Educational Services (tutor & testing)	
Employment Agency	
Financial & Insurance	
Government Offices	
Legal Services	
Management Services	
Medical & Dental with Laboratory	
Motion Picture & Sound Recording Studio	

Table 10-21-3C (5). List of Typical Uses in Small-Scale Industry Category	
Small-Scale Industry	
Apparel & Finished Fabric Products	Products
Bakery & Confections	Research Laboratory
Beverages, including Beer, Wine, Coffee	Shoes & Boots
Botanical Products	Signs & Advertising
Brooms & Brushes	Smithing
Canning & Preserving Food	Taxidermy
Dairy Products	Toys & Athletic Goods
Electrical Fixtures	Upholstery
Engraving	Woodworking
Fabricated Metal Products	
Film Making	
Furniture & Fixtures	
Glass	
Jewelry, Watches, Clocks, & Silverware	
Leather Products	
Microbreweries, Microwineries	
Musical Instruments & Parts	
Pottery, Ceramics, & Related	

C. **Building types:**

3. ***Introduction to building type standards.*** The buildings detailed in this section outline the building types permitted for new construction and renovated structures within the districts defined in section 10-21-2.

   a. ***General.*** All building types shall meet the following requirements to achieve the intents defined for the districts.

   b. ***Zoning districts.*** Each building type shall be constructed only within its designated districts. Refer to Table 10-21-4A (1) Permitted Building Types by Districts.

   c. ***Uses***. Each building type can house a variety of uses depending on the district in which it is located. Refer to 15.3 for uses permitted per district. Some building types have additional limitations on permitted uses.

   d. ***No other building types.*** All buildings constructed shall meet the standards of one (1) of the building types within the zoning district of the lot.

   e. ***Permanent structures.*** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

   f. ***Accessory structures.***

      (1) Attached accessory structures are considered part of the principal structure.

      (2) Detached accessory structures are allowed per each building type and shall comply with all setbacks except the following:

         (g) Detached accessory structures are not permitted in the front yard.

         (h) Detached accessory structures shall be located behind the principal structure in the rear yard.

         (i) Detached accessory structures shall not exceed the height or size (area) of the principal structure.

4. ***Page layout.*** Document pages are laid out to provide the maximum amount of information for each building type on one (1) spread of two (2) pages. Refer to Figure 10-21-4A (1) for a typical building type layout page.

Building Types by Districts

Building Types	Districts				
	S1: Bridge Street	S2: Hydraulic Street	S3: Van Emmon Street	S4: 'B' Street	S5: 'B' Street - Residential
Downtown Commercial	●	●	●	●	
Downtown Living		●	●	●	
Cottage Commercial	●	●	●	●	
Civic Building	●	●	●	●	●
Attached Building			●	●	○
Yard Building				○	●

● Permitted ○ Requires Permit / Review

Table 10-21-4A (1). Permitted Building Types by District

3. ***Tables***. Refer to section 10-21-4.B for further information on each table.

4. Graphics typically represent one (1) example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

How To Use The Code

Page Layout

Building Type pages are laid out to provide the maximum amount of information for each Building Type on one spread of two pages.

Graphics typically represent one example of a building that could be developed utilizing the standards for that Building Type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

Building Type Tables

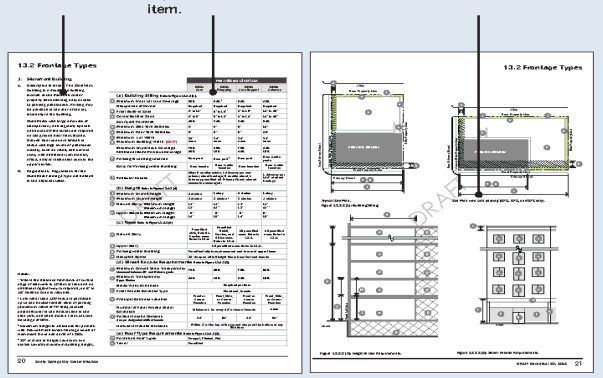
Refer to 10-21-4B for an explanation of each line item on the tables. Building Type tables contain all the standards for that Building Type. They are organized by district, so only the information in a parcel's district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

Intent of the Building Type.

Tables define the regulations for each Building Type. Refer to 10-21-4B Explanation of Building Type Table Standards for narrative explanation of each line item.

Graphics related to the tables on the left. Graphics typically represent one example of Building Type standards



One Building Type per Spread of Two Pages

Figure 10-21-4A (1). Representative Building Types Spread.

		Permitted Districts		
		CC1: Core	CC2: Shopping	CC3: Core Support
	(a) Building Siting Refer to Figure 13.2.2 (1).			
a	Minimum Front Lot Line Coverage	95%	90% [2]	90%
	Occupation of Corner	Required	Required	Required
b	Front Build-to Zone	0' to 10'	5' to 15' [1]	0' to 15'
c	Corner Build-to Zone	0' to 5'	5' to 10'	0' to 10'
	Courtyard Permitted	25%	30%	30%
d	Minimum Side Yard Setback	0'	5'	5'
e	Minimum Rear Yard Setback	5'	5'	5'
f	Minimum Lot Width	30'	30'	30'
g	Maximum Building Width	none	none	none
	Maximum Impervious Coverage	75%	85%	75%
	Additional Semi-Pervious Coverage	25%	15%	20%
h	Parking & Loading Location	Rear yard	Rear yard [2]	Rear yard
	Entry for Parking within Building	Rear facade	Rear & side facades	Rear facades
i	Vehicular Access	Alley; if no alley exists, 1 driveway per non-primary street frontage; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
	(b) Height Refer to Figure 13.2.2 (2)			
j	Minimum Overall Height	2 stories	1 story	2 stories
k	Maximum Overall Height	8 stories	8 stories [3]	8 stories
l	Ground Story: Minimum Height	14'	14'	14'
	Maximum Height	18'	24' [4]	18'
m	Upper Stories: Minimum Height	9'	9'	9'
	Maximum Height	12'	15'	12'
	(c) Uses Refer to Figure 13.2.2 (2)			
n	Ground Story	Permitted Civic, Retail & Service uses. Refer to 13.6.	Permitted Retail, Service, and Office uses. Refer to 13.6.	All permitted uses. Refer to 13.6.
o	Upper Story	All permitted uses. Refer to 13.6.		
p	Parking within Building	Permitted fully in any basement and in rear of upper floors		
q	Occupied Space	30' deep on all full height floors from the front facade		
	(d) Street Facade Requirements Refer to Figure 13.2.2 (3).			
r	Minimum Ground Story Transparency Measured between 18" and 8' above grade	75%	65%	75%
s	Minimum Transparency Upper Stories	20%	15%	20%
	Blank Wall Limitations	Required per floor		
t	Front Facade Entrance Type	Storefront, Arcade		
u	Principal Entrance Location	Front or Corner Facades	Front, Side, or Corner Facades	Front or Corner Facades
	Number of Front Facade Entrances	Minimum 1 for every 60' or less of facade		
v	Vertical Facade Divisions One per designated width of facade	30'	50'	30'
	Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of any fifth floor		
	(e) Roof Type Requirements Refer to Figure 13.2.2 (3).			
w	Permitted Roof Types	Parapet, Pitched, Flat		
x	Tower	Permitted		

Figure 10-21-4A (2). Building Type Table Example.

	Permitted Districts	
	District A	District B
(a) Building Siting		
Multiple Principal Buildings	Not permitted	Not permitted
Minimum Front Lot Line Coverage	95%	65%
Occupation of Corner	Required	Required
Front Build-to Zone	0' to 20' [1]	5' to 20' [1]
Corner Build-to Zone	0' to 5'	0' to 10'
Minimum Side Yard Setback	0'	5'
Minimum Rear Yard Setback	5'; 25' if located adjacent to residential	
Minimum Lot Width Maximum Building Width	30' none	30' none
Maximum Impervious Coverage Additional Semi-Pervious Coverage	75% [3] 25%	65% [3] 15%
Parking & Loading Location	Rear yard	Rear yard
Entry for Parking within Building	Rear & Side Facades	
Vehicular Access	Alley; if no alley exists, 1 driveway per street frontage	

EXAMPLE

Table 10-21-4B (1). Example Building Siting Requirements Table from a Typical Building Type.

5. ***Explanation of building type table standards***. The following explains and further defines the standards outlined on the tables for each building type, refer to sections 10-21-4.C through 10-21-4.H.

   a. ***Building siting.*** The following explains the line item requirements for each building type table within the first section entitled "building siting". Table 10-21-4B (1) illustrates an example of a building siting table from a typical building type.

      (1) ***Multiple principal structures.*** The allowance of more than one (1) principal structure on a lot.

      (2) ***Minimum front lot line coverage.*** Refer to Figure 10-21-4B (1). Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).

         (a) Certain buildings have this number set to also allow the development of a courtyard along the front lot line.

         (b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one (1) double-loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a set maximum in feet.

         (c) When driveway is located at the front lot line (Figure 10-21-4B (1)) and a side yard parking is not utilized, a driveway width of twenty (20) feet may be deducted from the width of the BTZ and is not included in the calculation of the minimum front lot line.

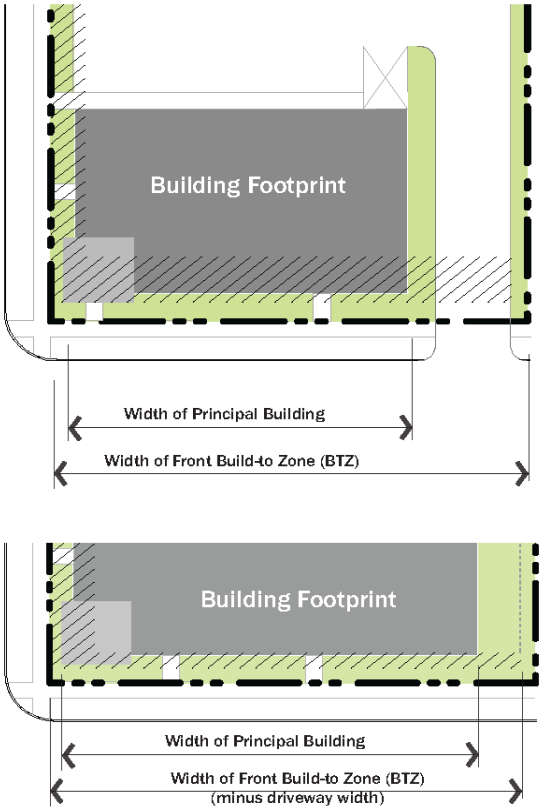


Figure 10-21-4B (1). Measuring Front Lot Line Coverage

c. ***Occupation of corner.*** Occupying the intersection of the front and corner build-to zones with a principal structure.

d. ***Front build-to zone.*** The build-to zone or setback parallel to the front lot line. Building components, such as awnings or signage, are permitted to encroach beyond the build-to zone.

(1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

e. ***Corner build-to zone.*** The build-to zone or setback parallel to the corner side property line.

(1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

f. ***Minimum side yard setback.*** The minimum required setback along a side property line.

(1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

g. ***Minimum rear yard setback.*** The minimum required setback along a rear property line.

(1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

h. ***Minimum lot width.*** The minimum width of a lot, measured at the build-to zone.

i. ***Maximum building width.*** The maximum width of a building, measured across the front facade.

j. ***Maximum impervious coverage.*** (Refer to Figure 10-21-4B (2).) The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

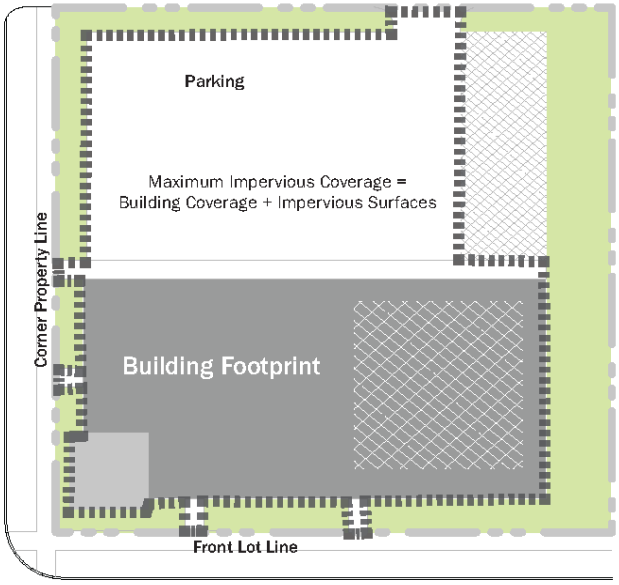


Figure 10-21-4B (2). Maximum Impervious & Additional Semi-Pervious Coverage.

k. ***Additional semi-pervious coverage.*** The additional percentage of a lot beyond the maximum impervious coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.

l. ***Parking and loading location.*** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

m. ***Entry for parking within building.*** Permitted garage door location for parking entrance when parking is located within building.

n. ***Vehicular access.*** The permitted means of vehicular ingress and egress to the lot.

(1) Alleys, when present, shall always be the primary means of access.

(2) When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

2. ***Height.*** The following explains the line item requirements for each building type table within the second section entitled "height". Table 10-21-4B (2), illustrates an example of a height requirements table from a typical building type.

	Permitted Districts	
	District A	District B
(b) Height		
Minimum Overall Height	2 stories	2 story
Maximum Overall Height	5 stories	5 stories
Ground Story: Minimum Height	14'	14'
Maximum Height	18'	18'
Upper Stories: Minimum Height	9'	9'
Maximum Height	12'	12'

EXAMPLE

Table 10-21-4B (2). Example Height Requirements Table from a Typical Building Type.

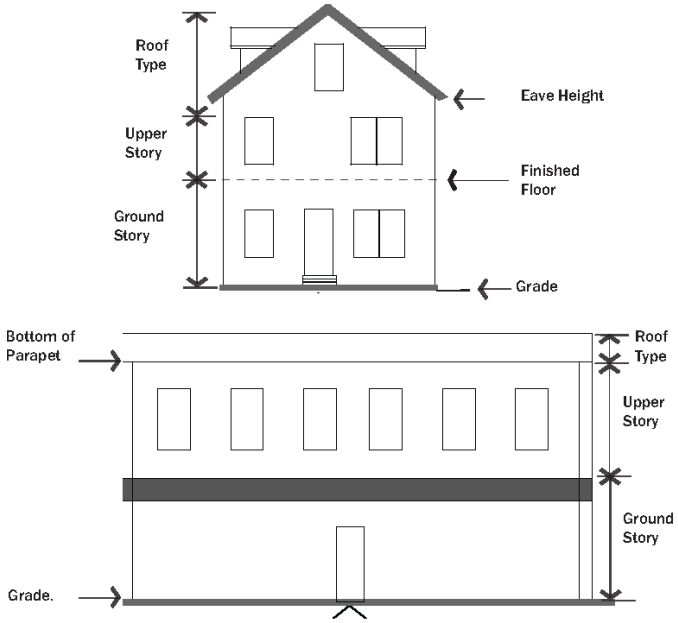


Figure 10-21-4B (3). Measuring Height

a. ***Minimum height (in stories).*** The minimum overall height for the building shall be located within the build-to zone; stories above the minimum height may be stepped back from the facade.

b. ***Maximum height (in stories).*** The sum of a building's total number of stories.

(1) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one-half story above grade.

(2) A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one (1) full story.

(3) Some building types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.

(4) Floors within the building shall be visibly designated on the street facades by the use of expression lines or the layout of the windows.

c. ***Ground story and upper story, minimum and maximum height.*** (Refer to Figure 10-21-4B (3)). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:

(1) Floor height is measured in feet between the floor of a story to the floor of the story above it.

(2) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

(3) Double height spaces may be located along any non-street facade or in the entrance way to the building. The entrance way shall not exceed fifty percent (50%) of the street facade.

	Permitted Districts	
	District A	District B
(c) Uses		
Ground Story	Per Section 15.3 Uses	
Upper Story	Per Section 15.3 Uses	
Parking within Building	Permitted fully in any basement and in rear of upper floors	
Occupied Space	20' deep on all full height floors from the front facade	

EXAMPLE

Table 10-21-4B (3). Example Uses Table from a Typical Building Type.

3. ***Uses.*** The following explains the line item requirements for each building type table within the third section entitled "uses." Refer to section 10-21-3 for uses permitted within each district. The requirements in this section of the building type tables may limit those uses within a specific building type. Table 10-21-4B (3) illustrates an example of the uses table from a typical building type.

a. ***Ground and upper story.*** The uses or category of uses which may occupy the ground and/or upper story of a building.

b. ***Parking within building.*** The area(s) of a building in which parking is permitted within the structure.

c. ***Occupied space.*** The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

	Permitted Districts	
	District A	District B
(d) Street Facade Requirements		
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%
Minimum Transparency Upper Stories	20%	20%
Blank Wall Limitations	Required per floor	
Front Facade Entrance Type	Storefront, Arcade	
Principal Entrance Location	Front or Corner Facades	
Number of Street Entrances	Minimum 1 for every 50' or less of facade	
Ground Story Vertical Divisions	One per every 30' of facade width	
Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of any fifth floor	
Facade Variety Required Refer to 15.4B.4(h) for requirements.	Every 80' of facade width	

EXAMPLE

Table 10-21-4B (4). Example Street Facade Requirements Table from a Typical Building Type.

4. ***Street facade requirements.*** The following explains the line item requirements for each building type table within the fourth section entitled "street facade requirements." These requirements apply only to facades facing a public or private street right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated. Table 10-21-4B (4) illustrates an example of a street facade requirements table from a typical building type.

   a. ***Minimum ground story and upper floor transparency.*** **(Refer to Figure 10-21-4B (5)).** The minimum amount of transparency on street facades with street frontage.

      (1) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

         (a) Ground story transparency, when defined separately from the overall minimum transparency, shall be measured between two (2) feet and eight (8) feet from the base of the front facade.

         (b) A general minimum transparency requirement shall be measured from floor to floor of each story.

   b. ***Blank wall limitations.*** A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:

      (1) No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and

      (2) No horizontal segment of a story's facade greater than fifteen (15) feet in width may be windowless.

5. ***Entrance type.***

   a. ***Front facade entrance type.*** The entrance type(s) permitted for the entrance(s) of a given building type. A mix of permitted entrance types may be utilized. Refer to section 10-21-41 Entrance Types for definition of and additional requirements for each.

   b. ***Principal entrance location.*** The facade on which the primary building entrance is to be located.

   c. ***Number of street entrances.*** The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

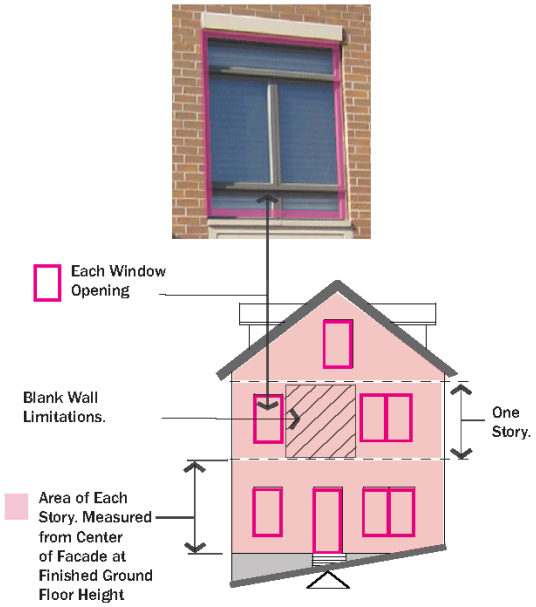
   d. ***Ground story vertical divisions.*** The use of a vertically oriented expression line or form to divide the ground floor facade into increments no greater than the dimension shown in Figure 10-21-41 (1), as measured along the base of the facade, and extending a minimum of eighty percent (80%) from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.

Measuring Ground Floor Transparency on a Storefront Base.

   e. ***Horizontal facade divisions.*** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions, extending a minimum of ninety percent (90%) of the full width of the facade. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch (1½") depth.

f. ***Facade variety requirements.*** Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two (2) of the following. Refer to Figure 10-21-4B (5) for one (1) illustration of this requirement.

Figure 10-21-4B (4). Building Variety.



Measuring Transparency on Each Story with Slope.

Z. Figure 10-21-4B (5). Measuring Transparency.

(1) The proportion of recesses and projections.

(2) The location of the entrance and window placement, unless storefronts are utilized.

(3) Roof type, plane, or material, unless otherwise stated in the building type requirements.

6. ***Roof type.*** The following explains the line item requirements for each building type table in sections 10-21-4.C through 10-21-4.H, within the fifth section entitled "roof types." Table 10-21-4B (5) illustrates an example of a roof type requirements table from a typical building type.

	Permitted Districts	
	District A	District B
(e) Roof Type Requirements		
Permitted Roof Types	Parapet, Pitched, Flat	
Tower	Permitted	

EXAMPLE

Table 10-21-4B (5). Example Roof Type Requirements Table from a Typical Building Type.

e. ***Permitted roof type.*** The roof type(s) permitted for a given building type. Refer to section 10-21-4.J for more specific requirements.

7. ***Tower.*** A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to section 10-21-4.J.

		Permitted Districts			
		S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
	(a) Building Siting Refer to Figures 10-21-4C (1) and 10-21-4C-(2)				
	Multiple Principal Buildings	Permitted [1]			
a	Minimum Front Lot Line Coverage	100% [2]	75%	90% [2]	65%
	Occupation of Corner	Required [7]			
b	Front Build-to Zone	0' to 5'			0' to 10'
c	Corner Build-to Zone	0' to 5'	0' to 10'		
d	Minimum Side Yard Setback	0'; 5' if adjacent to other Building Type		5'	
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential [3]			
f	Minimum Lot Width	none	16'		
g	Maximum Building Width	none	none		
	Maximum Impervious Coverage	95% [4]	80% [4]		
	Additional Semi-Pervious Coverage	5%	20%		
h	Parking & Loading Location	Rear yard; existing developed sites require no add'l parking and/or loading facilities	Rear Yard & Side Yard [5]		
	Entry for Parking within Building	Rear & Side Facades			All Sides
i	Vehicular Access	none	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
	(b) Height Refer to Figure 10-21-4C (3)				
j	Minimum Overall Height	2 stories	1 story		
k	Maximum Overall Height	6 stories (with min. 3' setback at 3 stories)	4 stories		
l	Ground Story: Minimum Height	14'	12'	14'	12'
	Maximum Height	24' [6]	24' [6]	24' [6]	24' [6]
m	Upper Stories: Minimum Height	9'			
	Maximum Height	14'			
	(c) Uses Refer to Figure 10-21-4C (3)				
n	Ground Story	Per Section 10-21-3 Uses; residential permitted provided that it is located at least 20' from the front primary facade			
o	Upper Story	Per Section 10-21-3 Uses			
p	Parking within Building	Permitted fully in any basement and in rear of all floors			
q	Occupied Space	20' deep on all full height floors from the front facade			
	(d) Street Facade Requirements Refer to Figure 15.4C (4)				
r	Minimum Ground Story Transparency Measured between 2' and 8' above grade	50%			30%
s	Minimum Upper Story Transparency Street-Facing Stories	20%		15%	
t	Front Facade Entrance Type	Storefront, Elevated Storefront (permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances)			
u	Principal Entrance Location	Front or Corner Facades			
	Number of Street Entrances	Minimum 1 for every 30' or less of facade	Minimum 1 for every 50' or less of facade		Minimum 1 for every 80' or less of facade
	Ground Story Vertical Divisions	One per every 20-40' of facade width			
	Horizontal Facade Divisions	Within 3' of top of ground story and the bottom of any fifth floor		Within 3' of top of ground story	
	Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Every 40' of facade width		Every 50' of facade width	
	(e) Roof Type Requirements Refer to Figure 10-21-4C (4)				
v	Permitted Roof Types	Parapet, Pitched, Flat			
	Tower	Permitted			

6. ***Downtown commercial building.***

a. ***Description and intent.*** The downtown commercial building is a building located at the front and corner property lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, no off-street parking is required.

b. Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade. Ground floor uses are limited to those with high levels of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories.

c. ***Regulations.*** Regulations for the downtown commercial building type are defined in the adjacent table.

d. ***Table Notes:***

(1) Each building shall meet all requirements of the Building Type.

(2) A max. six (6) foot gap is allowed if it serves as a walkable passage.

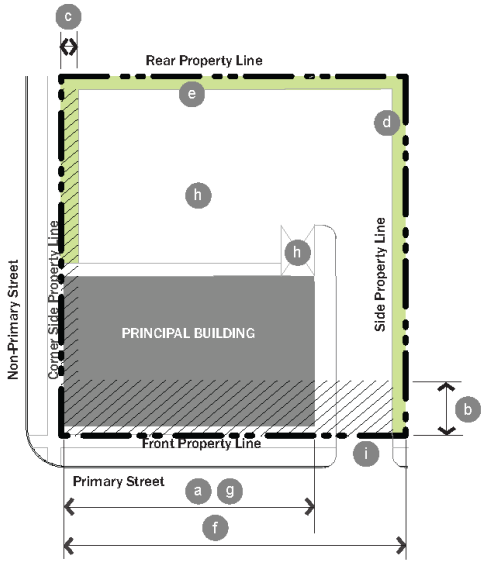
(3) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

e. Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

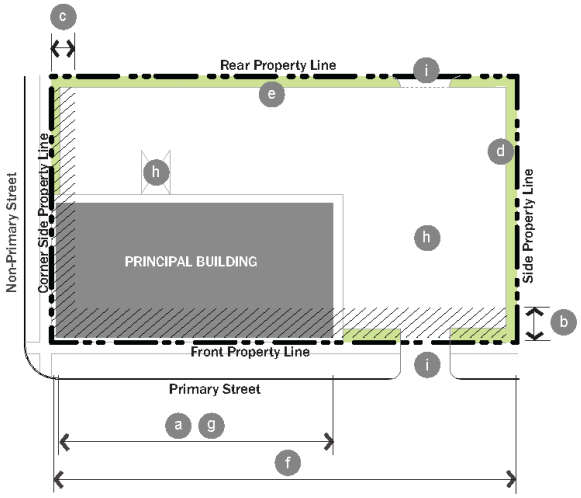
f. Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

g. Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

h. Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.



Typical Site Plan.
Figure 10-21-4C (1): Building Siting.



Site Plan with side parking (S 2 and S4 only).
Figure 10-21-4C (2): Building Siting.

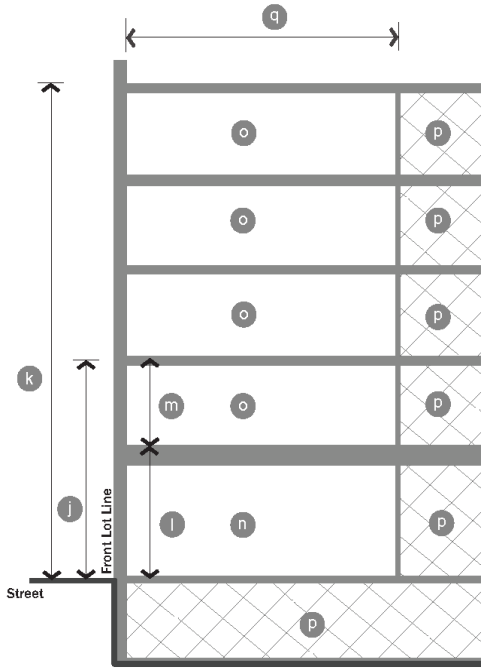


Figure 10-21-4C (3): Height & Use Requirements.

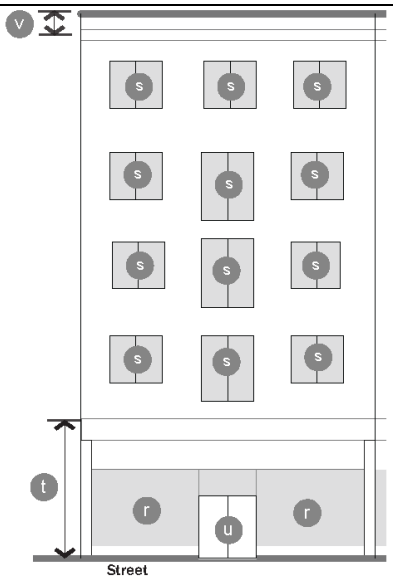


Figure 10-21-4C (4): Street Facade Requirements.

	Permitted Districts		
	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
(a) Building Siting Refer to Figures 10-21-4D (1) and 10-21-4D (2)			
Multiple Principal Buildings	Permitted [1]		
a Minimum Front Lot Line Coverage	75%		50%
Occupation of Corner	Required [5]		
b Front Build-to Zone	5' to 15'		5' to 20'
c Corner Build-to Zone	0' to 10'		5' to 20'
d Minimum Side Yard Setback	5'		10'
e Minimum Rear Yard Setback	5'; 25' if located adjacent to residential [2]		
f Minimum Lot Width g Maximum Building Width	16' none		
Maximum Impervious Coverage Additional Semi-Pervious Coverage	65% [3] 20%	75% [3] 20%	65% [3] 20%
h Parking & Loading Location	Rear yard [4], Side Yard		
Entry for Parking within Building	Rear & Side Facades		
i Vehicular Access	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
(b) Height Refer to Figure 10-21-4D (3)			
j Minimum Overall Height	1 story		
k Maximum Overall Height	4 stories		
l All Stories: Minimum Height Maximum Height	9' 14'		
(c) Uses Refer to Figure 10-21-4D (3).			
m All Stories	Per Section 10-21-3 Uses; residential dwelling allowed provided that it is located at least 20' from the front primary facade		
n Parking within Building	Permitted fully in any basement and in rear of all floors		
o Occupied Space	20' deep on all full height floors from the front facade		
(d) Street Facade Requirements Refer to Figure 10-21-4D (4).			
p Minimum Transparency Per each Story	20%		
q Front Facade Entrance Type	Stoop, Porch		
r Principal Entrance Location	Front facade or corner facade		
Number of Street Entrances	Minimum 1 for every 100' or less of facade		
Ground Story Vertical Divisions	Every 60' of facade width		
Horizontal Facade Divisions	Within 3' of the top of the ground story and any visible basement		
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Every 50' of facade width		
(e) Roof Type Requirements Refer to Figure 10-21-4D (4)			
s Permitted Roof Types	Parapet, pitched, flat		
t Tower	Permitted		

4. ***Downtown living building.***

   a. ***Description and intent.*** The downtown living building type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the downtown commercial building, the downtown living building is intended to be built close to the front and corner property lines, but generally allows for more landscape space between the building and the street. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one (1) double-loaded aisle of parking is permitted in the interior or the side yard at the front lot line.

   b. ***Regulations.*** Regulations for the downtown living building type are defined in the adjacent table.

   c. ***Table Notes:***

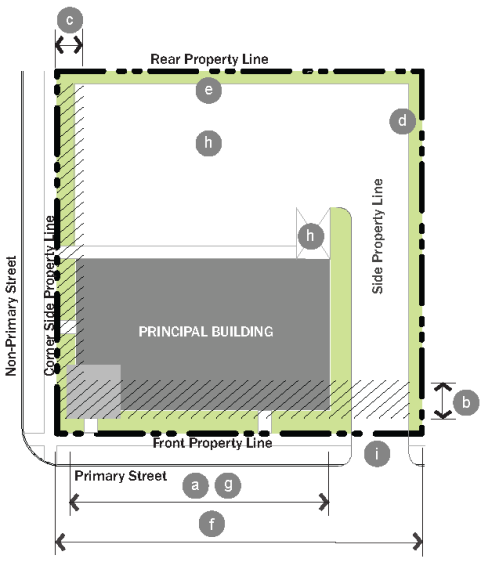
      (1) Each building shall meet all requirements of the Building Type.

      (2) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

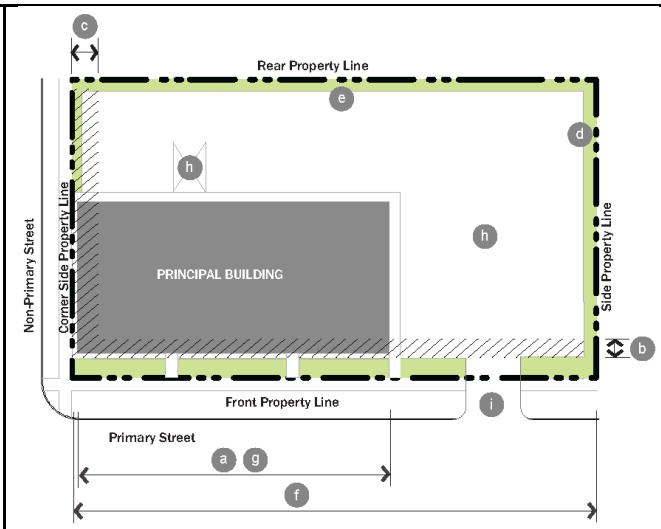
(3) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(4) Lots wider than one hundred (100) feet are permitted one (1) double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

(5) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.



Typical Site Plan.
Figure 10-21-4D (1): Building Siting.



Site Plan with side parking (S 3 and S 4 only).
Figure 10-21-4D (2): Building Siting.

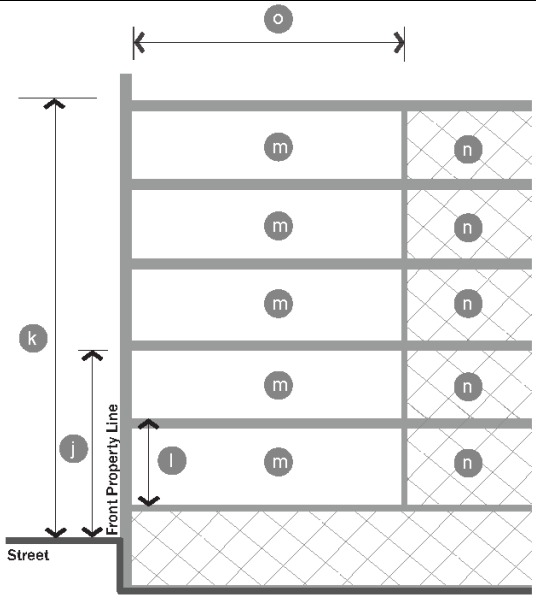


Figure 10-21-4D (3): Height & Use Requirements.

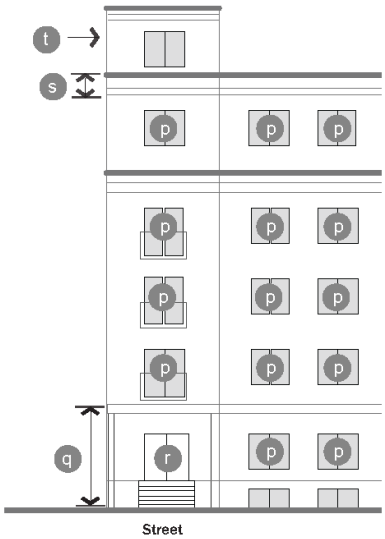


Figure 10-21-4D (4): Street Facade Requirements.

	Permitted Districts			
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
(a) Building Siting Refer to Figure 10-21-4E (1)				
Multiple Principal Buildings	Refer to District Street Details			
(a) Minimum Front Lot Line Coverage	60%	50%		40%
Occupation of Corner	Required [6]			
(b) Front Build-to Zone	5' to 10'	5' to 20'		
(c) Corner Build-to Zone	5' to 10'	5' to 25'		5' to 15'
(d) Minimum Side Yard Setback	10'	15'		
(e) Minimum Rear Yard Setback	25' [2]			
(f) Minimum Lot Width (g) Maximum Building Width	25' 50'			
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% [3] 15%		60% [3] 15%	
(h) Parking & Loading Location	Rear yard; attached garages access off rear facade only. [4,5]			
Entry for Parking within Building	Not Permitted on Primary Street			
(i) Vehicular Access	Alley; if no alley exists, 1 driveway permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.			
(b) Height Refer to Figure 10-21-4E (2)				
(j) Minimum Overall Height	none			
(k) Maximum Overall Height	3.5 stories			
(l) Minimum Ground Story Height	10'			
(c) Uses Refer to Figure 10-21-4E (2)				
(m) Ground Story	Per Section 10-21-3 Uses			
(n) Upper Stories	Per Section 10-21-3 Uses			
(o) Parking within Building	Not Permitted on Primary Street			
(p) Occupied Space	20' deep on all full height floors from the front facade			
(d) Street Facade Requirements Refer to Figure 10-21-4E (3)				
(q) Minimum Ground Story Transparency Measured between 2' and 8' above grade	40%	30%		
(r) Minimum Transparency Upper Stories	15%			
Blank Wall Limitations	Required per floor			
(s) Front Facade Entrance Type	Porch (Storefront, Elevated Storefront permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances; Stoop permitted with design review			
(t) Principal Entrance Location	Front or corner side facade			
Number of Street Entrances	Minimum 1 per Building			
Ground Story Vertical Divisions	Not required			
Horizontal Facade Divisions	Within 3' of the top of any visible basement			
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Between adjacent buildings			
(e) Roof Type Requirements Refer to Figure 10-21-4E (3)				
(u) Permitted Roof Types	Pitched			
Tower	Permitted			

5. ***Cottage commercial building.***

a. ***Description and intent.*** The cottage commercial building combines characteristics of the downtown commercial building type with physical characteristics of a residential cottage, such as a pitched roof and a front stoop or porch.

b. This lower-scale building has a pedestrian-friendly storefront, stoop, or porch entrance type with moderate transparency and a primary entrance that faces the street. Constructed with setbacks similar to a residential cottage, this building typically has more landscape area than the downtown commercial building types. Parking is permitted in the rear of the lot or a side aisle (with conditions).

c. The cottage commercial building may contain a mix of uses, including retail, service, and office uses on the ground floor, with residential uses on upper floors.

d. ***Regulations.*** Regulations for the cottage commercial building type are defined in the adjacent table.

(1) ***Table Notes:***

(a) Each building shall meet all requirements of the Building Type.

(b) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(c) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(d) Lots wider than eighty (80) feet are permitted one (1) single-loaded aisle of parking (maximum width of forty (40) feet), located perpendicular to the front lot line, and shall meet a Front Lot Line Coverage of fifty percent (50%).

(e) Attached garages are considered part of the principal building and shall meet all setbacks Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

(f) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.

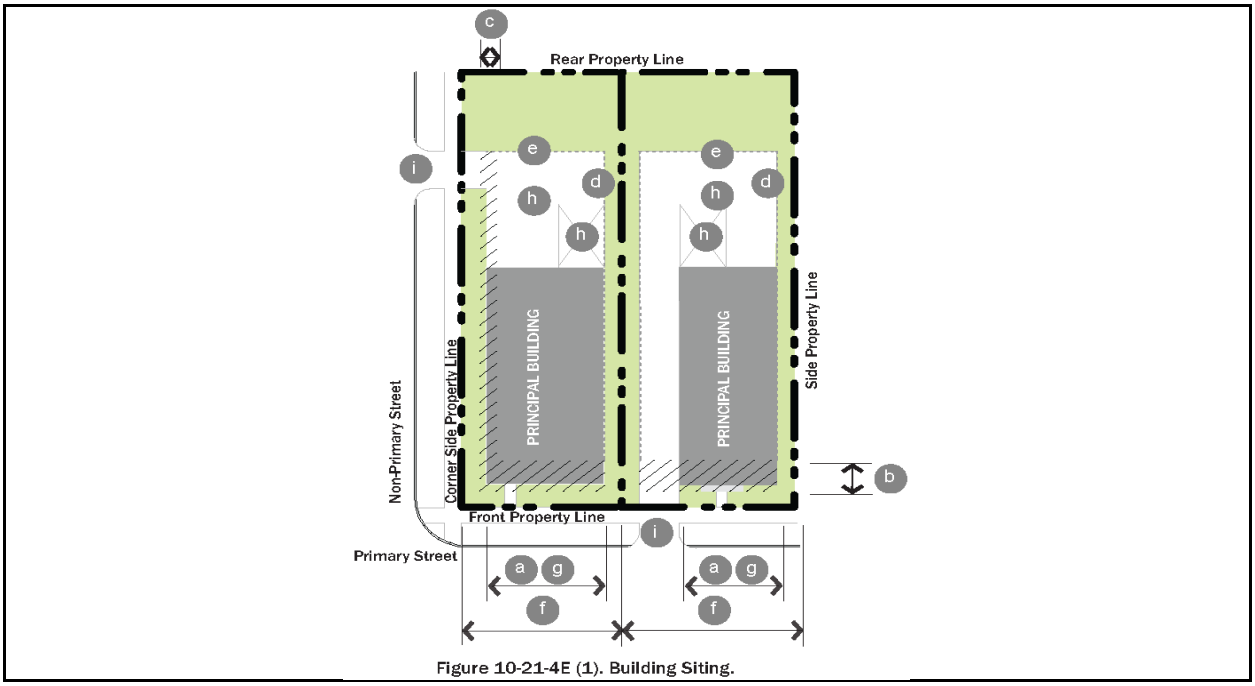


Figure 10-21-4E (1). Building Siting.

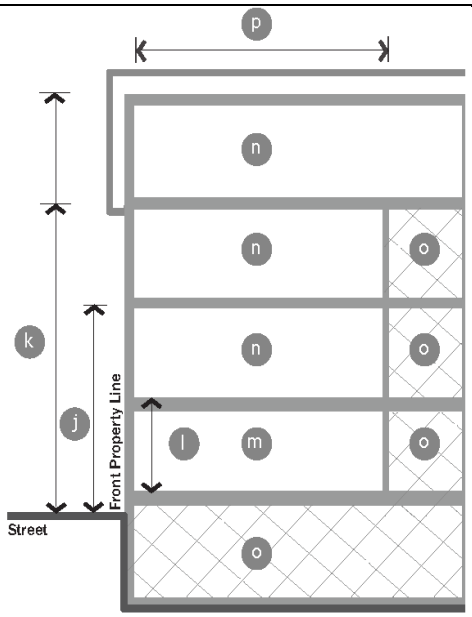


Figure 10-21-4E (2) Height & Use Requirements.

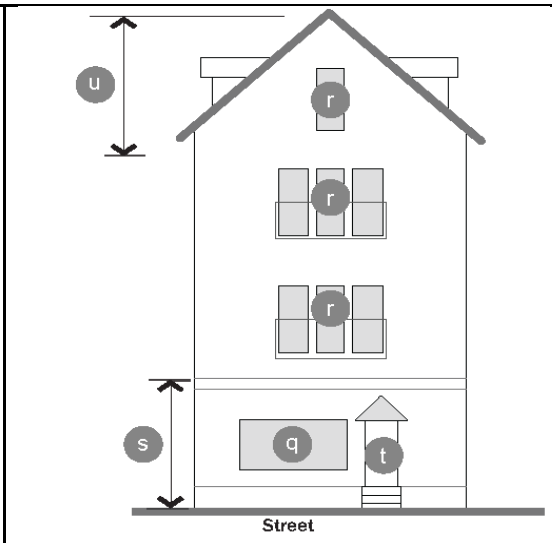


Figure 10-21-4E (3). Street Facade Requirements.

	Permitted Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential
(a) Building Siting Refer to Figure 10-21-4F (1)					
Multiple Principal Buildings	Refer to District Street Details				
Minimum Front Lot Line Coverage	Refer to District Street Details				
Occupation of Corner	Required [5]				
(a) Front Build-to Zone	0' to 10'	0' to 15'			
(b) Corner Build-to Zone					
(c) Minimum Side Yard Setback	5'		10'		
(d) Minimum Rear Yard Setback	5'; 25' if located adjacent to residential [1]				
(e) Minimum Lot Width Maximum Building Width	16' none	30' none			
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% [2] 20%		70% [2] 10%		50% [2] 20%
(f) Parking & Loading Location	Rear yard [3]				
Entry for Parking within Building	Rear & Side Facades				
(g) Vehicular Access	Alley	Alley; if no alley exists, 1 driveway is permitted per street frontage			
(b) Height Refer to Figure 10-21-4F (2)					
(h) Minimum Overall Height	1 story				
(i) Maximum Overall Height	6 stories (with min. 3' setback at 3 stories)	4 stories			3 stories
(j) Ground Story: Minimum Height Maximum Height	14' 24' [4]	12' 24' [4]	14' 24' [4]	12' 24' [4]	12' 18' [4]
(k) Upper Stories: Minimum Height Maximum Height	9' 14'				9' 12'
(c) Uses Refer to Figure 10-21-4F(2)					
(l) All Stories	Limited to uses in the Civic category and Entertainment Uses by Special Use. Refer to 15.3 Uses.				
(m) Parking within Building	Permitted fully in any basement and in rear of all floors				
(n) Occupied Space	30' deep on all full height floors from the front facade				
(d) Street Facade Requirements Refer to Figure 10-21-4F (3)					
(o) Minimum Transparency Per each Story	12%				
Blank Wall Limitations	None				
(p) Front Facade Entrance Type	None required				
(q) Principal Entrance Location	Front or corner Facade				
Number of Street Entrances	1 per each 150' of front facade				
Ground Story Vertical Divisions	none required				
Horizontal Facade Divisions	none required				
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	none required				
(e) Roof Type Requirements Refer to Figure 10-21-4F (3)					
(r) Permitted Roof Types	Parapet, Pitched, Flat, Other Roofs with approval per 10-21-4J				Pitched
(s) Tower	Permitted				

6. ***Civic building.***

a. ***Description and intent***. The civic building type is a more flexible building type intended only for civic and institutional types of uses. These buildings are distinctive within the community fabric created by the other building types. Parking is limited to the rear in most cases. The maximum heights of this building type depend on the district within which it is located.

b. ***Regulations.*** Regulations for the civic building type are defined in the adjacent table.

(1) ***Table Notes:***

(a) If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(b) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

(c) Lots wider than one hundred (100) feet are permitted one (1) double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line.

(d) Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

(e) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.

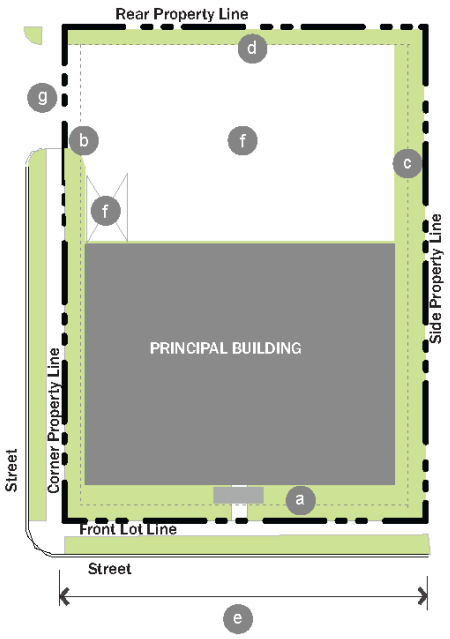


Figure 10-21-4F (1). Building Siting.

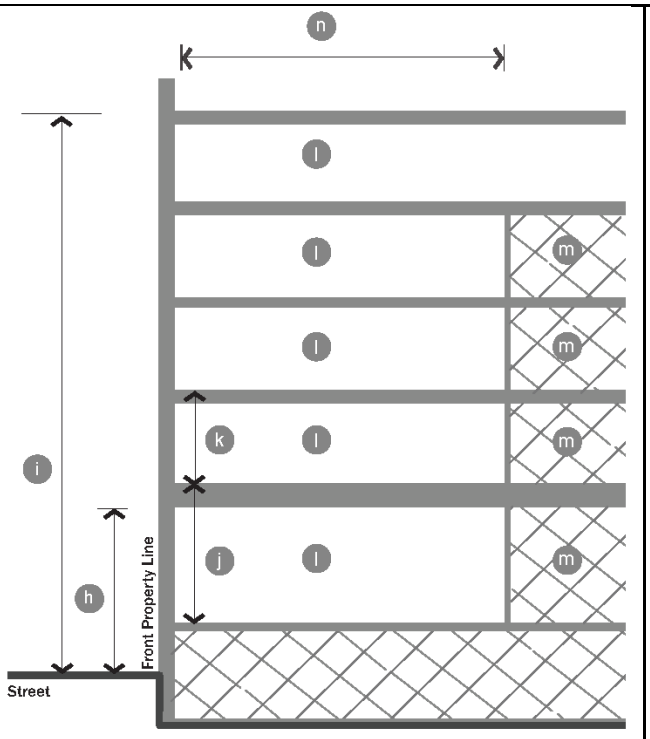


Figure 10-21-4F (2). Height & Use Requirements.

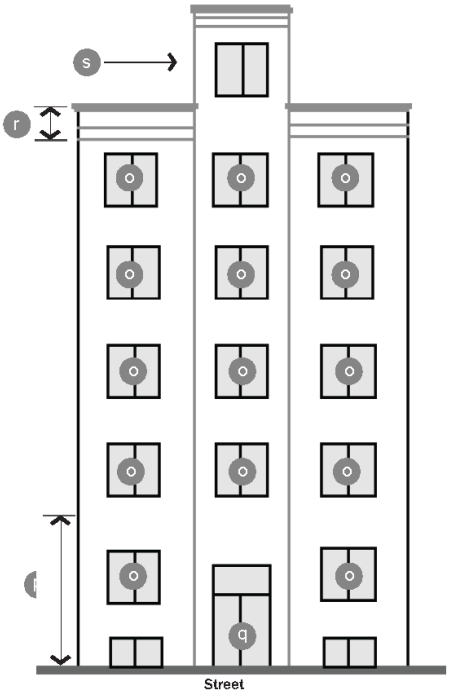


Figure 10-21-4F (3). Street Facade Requirements.

	Permitted Districts		
	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential
(a) Building Siting Refer to Figures 10-21-4G (1) and 10-21-4G (2)			
Multiple Principal Buildings	Permitted [1]		
a Minimum Front Lot Line Coverage	75% [2]	70% [2]	65% [2]
Occupation of Corner	Required [5]		
b Front Build-to Zone	5' to 20'	10' to 20'	10' to 25'
c Corner Build-to Zone	5' to 10'	10' to 15'	
d Minimum Side Yard Setback	0' per unit; 10' between buildings'		0' per unit; 15' between buildings'
e Minimum Rear Yard Setback	15', if alley present 5'		20', if alley present 5'
f Minimum Unit Width	16' per unit	16' per unit	18' per unit
g Maximum Building Width	Maximum 8 units per building	Maximum 6 units per building; maximum 120' width	Maximum 6 units per building; maximum 120' width
Maximum Impervious Coverage Additional Semi-Pervious Coverage	65% [3] 20%	60% [3] 20%	50% [3] 20%
h Parking & Garage Location	Rear yard; attached garages access off rear facade only. [4]		
i Vehicular Access	Alley; if no alley exists, one driveway is permitted per building		
(b) Height Refer to Figure 10-21-4G (3)			
j Minimum Overall Height	1 story		
k Maximum Overall Height	4 stories	3.5 stories	3 stories
l Minimum Ground Floor Height:	12'		
(c) Uses Refer to Figure 10-21-4G (3)			
m All Stories	Residential only		
n Parking within Building	Permitted fully in any basement and in rear of all floors		
o Occupied Space	30' deep on all full height floors from the front facade		
(d) Street Facade Requirements Refer to Figure 10-21-4G (4)			
p Minimum Transparency per each Story	15%	12%	
q Front Facade Entrance Type	Stoop, Porch		
Principal Entrance Location	Front or Corner Side Facade		
r Number of Street Entrances	1 per unit		
Ground Story Vertical Divisions	none required		
Horizontal Facade Divisions	none required		
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Between adjacent buildings		
(e) Roof Type Requirements Refer to Figure 10-21-4G (4)			
s Permitted Roof Types	Parapet, Pitched, Flat		
Tower	Permitted		

7. ***Attached building.***

   a. ***Description and intent.*** The attached building is a building comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses.

   b. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

   c. ***Regulations.*** Regulations for the attached building type are defined in the adjacent table.

      (1) ***Table Notes:***

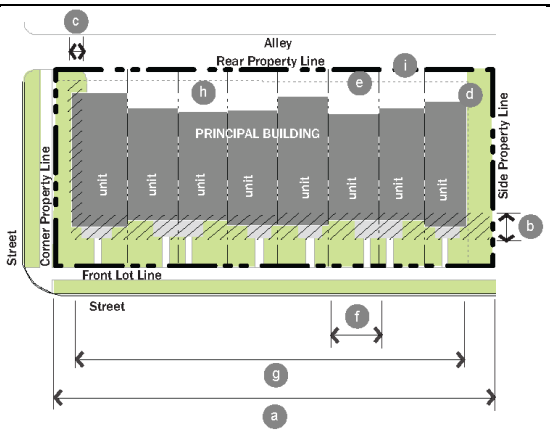
         (a) For the purposes of the Attached Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot within the minimum space between them. However, each building shall meet all requirements of the Building Type.

(b) Each building shall meet the front lot line coverage requirement, except one (1) of every five (5) units may front a courtyard with a minimum width of thirty (30) feet. The courtyard shall be defined on three (3) sides by units.

(c) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

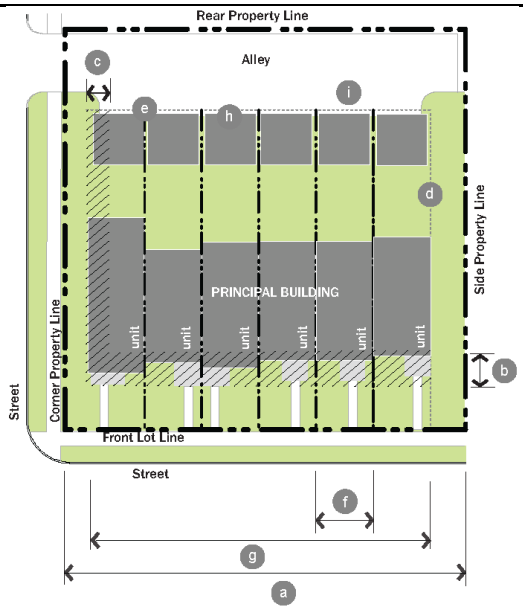
(d) Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

(e) Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.



Site Plan without Rear Yard

Figure 10-21-4G (1): Building Siting.



Site Plan with Rear Yard

Figure 10-21-4G (2): Building Siting.

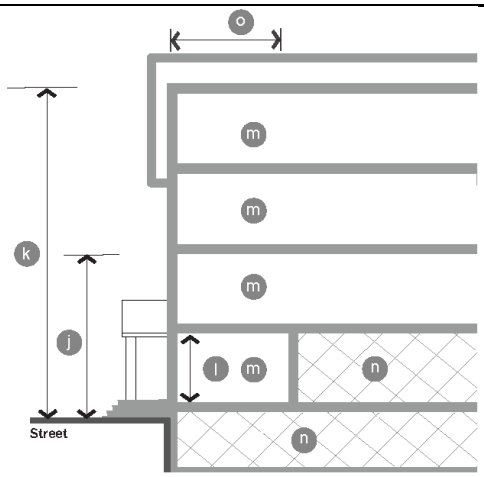


Figure 10-21-4G (3): Height & Use Requirements.

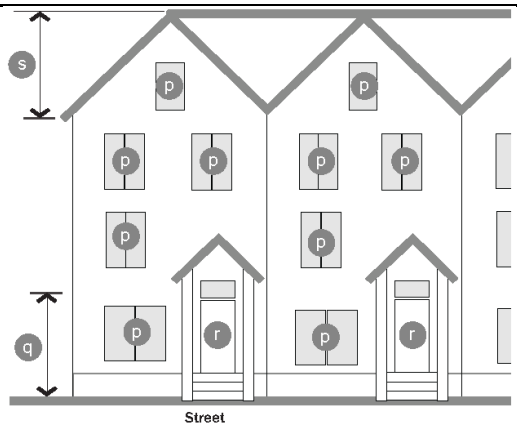


Figure 10-21-4G (4): Street Facade Requirements.

		Permitted Districts	
		S 4: 'B' Street	S 5: 'B' Street Residential
	(a) Building Siting Refer to Figure 10-21-4H (1)		
	Multiple Principal Buildings	Permitted [1]	
a	Minimum Front Lot Line Coverage	50% [2]	40%
b	Occupation of Corner	Required	
c	Front Build-to Zone	10' to 20'	10' to 25'
	Corner Build-to Zone	10' to 20'	10' to 25'
d	Minimum Side Yard Setback	5'	7.5'
e	Minimum Rear Yard Setback	35', if alley present 5'	
f	Minimum Lot Width Maximum Lot Width	30' 50'	30' 70'
g	Maximum Impervious Coverage Additional Semi-Pervious Coverage	60% [3] 20%	50% [3] 20%
h	Parking & Garage Location	Rear yard; attached garages access off rear or side facade only. [4]	
	Vehicular Access	Alley; if no alley exists, one driveway is permitted per building	
	(b) Height Refer to Figure 10-21-4H (2)		
i	Minimum Overall Height	1 story	
j	Maximum Overall Height	3.0 stories	
k	All Stories: Minimum Height Maximum Height	9' 14'	
	(c) Uses Refer to Figure 10-21-4H (2)		
l	All Stories	Residential only	
m	Parking within Building	Permitted	
n	Occupied Space	30'	
	(d) Street Facade Requirements Refer to Figure 10-21-4H (3)		
o	Minimum Transparency per each Story	12%	
p	Front Facade Entrance Type	Stoop, porch	
q	Principal Entrance Location	Front or side facade	
	Number of Street Entrances	Any	
	Ground Story Vertical Divisions	None required	
	Horizontal Facade Divisions	None required	
	Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Between adjacent buildings	
	(e) Roof Type Requirements Refer to Figure 10-21-4H (3)		
r	Permitted Roof Types	Parapet, Pitched, Flat	Pitched
	Tower	Not permitted	

8. ***Yard building.***

   a. ***Description and intent.*** The yard building is a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

   b. ***Regulations***. Regulations for the yard building type are defined in the adjacent table.

      (1) ***Table Notes:***

      (a) Each building shall meet all requirements of the Building Type.

      (b) When multiple buildings are located on a single lot, the buildings shall collectively meet the front lot line coverage requirement. Buildings located internal to the lot may be arranged with a courtyard or bungalow court that is a minimum of twenty (20) feet in width. The width of the courtyard shall be exempt from minimum front lot line coverage requirements. The courtyard or bungalow court shall be defined on three (3) sides by units. This layout shall not be allowed on corner lots, only lots internal to a block segment.

      (c) Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

      (d) Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

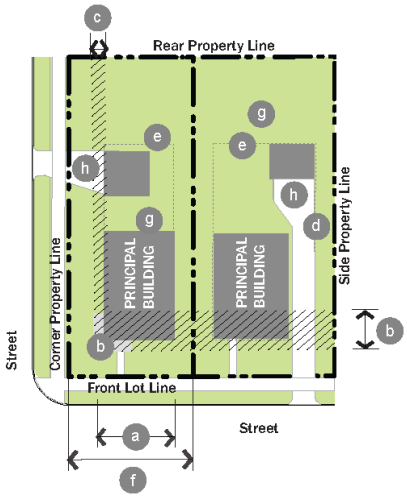


Figure 10-21-4H (1). Building Siting.

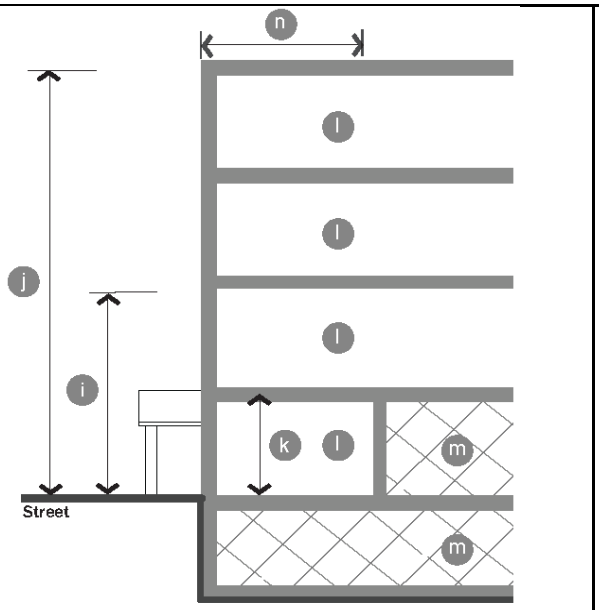


Figure 10-21-4H (2). Height and Use Requirements.

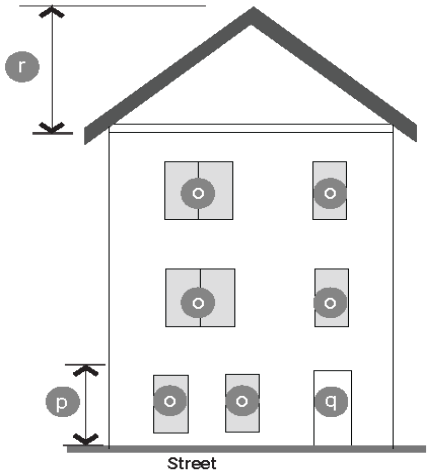


Figure 10-21-4H (3). Street Facade Requirements.

9. ***Entrance types.*** Entrance type standards apply to the ground story and visible basement of front facades of all building types as defined in this section. Refer to the building type table requirements, sections 10-21-4.C through 10-21-4.H.

   a. ***General.*** The following provisions apply to all entrance types:

      (1) ***Intent.*** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard (refer to building types 10-21-4.C through 10-21-4.H).

      (2) ***Applicability.*** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one (1) of the permitted entrance types, unless otherwise stated.

      (3) ***Measuring transparency.*** Refer to section 10-21-4.B Explanation of building type table standards, for information on measuring building transparency.

      (4) ***Visible basements.*** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half (½) the height of the tallest story.

   b. ***Storefront entrance type.*** Refer to Figure 10-21-41 (1). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

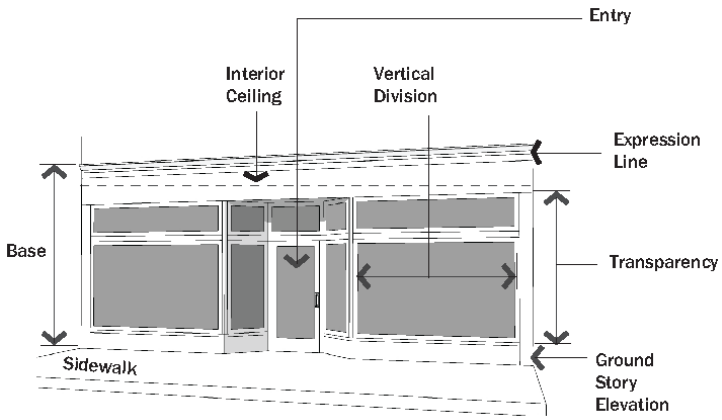


Figure 10-21-41 (1). Storefront Entrance Type.

      (1) ***Transparency***. Minimum transparency is required per building type.

      (2) ***Elevation.*** Storefront elevation shall be between zero (0) and one (1) foot above street sidewalk.

      (3) ***Visible basement.*** A visible basement is not permitted.

      (4) ***Horizontal facade division.*** Horizontally define the ground story facade from the upper stories.

      (5) ***Entrance.*** All entries shall be recessed from the front facade closest to the street.

         (a) Recess shall be a minimum of three (3) feet and a maximum of eight (8) feet deep, measured from the portion of the front facade closest to the street.

         (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight (8) feet.

c. ***Elevated storefront entrance type.*** Refer to Figure 10-21-41 (2). The elevated storefront entrance type is a highly transparent ground story treatment similar to the storefront, but permitted to be elevated above the sidewalk for buildings located on parcels with flood hazard areas.

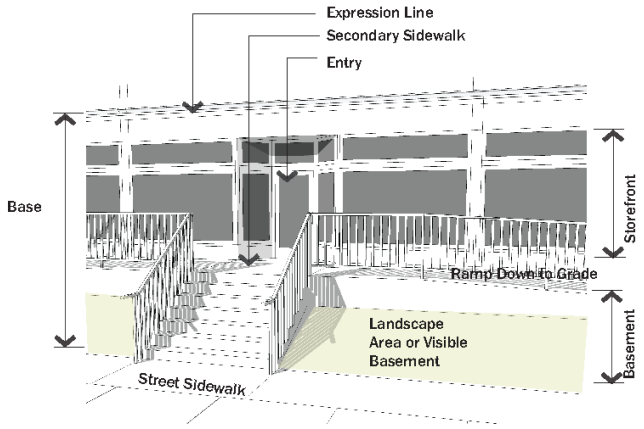


Figure 10-21-4l (2). Elevated Storefront Entrance Type.

(1) ***Transparency.*** Minimum transparency is required per building type.

(2) ***Elevation.*** Storefront elevation may be a half story above the street sidewalk elevation.

(3) ***Visible basement***. A visible basement is permitted and does not require occupied space.

(4) ***Horizontal facade division***. Horizontally define the ground story facade from the upper stories and any visible basement from the ground story.

(5) ***Entrance.*** All entries shall be located off a secondary walk along the building face within the build-to zone.

(a) The secondary sidewalk shall be elevated above and essentially parallel to the street sidewalk to provide continuous walking along the facade of the building.

(b) The secondary sidewalk shall be continuous along the facade of the building and shall connect to the street sidewalk by steps and ramps every fifty (50) feet.

(c) The secondary sidewalk shall connect to any other adjacent developments secondary sidewalks, when feasible. Drive crossings shall be of the same material as the secondary walk.

(d) The transition between the secondary sidewalk and street sidewalk shall include landscape, patios, and connecting walks.

(e) The visible basement shall be located a minimum of five (5) feet from the street sidewalk to allow softening of the transition.

(f) The street and the secondary sidewalks shall be a minimum of eight (8) feet in width.

d. ***Stoop entrance type***. Refer to Figure 10-21-4I (3). A stoop is an unroofed, open platform.

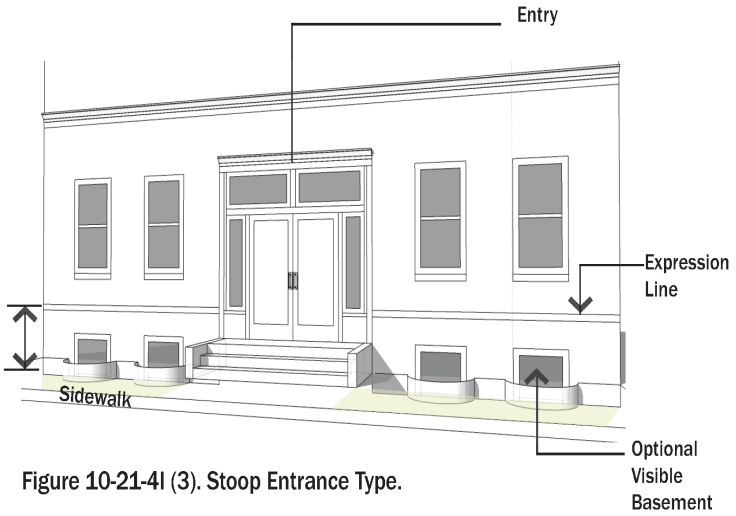


Figure 10-21-4I (3). Stoop Entrance Type.

(1) ***Transparency.*** Minimum transparency is required per building type.

(2) ***Stoop size.*** Stoops shall be a minimum of five (5) feet deep by six (6) feet wide.

(3) ***Elevation.*** Stoop elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.

(4) ***Visible basement***. A visible basement is permitted and shall be separated from the ground story by an expression line.

(5) ***Entrance.*** All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.

(6) ***Landscape area.*** A minimum five (5) foot wide landscape area is required within the build-to zone along the length of this entrance type with the exception of walks accessing the building.

e. ***Porch entrance type***. Refer to Figure 10-21-41 (4). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

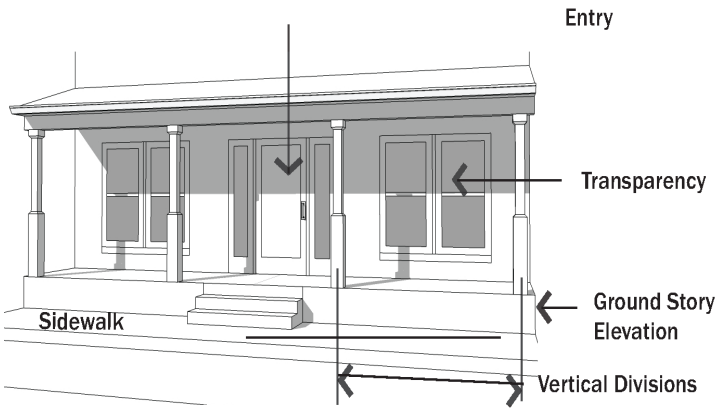


Figure 10-21-4I (4). Porch Entrance Type.

(1) ***Transparency.***

(a) Minimum transparency per building type is required.

(b) If enclosed, a minimum of forty percent (40%) of the enclosed porch shall be comprised of highly transparent, low reflectance windows.

(2) ***Porch size.*** The porch shall be a minimum of five (5) feet deep and eight (8) feet wide.

(3) ***Elevation***. Porch elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without a visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.

(4) ***Visible basement.*** A visible basement is permitted.

(5) ***Height.*** Porch may be two (2) stories to provide a balcony on the second floor.

(6) ***Entrance.*** All entries shall be located off a porch.

4. ***Roof types***. Roof type standards apply to the roof and cap of all building types as defined in this section. Refer to the building type table requirements, sections 10-21-4.C through 10-21-4.H.

a. ***General provisions***. The following provisions apply to all roof types:

(1) ***Intent.*** To guide the design of the cap of all buildings.

(2) ***Applicability.*** All buildings shall meet the requirements of one (1) of the roof types permitted for the building type.

(3) ***Measuring height***. Refer to section 10-21-4.B for information on measuring building height.

(4) ***Other roof types.*** Other building caps not listed as a specific type may be requested with the following requirements:

(a) The roof type shall not create additional occupiable space beyond that permitted by the building type.

(b) The shape of the roof type shall be significantly different from those defined in this section 10-21-4.J, i.e., a dome, spire, vault.

(c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

b. ***Parapet roof type***. Refer to Figure 10-21-4J (1). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

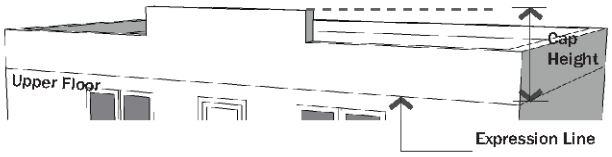


Figure 10-21-4J (1). Parapet Roof Type

Cap Type &
Roof Height

(1) ***Parapet height***. Height is measured from the top of the upper story to the top of the parapet.

(a) Minimum height is two (2) feet with a maximum height of six (6) feet.

(b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).

(2) ***Horizontal expression lines***. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.

(3) ***Occupied space***. Occupied space shall not be incorporated behind this roof type.

c. ***Pitched roof type.*** Refer to Figure 10-21-4J (2). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

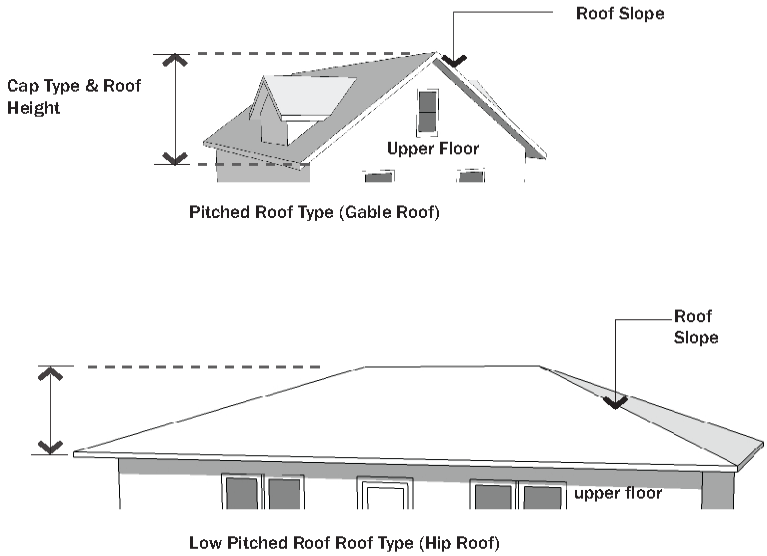


Figure 10-21-4J (2). Pitched Roof Type

(1) ***Pitch measure***. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.

(a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 10-21-4J (2).

(2) ***Configurations.***

(a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.

(b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight (8) feet, inclusive of overhang.

(c) Gambrel and mansard roofs are not permitted.

(3) **Parallel ridge line.** A gabled end or perpendicular ridge line shall occur at least every one hundred (100) feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 10-21-4J (3).

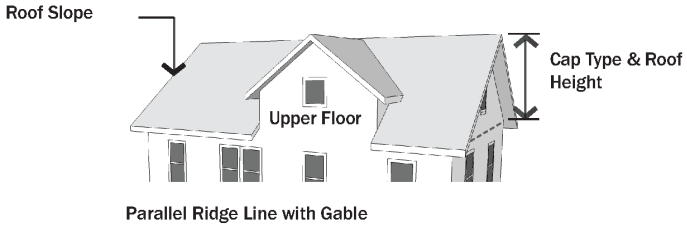


Figure 10-21-4J (3). Parallel Ridge Line

(4) ***Roof height***. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the building type.

(5) ***Occupied space.*** Occupied space may be incorporated behind this roof type.

d. ***Flat roof type.*** Refer to Figure 10-21-4J (5), Flat Roof Type. This roof type has a flat roof with overhanging eaves.

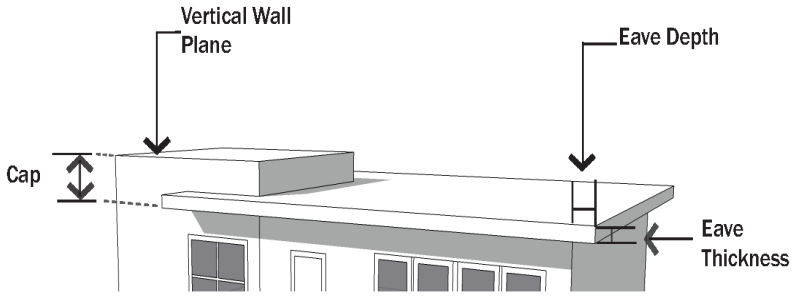


Figure 10-21-4J (5). Flat Roof Type

(1) ***Configuration.*** Roofs with no visible slope are acceptable. Eaves are recommended on all street facing facades.

(2) ***Eave depth.*** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen (14) inches.

(3) ***Eave thickness***. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight (8) inches thick.

(4) ***Interrupting vertical walls.*** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

(a) No more than one-half (½) of the front facade can consist of an interrupting vertical wall.

(b) Vertical walls shall extend no more than four (4) feet above the top of the eave.

(5) ***Occupied space.*** Occupied space shall not be incorporated behind this roof type.

(6) No mechanical equipment on roof shall be visible from the adjacent sidewalk.

e. ***Towers.*** Refer to Figure 10-21-4J (4). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.

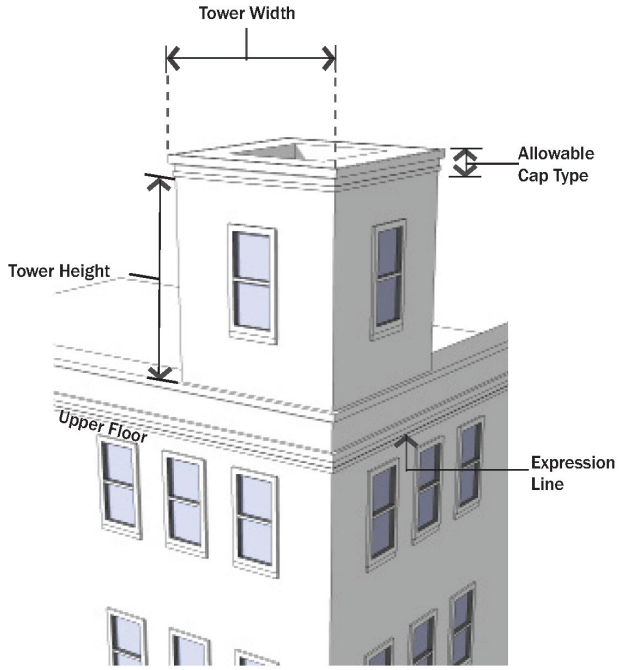


Figure 10-21-4J (4). Tower

(1) ***Quantity***. All building types, with the exception of the civic building, are limited to one (1) tower per building.

(2) ***Tower height.*** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one (1) upper floor of the building to which the tower is applied.

(3) ***Tower width***. Maximum width along all facades is one-third (⅓) the width of the front facade or thirty (30) feet, whichever is less.

(4) ***Occupied space.*** Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied.

(5) ***Application.*** May be combined with all other roof types.

(6) ***Tower cap.*** The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

5. ***Additional design requirements.*** The following outlines the district design requirements that affect a building's appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

a. ***Materials and color.***

(1) ***Primary facade materials.*** Eighty percent (80%) of each street facade shall be constructed of primary materials. Street facade materials shall continue around the corner a minimum depth of twenty (20) feet onto the side facade.

(a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (1).

Primary Materials: Brick

Primary Materials: Stone

Primary Materials: Painted Wood

Figure 10-21-4K (1). Primary Materials.

b. ***Secondary facade materials.*** Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

   (1) Exterior insulation and finishing systems (EIFS) is permitted on upper floor facades only.

c. ***Roof materials.*** Acceptable roof materials include three hundred (300) pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (2).

Roof Materials: Asphalt Composite Shingles

Roof Materials: Metal

Roof Materials: Ceramic Tile

Figure 10-21-4K (2). Roof Materials.

d. ***Color.*** Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than ten percent (10%) of the facade surface area.

e. ***Appropriate grade of materials.*** Commercial quality doors, windows, and hardware shall be used on all ground floor building types with the exception of the attached building and the yard building. Refer to Figure 10-21-4K (3).

Prohibited: Residential Grade Doors on Commercial Buildings.

Permitted: Commercial Grade Doors & Windows on Commercial Buildings.

Figure 10-21-4K (3).Commercial Grade Doors & Windows.

2. ***Windows, awnings, and shutters.***

   a. ***Windows.*** All upper story windows on all historic, residential, and mixed use buildings shall be recessed, and either casement or double hung. Percent of transparency is required per building type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block (Figure 10-21-4K (4)) are prohibited on street facades.

Prohibited: Glass block windows on front facade.

Figure 10-21-4K (4).Windows.

b. ***Security grills.*** Grills shall be fully retractable and completely within the interior of the building and inconspicuous to the extent possible. Exterior bars are prohibited on any window. Refer to Figure 10-21-4K (5).

Permitted: Fully retractable, interior security grills.

Prohibited: Exterior grills and bars.

Figure 10-21-4K (5).Security Grills.

c. ***Awnings***. All awnings shall be canvas or metal. Plastic awnings and canopy awnings that extend from the front facade into the right-of-way are prohibited. Awning types and colors for each building face shall be coordinated. Refer to Figure 10-21-4K (6).

Permitted Awnings: Metal (left) and Canvas (right)

Prohibited Awnings: Canopy awnings that extend from the front facade into the right-of-way

Figure 10-21-4K (6). Awnings.

d. ***Shutters***. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

3. ***Rear parking facade design.*** The following applies in all locations where a public building entrance occurs on the rear facade adjacent to a parking lot. Refer to Figure 15.4K (7).

Front Facade Example.

Rear Facade Example.

Figure 10-21-4K (7).Rear Parking Facade Design.

a. ***Entrance type.*** An entrance type shall be utilized for a minimum of twenty (20) feet of rear facade. Refer to 10-21-4I(2) -(5).

b. ***Transparency requirement.*** Public building entrance facade area, minimum twenty (20) feet wide, shall utilize one (1) of the following:

c. When the storefront entrance type is utilized, a minimum forty-five percent (45%) transparency is required for the ground floor facade entrance, and the door shall be a minimum of forty-five percent (45%) transparent.

d. When any other entrance type is utilized, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of forty-five percent (45%) transparent.

3. ***Awnings and signage are encouraged.***

4. ***Balconies***. The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 10-21-4K (8).

Figure 10-21-4K (8). Balconies Integral to Facade.

a. ***Size.*** Balconies shall be a minimum of six (6) feet deep and five (5) feet wide.

b. ***Connection to building.*** Balconies shall be integral to the facade at the street line. Balconies on stepbacked stories shall be independently secured and unconnected to other balconies.

c. ***Facade coverage.*** A maximum of forty percent (40%) of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

Z. **Site development standards:**

1. **Signage.**

a. **General requirements.** Refer to chapter 10-20 of the Yorkville City Code for all signage regulations applicable to the downtown overlay districts.

b. **Revisions to the signage regulations.** The following revises chapter 10-20 of the Yorkville City Code specific to the S districts.

c. **Freestanding low monument signs**. (Refer to section 10-20-4) Low monument signs are permitted only in the S4 district.

2. **Parking requirements.**

a. **Applicability.** This section shall apply to all new development and changes in use or intensity of use for existing development in any S districts.

b. **General requirements.** Off-street parking spaces shall be provided in conformance with chapter 10-16 Off-Street Parking and Loading Regulations, unless revised in this section 10-21-5.B.

c. **Required vehicle parking.** The required vehicle parking Table 10-21-5B (1) indicates the maximum vehicle parking ratio for a given use.

d. **Parking credits.** Vehicular parking standards within chapter 10-16 may be reduced by achieving one (1) or all of the following credits:

(1) **On-street parking credit.** For all non-residential uses, on-street parking spaces that meet the following shall be credited against the parking requirement.

(a) Spaces shall be designated on-street parking available twenty-four (24) hours of every day.

(b) On-street space located a minimum of fifty percent (50%) adjacent to the property line of the lot.

(2) **Public parking credit.** For all non-residential uses, public parking spaces located within six hundred and sixty (660) feet of any property line may be credited against the parking requirement at a rate of one (1) credit for every three (3) public parking spaces.

(3) **Car-share parking credit.** The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows:

(a) Per each car-share parking space provided, required parking spaces shall be reduced by four (4) spaces.

(b) Required parking spaces may be reduced up to forty percent (40%).

(c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

(4) **Shared parking.** Required parking may be reduced to the lower amount if at least eighty percent (80%) of non-residential parking is available as publicly shared parking. Otherwise, the higher standard parking requirement shall apply.

(a) Other parking reductions. Additional reductions may be approved by the Planning and Zoning Commission with the submittal of a parking study illustrating the reduction.

(5) **Bicycle parking.**

(a) **Required bicycle parking.** The required bicycle parking Table 10-21-5B (2) indicates the minimum bicycle parking ratio for a given use.

(i) Bicycle parking is not required for uses not listed.

(ii) Bicycle parking is not required for uses less than two thousand five hundred (2,500) square feet in size.

(iii) No use, other than civic is required to accommodate more than twenty (20) bicycles.

(b) **Bicycle parking dimensions.**

(i) Required bicycle parking spaces shall have minimum dimensions of two (2) feet in width and six (6) feet in length.

(ii) An aisle a minimum of five (5) feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.

(iii) A minimum of two (2) feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.

(iv) Racks shall be installed a minimum of two (2) feet from any wall or other obstruction.

(i) **Location.** Bicycle parking should be located within fifty (50) feet of the entrance of the use.

1. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.

2. Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

3. Racks and structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two (2) points.

3. **Landscape.**

a. **General requirements.** Refer to chapter 10-17 Fencing and Screening, for all landscaping and screening requirements.

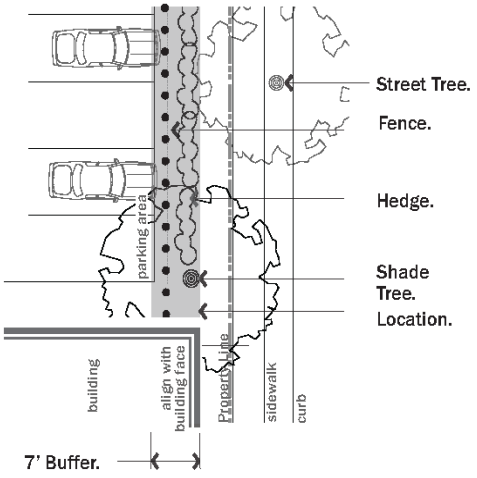
b. **Build-to zones and setbacks.** All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

(1) Driveways are permitted to cross the front and corner build-to zone and rear setbacks perpendicularly at a maximum of twenty-five (25) feet in width.

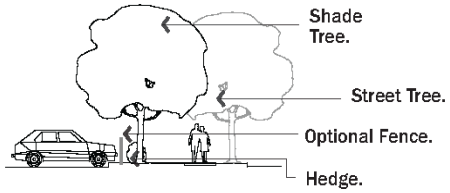
(2) Driveways may encroach upon the side setbacks longitudinally on parcels fifty (50) feet or less in width.

(3) Parking lots shall not encroach upon any setbacks. Side and rear yard parking lots shall not be located closer to the front or corner lot line than the building.

c. **Frontage buffer requirements.** Refer to Figure 10-21-5C (1). The following additional requirements are specific to the S districts and is in addition to information within chapter 10-17 Fencing and Screening guidelines.



Front Buffer Plan.



Front Buffer Section.

Figure 10-21-5C (1). Frontage Buffer Plan and Section.

Frontage Buffer Requirements	
Buffer Depth & Location [1]	
Depth	7'
Location on Site	Between street facing property line and vehicular areas [2]
Buffer Landscape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree with full, spreading canopies required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of parking areas
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center
Existing Vegetation	May be credited toward buffer area
Fence	
Location	2' from back of curb of vehicular area
Materials	Non-galvanized steel or painted PVC; Masonry Columns (maximum width 2'6") and Low Wall (maximum 18" height) permitted
Minimum Height	3' for Steel or Painted PVC
Maximum Height	4' for Steel or Painted PVC, 18" for Low Wall
Colors	Black, gray, or dark green for Steel or Painted PVC
Opacity	Minimum 30%; Maximum 60% for Steel or Painted PVC
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

Notes:

[1] This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

[2] In Front and Corner Yards, when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

Table 10-21-5C (1). Frontage Buffer Requirements.

(1) **Intent.** To lessen the visual impact of parking areas visible from the street.

(2) **General applicability.** Applies to properties in all S districts where a parking area is located adjacent to a right-of-way.

(3) **Exceptions.** Parking areas along alleys, except when a residential district is located across the alley. Single- and two-family residences are also excepted.

4. **Street guidelines.**

a. **General street guidelines.** The following guidelines should apply to all new streets within S districts with the intent of creating pedestrian oriented, multimodal streets.

(1) **Typical street elements.** All street rights-of-way should include the following vehicular and pedestrian realm considerations. Refer to Figure 10-21-5D (1).

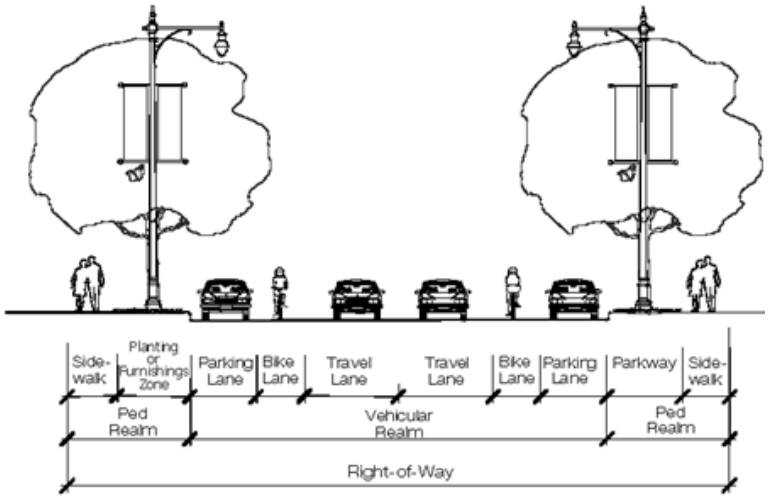


Figure 10-21-5D (1). Typical Right-of-Way Elements.

(3) **Vehicular realm.** The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.

(4) **Pedestrian realm.** The pedestrian realm is comprised of pedestrian facilities, such as sidewalk. A buffer area that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm shall consist of one (1) of the following:

(a) **Landscape zone.** A landscape area between the back of curb to the sidewalk in which street trees, stormwater swales, lighting, and signage may be located. Typically used adjacent to residential ground floor uses.

(b) **Furnishings zone.** A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office ground floor uses.

(2) **Bicycle facilities.** Bicycle facilities, such as dedicated lanes and dedicated shared lanes should be included on any streets based on the City's bicycle plan. New streets within S districts shall utilize shared lanes. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

(3) **Vehicular on-street parking.** On-street parking, whether parallel or diagonal, shall be included according to the district street details for that street.

b. **Street trees.** Street trees are required along all existing and new street frontages.

(1) All planting material requirements within landscaping and screening guidelines shall be utilized.

(2) Street trees shall be located in either a landscape zone (within a planting bed or lawn) or a furnishings zone (in trees wells with grate as required).

(3) **Permeable surface.** For each tree preserved or planted, a minimum amount of permeable surface area is recommended.

(a) Preserved trees should have a permeable surface area equal to the critical root zone. The critical root zone is equal to half of the radius of the tree's mature canopy, measured from the trunk out to the dripline.

(b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 10-21-5D (1) for details.

Tree Size Type	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Medium	2,852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6,532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 10-21-5D (1). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

(c) Permeable area for one (1) tree cannot count toward that of another tree.

(4) **Structural soil.** When the critical root zone of an existing tree or the suggested permeable surface area requirement of a newly planted tree extends below any pavement, structural soil is required underneath the pavement.

c. **Pedestrian lighting.** Pedestrian light fixtures shall be installed per the street requirements of the City's Department of Public Works and any streetscape master plan adopted by the City.

d. **New streets and subdivision.** For all developments with total parcel acreage larger than five (5) acres, subdivision and construction of a new street will yield the most buildings. (Building types require buildings to front streets). Refer to Figure 10-21-5D (2) for an example of a typical new block and street configuration. The following recommendations apply:

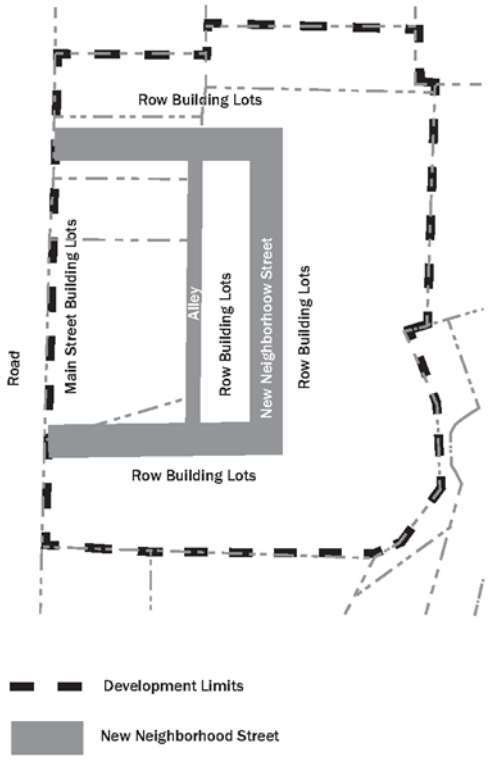


Figure 10-21-5D (2). Example of New Street and Block Configuration for Large Parcels or When Multiple Parcels are Combined.

(1) **Interconnected street pattern.** Streets shall connect and continue existing streets from adjoining areas and cul-de-sac and dead end streets should be avoided.

(2) **Blocks.**

(a) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.

(b) Blocks shall typically be two (2) lots deep with the exception of blocks containing open space. Blocks may also include an alley. Blocks may included existing lots within an existing zoning district.

(c) Blocks shall typically be fronted with lots on at least two (2) faces, preferably on the longest street faces.

(d) Consider lot and block orientation for maximum energy efficiency. For example, block orientation along an east-west longitudinal axis will encourage development of buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.

(e) Block size should be less than four hundred (400) feet.

(3) **Access points.** A minimum of two (2) access points should be provided for each development, with a minimum of one (1) per every one thousand five hundred feet (1,500') of boundary recommended.

(4) **Primary streets.** Designate primary streets so that all buildings front at least one (1) primary street. Vehicular access should not be located off a primary street, unless the parcel is fronted by more than two (2) primary streets.

(5) Blocks may include interior alleys or lanes.

(6) Typical lot configuration. All lots shall have frontage along a public street unless otherwise specified in building type requirements. Flag lots are prohibited.

c. **Temporary structures.**

(1) **General requirements.** Refer to chapter 10-17 Fencing and Screening, for all landscaping and screening requirements.

(2) **Description and intent.** Temporary structures are allowed in all districts according to the following guidelines:

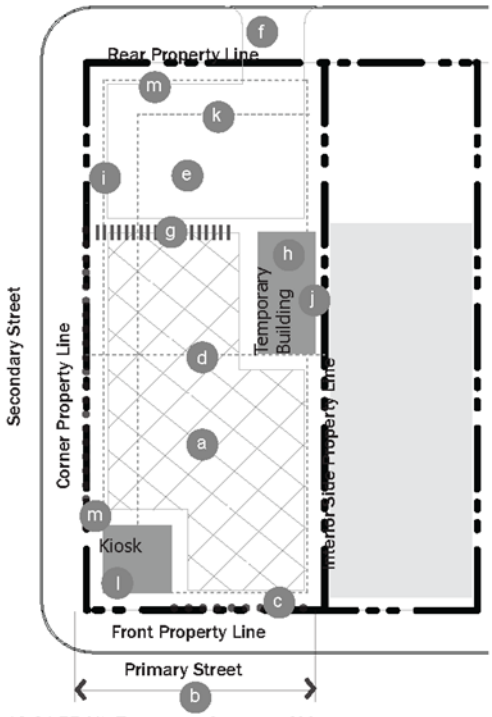


Figure 10-21-5E (1). Temporary Structure Siting

(a) The small scale activity or display area can be a patio for outdoor eating or display of goods and should constitute the majority of the site. The frontage required continues the streetwall of the adjacent buildings, allowing a continuous pedestrian experience from the street with views into the outdoor space.

(b) Two (2) accessory structures are permitted. A temporary building may be erected in the rear of the lot and allows patrons to enter the building. A permanent kiosk may be located anywhere on the lot, but allows employees only in the interior.

(3) Regulations. Regulations for temporary structures are defined in the following table:

(4) Mobile food vendors. Refer to Section 10-3-14 Mobile food vendor vehicles and retail vendor vehicles, for all mobile food vendor requirements.

Chapter 4. Use Standards

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10-4-2. Residential Use Standards 2
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10-4-1. Agricultural Use Standards

A. **Apiary.** Apiaries shall be subject to the applicable provisions of Title 8, Chapter 18 of the City of Yorkville Code of Ordinances.

10-4-2. Residential Use Standards

A. **Dwelling, Duplex**.

1. The main entrances to a duplex shall face the primary street.

2. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this Title, shall be provided in an attached or detached garage. Attached garages are encouraged to be located on rear or side façades. If attached garages are located on the primary façade they shall comply with the following standards.

   a. Setback a minimum of twenty-five (25) feet from the street right-of-way or the required front yard setback, whichever is greater.

   b. **Garage Set Ahead.**

      (1) The garage may be set ahead a maximum of five (5) feet from the front façade of the home, inclusive of porches, bay windows, or other minor projections.

      (2) If the garage is set ahead from the front façade of the home, as detailed in (a) above, it shall not exceed forty-five (45) percent of the façade's total width.

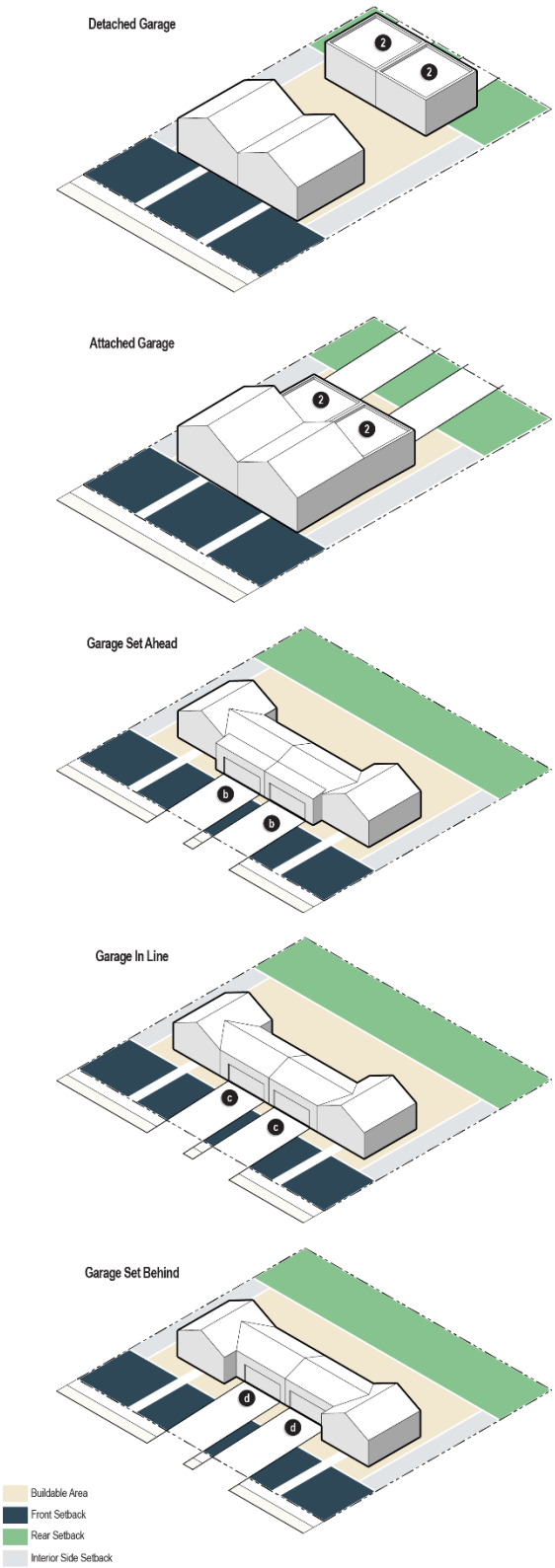
   c. **Garage In Line.** If the garage is in line with the front façade of the home, exclusive of porches, bay windows, or other minor projections, it shall not exceed fifty (50) percent of the façade's total width.

   d. **Garage Set Behind.**

      (1) The garage may be set behind the front façade of the home, exclusive of porches, bay windows, or other minor projections, a minimum of one (1) foot.

      (2) If the garage is set behind the front façade of the home, as detailed in (a) above, it shall not exceed fifty-five (55) percent of the façade's total width.

Figure 4.1. Duplex Dwelling Standards



B. **Dwelling, Multi-Unit**.

1. The main entrance to a multi-unit dwelling shall face the primary perimeter or internal street, unless otherwise allowed in subsection (5) below.

2. All off-street parking shall be located to the side or rear of the primary building. Off-street parking located to the side of the primary building shall be set back a minimum of one (1) foot from the front elevation of the primary building.

3. A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise recommended by the Public Works Director and approved by the Planning and Zoning Commission.

4. Service areas, dumpsters, utilities and the required nonvegetative screening thereof shall not be visible from rights-of-way.

5. **Multi-Building Developments**. Developments with multiple multi-unit dwelling buildings shall meet the following additional standards.

   a. The primary façade shall include a building entrance and be oriented towards the following (listed in priority order). Primary façades shall not be oriented towards off-street parking lots, garages, or carports.

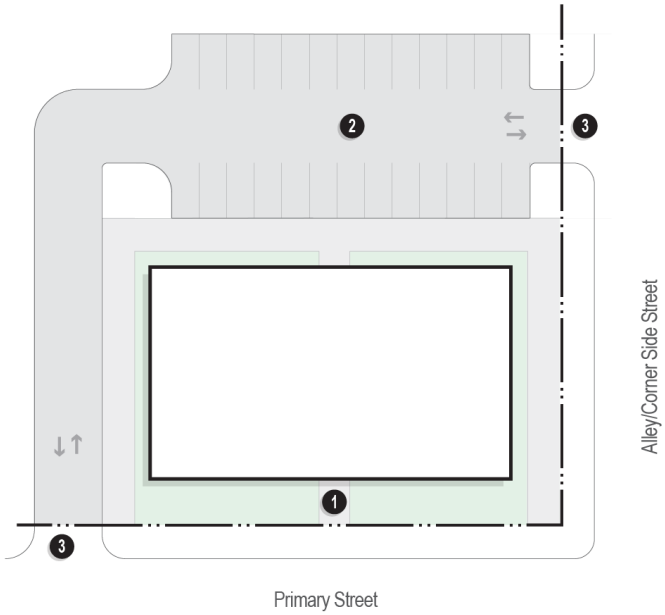
      (1) Perimeter Streets,

      (2) Internal Streets,

      (3) Parks or other common open space, or

      (4) Secondary internal streets.

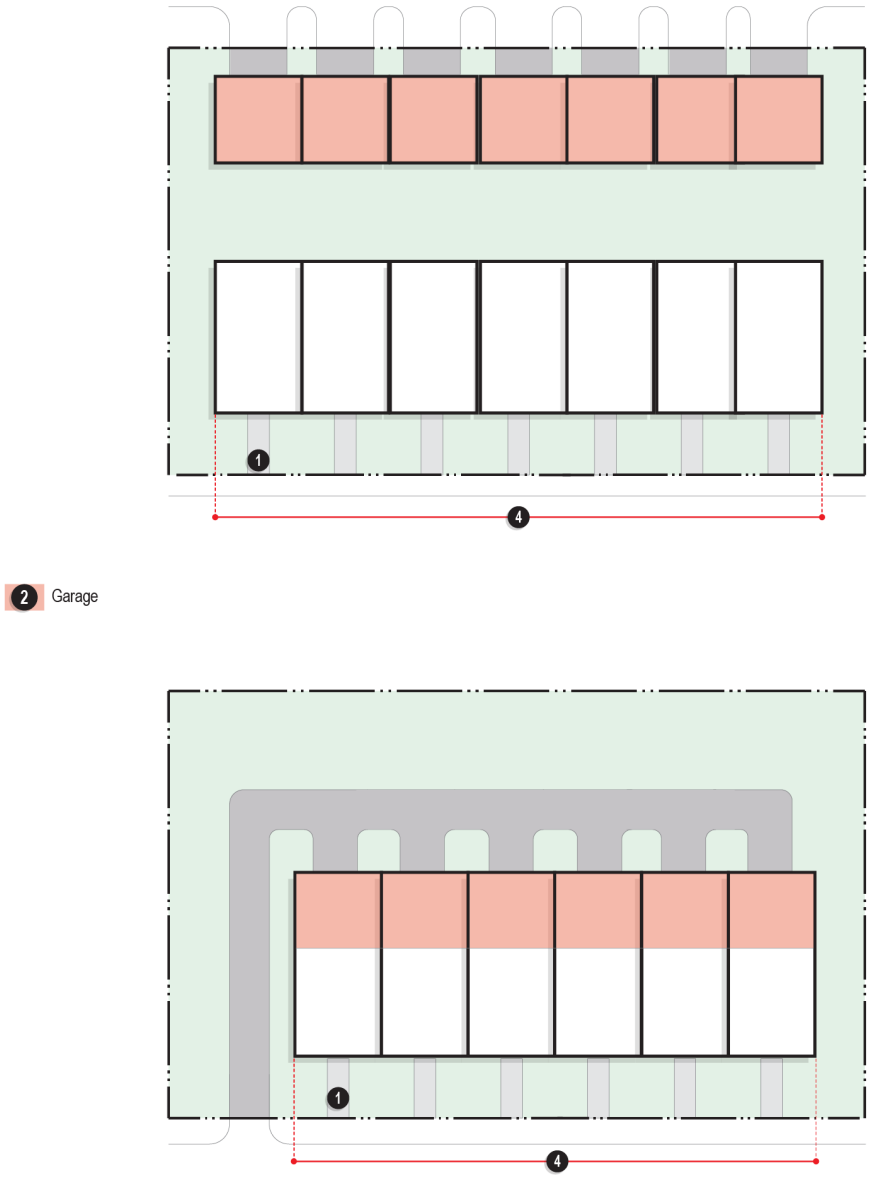
Figure 4.2. Multi-Unit Dwelling Standards



C. **Dwelling, Townhouse**.

1. The entrance to a townhouse shall face the primary public street unless otherwise approved.
2. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage.
3. Attached garages shall be located on rear or side façades unless otherwise approved.
4. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.
5. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.

Figure 3.3. Townhouse Dwelling Standards



D. **Mobile Home Park.**

1. The minimum site size shall be ten (10) acres.

10-4-3. Lodging Use Standards

A. **Short-Term Rental.** Short-term rentals shall be subject to the hotel tax provisions established in Title 3, Chapter 1, Section 3-2-7 of the City of Yorkville Code of Ordinances.

10-4-4. Commercial Retail Use Standards

A. **Adult Uses**.

1. **Limitations on Adult Uses**.

a. *Distance from another existing adult use*: An adult use shall not be allowed within five hundred (500) feet of another preexisting adult use.

b. *Distance from zoning districts*: An adult use shall not be located within seven hundred (700) feet of any zoning district which is zoned for single-unit suburban residence district (R-1), single-unit traditional residence district (R-2), , two-unit attached residence district (R-2D), multi-unit attached residence district (R-3), general multi-unit residence district (R-4), local business district (B-1), mixed use district (B-2), general business district (B-3), agricultural district (A-1).

c. *Distance from school or place of worship*: An adult use shall not be located within five hundred (500) feet of a preexisting school or place of worship.

d. *Distance from business selling alcoholic beverages and cannabis dispensaries*: An adult use shall not be located in a building which contains another business that sells or dispenses in some manner alcoholic beverages or Cannabis Dispensing Organization as defined in this UDO.

e. *Arterial roadways*: Adult uses which are located next to an arterial roadway, as defined in the City's comprehensive plan, must provide a twenty-five (25) foot setback from any property line.

f. *Nonarterial roadways*: Adult uses which are located next to a nonarterial roadway, as defined in the City's comprehensive plan, must provide a ten (10) foot setback from the side and rear property lines and shall provide a twenty-five (25) foot setback from the front property line.

g. *Traffic study*: A traffic study may be required as part of the special use permit approval process.

2. **Measurement of Distance**. For the purposes of this Section, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the adult use to the property line of the lot or parcel containing the nearest adult use, school, place of worship, cannabis dispensary, or district zone for residential use.

3. **Exterior Signage and Display**. No adult use shall be conducted in any manner that permits the observation of any material, depicting, describing, or relating to "specified sexual activities", "specified anatomical areas" or otherwise deemed to be obscene by display, decoration, sign, show window, or other opening from any public way or from any property not licensed as an adult use.

4. **Display of License and Permit**. Every licensee (per Chapter 11 Section 3-11-5 of the City of Yorkville Code of Ordinances) shall display a valid license in a conspicuous place within the adult use business so that same may be readily seen by persons entering the premises.

5. **Employment of Persons Under the Age of Eighteen (18) Prohibited**. It shall be unlawful for any adult use licensee or their manager or employee to employ in any capacity within the adult business any person who is not at least eighteen (18) years of age.

6. **Hours of Operation**. All areas within the premises of an adult use business shall be cleared of customers and secured from customers and the public in general during the time when not permitted open for operation, and no person, other than the licensee or their employees or agents, shall be permitted within the area of such premises during such hours as listed below:

   a. *Monday through Saturday*: 7:00am to 1:00am the next day

   b. *Sunday*: 11:00am to 1:00am the next day

7. **Violation and Penalty**. Each day of violation of the requirements of this Section shall constitute a separate and punishable offense.

10-4-5. Commercial Service Use Standards

A. **Indoor Shooting Gallery/Gun Range**.

1. When located in a multiple-tenant building, shall only be located in an end unit and with the gallery/range not adjacent to an adjoining unit.

2. The minimum building setback for indoor shooting gallery/gun range facilities shall be fifty (50) feet from any property line that abuts a residentially zoned property.

3. The retail operations of any indoor shooting gallery/gun ranges shall occupy not more than twenty-five (25) percent of the total floor area.

B. **Storage, Outdoor Self-Storage**.

1. All storage facilities shall be in completely enclosed buildings or structures when located in a Manufacturing Zoning District or when located within one hundred fifty (150) feet of a property in a Residential Zoning District.

2. There shall be a minimum of twenty (20) feet between buildings.

3. Truck and storage pod rentals are permitted accessory uses.

10-4-6. Commercial Entertainment Use Standards

A. **Commercial Entertainment, Outdoor.**

1. All golf course and driving range perimeters shall be fully enclosed in netting not less than thirty-two (32) feet in height, with the maximum height to be established in the Special Use process as specified in Section 10-8-5.

2. The netting shall be at least ninety (90) percent transparent.

B. **Golf Course**.

1. Regulation size golf courses are permitted provided that no clubhouse or accessory building shall be nearer than five hundred (500) feet to any dwelling on an adjacent zoning lot, with the exception of golf courses in the A-1 District where the minimum separation requirement shall be three hundred (300) feet.

10-4-7. Eating and Drinking Use Standards

A. **Brewpub.**

1. Brewpubs operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty-five (25) percent of the total floor area. If off-premises consumption is allowed, all sales must be in a sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on-premises and off-premises.

B. **Microbrewery/Microwinery/Microdistillery**

1. **Microbreweries**.

a. Microbreweries, where if off-premises consumption is allowed, all sales must be in a hand capped, sealed container with a total maximum production of one hundred fifty-five thousand (155,000) gallons per calendar year inclusive of on-premises and off-premises sales.

b. Microbrewery operations will be ancillary to a restaurant or eating establishment, and the brewing component of the facility shall be no more than twenty-five (25) percent of the total floor area.

2. **Microdistilleries and Microwineries**.

a. Outdoor storage of equipment, production waste or product for microdistilleries and microwineries is strictly prohibited when located in a business district. However, outdoor storage of spent grains or grapes may be permitted to be stored outdoors in appropriate silos or containers in the manufacturing districts, provided the storage is screened from public view. Screening may be with fencing, landscaping, or a combination of both.

b. All microdistilleries and microwineries located in business districts must have off-street or rear accessible loading and unloading facilities.

c. Microdistilleries or microwineries located in business districts must include an ancillary tasting room with a minimum of one hundred fifty (150) square feet. Retail sales of the product from a microdistillery or microwinery are permitted on-site and shall be consistent with state and City laws.

10-4-8. Medical Use Standards

RESERVE

10-4-9. Vehicle Related Use Standards

A. **Automobile Rental; Automobile Sales and Service/Open Sales Lot; Boat Sales and Rental; Recreational Vehicle Sales and Rental; and Truck and Trailer Sales/Rental.**

1. Open sales and rental lots shall be exempt from the landscape spacing requirements for the parking area perimeter zone and instead may cluster required landscape elements in order to preserve views to goods offered for sale.

2. Outdoor facilities shall be enclosed by an opaque fence or wall a minimum six (6) feet in height.

10-4-10. Energy Industrial Uses

RESERVE

10-4-11. Industrial Use Standards

A. **Artisan Manufacturing**.

1. Gross floor area shall not exceed ten thousand (10,000) square feet.
2. Outdoor storage and/or outdoor operations or activities shall be prohibited.
3. Retail sales of goods manufactured on-site shall be permitted but shall be limited to twenty-five (25) percent of the total area of the building.
4. A maximum of one (1) residential unit shall be permitted as a special use, but shall be limited to the upper floor or to the rear of the artisan manufacturing use and shall not exceed twenty five (25) percent of the gross floor area.

B. **Assembly, Production, Manufacturing, Testing, Repairing, or Processing**.

1. All related activity shall take place within completely enclosed buildings unless otherwise specified.
2. Within one hundred fifty (150) feet of a residentially zoned property or a property in the B-1, B-2, or PI Districts, all storage shall be in completely enclosed buildings or structures.
3. Storage not located within one hundred (150) feet of a residentially zoned property or a property in the B-1, B-2, or PI Districts may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) with a minimum height of eight (8) feet. In no case shall the solid walls or fences be lower in height than the enclosed storage.
4. Solid fences or walls enclosing storage shall be meet the building foundation landscape requirements per Section 10-5-3(C).

10-4-12. Transportation Use Standards

RESERVE

10-4-13. Alternative Energy Use Standards

A. **General Requirements for all Alternative Energy Uses**.

1. **Applicability**. The provisions of this Section are to establish zoning parameters by which solar and wind energy systems may be installed in the City. Additional renewable energy solutions not mentioned herein may be authorized subject to compliance with the applicable codes and standards of the City.

2. **Use**. Alternative energy systems shall be an accessory to the principal permitted use of a site.

3. **Abandoned Systems**. All alternative energy systems inactive or inoperable for twelve (12) continuous months shall be deemed abandoned. If the system is deemed abandoned, the owner is required to repair or remove the system from the property at the owner's expense within ninety (90) days after notice from the City. If the owner does not comply with said notice, the Building Code Official shall enforce this as a violation of the Yorkville Zoning Ordinance.

4. **Signage**. No attention getting device is permitted on any alternative energy system. One (1) sign shall be permitted to indicate the emergency contact information of the property owner or operator. Said sign shall not exceed two (2) square feet in size. Graphics, colors, corporate logos, and text on wind energy systems located within business or manufacturing zoned properties are permitted, subject to the discretion of the City Council.

5. **Safety**. All wind energy systems shall be equipped with manual and/or automatic controls and mechanical brakes to limit rotation of blades to prevent uncontrolled rotation.

6. **Lighting**. Alternative energy systems shall not be illuminated, except as required by the FAA or those used in commercial applications such as streetlights.

7. **Shadow Flicker**. No habitable portion of an existing adjacent structure shall be subject to shadow flicker from a wind turbine. Shadow flicker onto an adjacent roof and/or exterior wall which does not contain any windows, doors, and like openings shall be acceptable. If shadow flicker occurs, the operation of the wind turbine shall cease during those times which cause the shadow flicker.

8. **Screening**. There shall be no required mechanical screening for alternative energy systems.

9. **Design**. Wind energy systems and associated tower shall be a nonreflective color. The City Council may impose such conditions as are necessary to eliminate, if at all possible, any adverse effects such system may have on surrounding properties.

10. **Compliance**. Wind energy systems shall meet or exceed current standards of the international building code and Federal Aviation Administration (FAA) requirements, any other agency of the state or federal government with the authority to regulate wind energy systems, and all City codes.

11. **Building Code/Safety Standards**. Any owner or operator of an alternative energy system shall maintain said system in compliance with the standards contained in the current and applicable state or local building codes and any applicable standards for said energy systems that are published by the International Building Code, as amended from time to time. If, upon inspection, the United City of Yorkville concludes that an alternative energy system fails to comply with such codes and standards and constitutes a danger to persons or property, the City Code Official shall require immediate removal of the system at the owner's expense.

B. **Solar Farm**.

1. No solar farm shall be erected on any lot less than three (3) acres in size.

2. A solar farm use may occupy up to eight-five (85) percent of a given parcel in the M-1 or M-2 District or up to eighty (80) percent of a given parcel in any other District.

3. A certified professional engineer shall certify that the foundation and design on the solar panels are within accepted professional standards, given local soil and climate conditions.

4. Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground.

5. Off-street parking provided on site shall be paved. Gravel or other unpaved materials shall be prohibited.

6. Systems, equipment, and structures shall not exceed thirty feet (30) in height when ground mounted.

7. Groundcover as specified in Section 10-5-3(A)(7) shall be provided beneath all solar panels.

8. Ground mounted solar energy collection systems as part of a solar farm shall have a minimum setback for all equipment, excluding fences, of:

   a. *Front and Corner Yards*: one hundred (100) feet,

   b. *Side and Rear Yards*: fifty (50) feet from nonresidential property lines and one hundred (100) feet from residential property lines.

9. Systems equipment and structures shall be fully enclosed and secured by a fence or wall with a height of eight (8) feet. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

   a. **Warnings.**

      (1) Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer.

      (2) The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

10. **Outdoor Storage.** Only the outdoor storage of materials, vehicles, and equipment that directly support the operation and maintenance of the wind farm shall be allowed except for outdoor storage that is expressly allowed in the zoning district specified elsewhere in this title.

11. **Materials Handling, Storage, and Disposal.**

    a. All solid wastes related to the construction, operation, and maintenance of the solar farm shall be removed from the site promptly and disposed of in accordance with all federal, state, and local laws.

    b. A list of hazardous fluids that may be used on site shall be provided. All hazardous materials related to the construction, operation, and maintenance of the solar farm shall be handled, stored, transported, and disposed of in accordance with all applicable local, state, and federal laws.

12. **Decommissioning Plan.** Prior to receiving approval, the applicant shall submit a decommissioning plan to ensure that the solar farm project is properly decommissioned, which shall include:

    a. Provisions describing the triggering events for decommissioning the solar farm project. Any nonfunctioning solar panel/array of the project shall be decommissioned within thirty (30) days unless the operator has shown to the Zoning Administrator that it is diligently repairing such solar panel/array or component.

    b. Procedures for the removal of structures, debris, and cabling, including those below the soil surface,

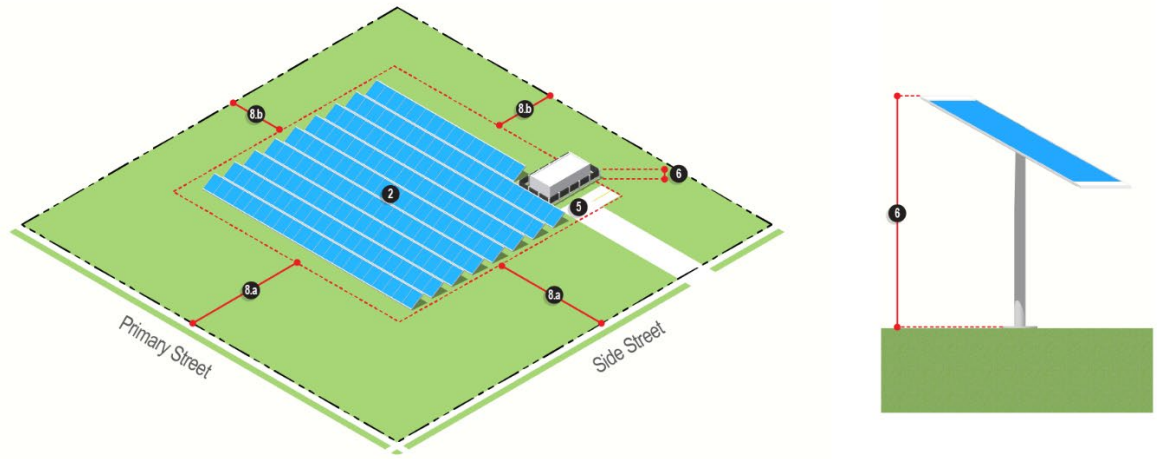
    c. Provisions for the restoration of the natural soil and vegetation,

    d. An estimate of the decommissioning costs certified by a professional engineer, to be updated every three (3) years or as determined necessary by the Zoning Administrator. The Zoning Administrator may request an independent third-party verification of the decommissioning costs at any time. The costs for this verification shall be reimbursed by the applicant and/or operator.

    e. Financial assurance, secured by the owner or operator, for the purpose of performing the decommissioning, in an amount equal to one-hundred and twenty (120) percent of the professional engineer's certified estimate of the decommissioning cost.

    f. A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of his successors, assigns, or heirs.

Figure 4.4. Solar Farm Standards



C. **Building-Mounted Solar Energy Systems**.

1. **Location**. Building-mounted solar energy systems are allowed on the principal and accessory structures, any roof face and side and rear building facades. The systems are allowed on the front or exterior side building facades if the following conditions are met:

   a. Solar access is optimized on the front and exterior side facades.

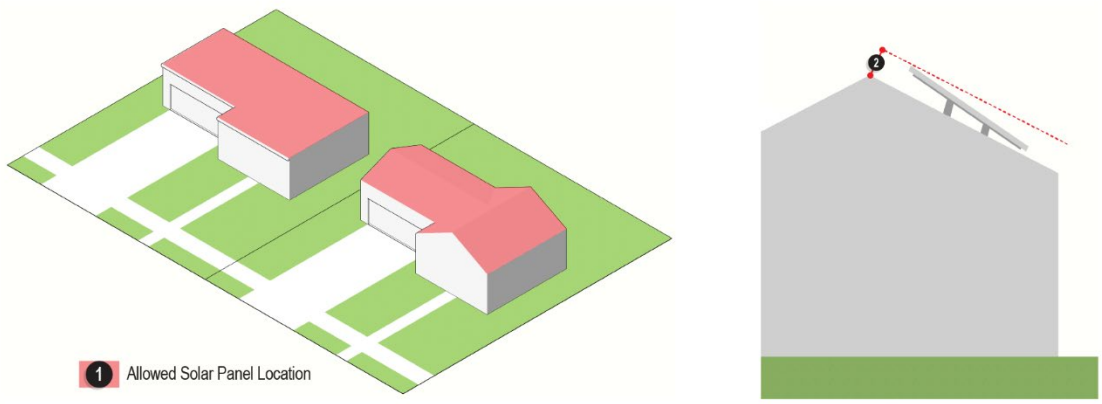
   b. Systems are simultaneously used to shade the structure's doors or windows..

2. **Height**. Systems shall not extend beyond three (3) feet parallel to the roof surface of a pitched roof. Nor shall the system extend beyond four (4) feet parallel to the roof surface of a flat roof unless completely concealed or equal to the height of the parapet wall, whichever is greater. If the system is flush-mounted, the system must be less than eight (8) inches from the roof surface. Refer to Figure 4.5 of this Section.

3. **Quantity**. The total square footage may not exceed the total area of the roof surface of the structure to which the system is attached.

4. **Projection**. The system may project up to four (4) feet from a building facade or roof edge. The system may project into an interior side or interior rear setback but shall be no closer than five (5) feet to the interior side or interior rear property line.

Figure 4.5. Building-Mounted Solar Energy System Standards



D. **Freestanding Solar Energy Systems – Accessory Use**.

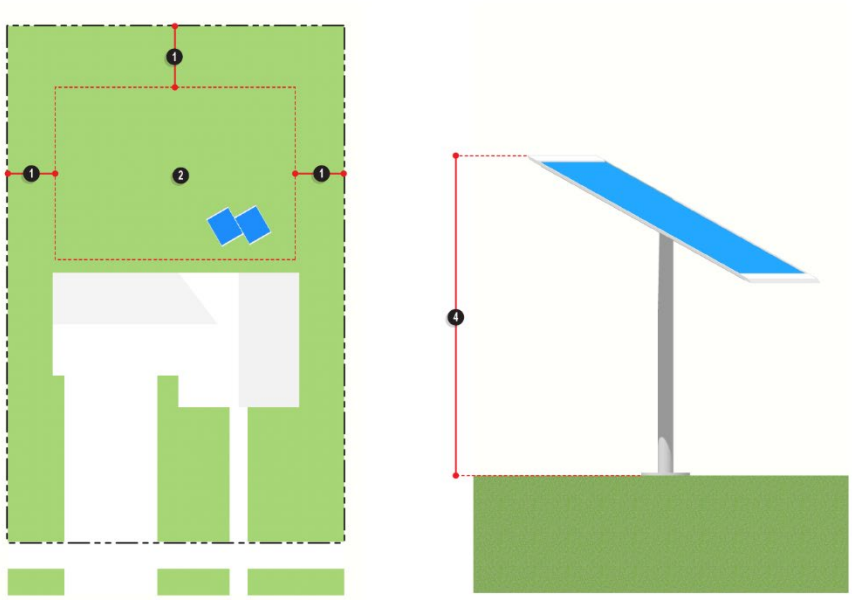
1. **Setbacks**. All parts of any freestanding solar energy system shall be set back eight (8) feet from the interior side and interior rear property lines.

2. **Permitted Yard Locations**. Freestanding solar energy systems shall not be located within the required front yard or corner side yard. They shall not be permitted within any utility, storm or drainage, water, sewer, or other type of public easement. The use of guywires as supports for a freestanding solar energy system shall be prohibited.

3. **Solar Glare**. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.

4. **Maximum Height**. Maximum height of freestanding solar energy systems shall be fifteen (15) feet unless otherwise approved by the Zoning Administrator.

Figure 4.6. Freestanding Solar Energy System - Accessory Use Standards



E. **Freestanding Solar Energy System - Principal Use**.

1. **Setbacks**. All parts of any freestanding solar energy system shall meet the setbacks established for the district in which the system is located.

2. **Permitted Yard Locations**. A freestanding solar energy system shall not be located closer to the public right-of-way than the front façade of the principal building on the adjacent lot(s). They shall not be permitted within any utility, storm or drainage, water, sewer, or other type of public easement. The use of guywires as supports for a freestanding solar energy system shall be prohibited.

3. **Solar Glare**. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.

4. **Maximum Height**. Maximum height of a freestanding solar energy system shall be fifteen (15) feet unless otherwise approved.

F. **Wind Farm.**

1. No wind farm shall be erected on any lot less than four (4) acres in size.

2. **Design and Installation.**

a. **Safety Certification.**

(1) Wind farm systems shall conform to applicable industry standards, including those of the American National Standards Institute (ANSI). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories (UL), Det Norske Veritas (DNV), Germanischer Lloyd Wind Energic (GL), or an equivalent third party prior to plan approval.

(2) Following plan approval, a professional engineer shall certify, as part of the building permit application, that the foundation and tower design of the wind farm system is within accepted professional standards, given local soil and climate conditions.

b. **Controls and Brakes.** All wind farm systems shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

c. **Electrical Components.** All electrical components of the wind farm systems shall conform to applicable local, state, and national codes, and relevant national and international standards (e.g., ANSI and international electrical commission). Utility lines connecting the towers, substations, etc., shall be placed underground where practical.

d. **Turbine Consistency**. To the extent feasible, the project shall consist of turbines of similar design and size, including tower height. Further, all turbines shall rotate in the same direction.

e. **Warnings.**

(1) A reasonable visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

(2) Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of fifteen (15) feet from the ground.

(3) Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer.

(4) The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

f. **Climb Prevention.** All wind farm towers must be unclimbable by design or protected by anti-climbing devices such as:

(1) Fences with locking portals at least six (6) feet high, or

(2) Anti-climbing devices twelve (12) feet vertically from the base of the wind farm tower.

g. **Setbacks.** Wind farm towers and appurtenant structures shall meet the following minimum setbacks.

(1) Wind farm towers shall be six (6) times the height of the wind farm tower or at least three thousand, two hundred fifty (3,250) feet, whichever is greater, from any principal structure or use on the subject or neighboring property.

(2) Wind farm towers shall be one and one-tenth (1.10) times the wind farm tower height from public roads, third party transmission lines, and communication towers.

(3) Wind farm towers shall be one thousand six hundred forty (1,640) feet from adjacent property lines, as measured from the center of the wind farm tower foundation.

(4) No part of a wind farm tower or foundation shall encroach on a public or private sewage disposal (septic) system

(5) Above ground transmission facilities and poles shall be set back one-hundred fifty (150) feet from any portion any principal structure or use on the subject or neighboring property.

h. **Use of Public Roads.** An applicant, owner, or operator proposing to use any City or County Road for the purpose of transporting and installation of wind farm or substation parts and/or equipment for construction, operation, or maintenance of the wind farm or substations, shall:

(1) Identify all such public roads, and

(2) Obtain applicable weight and size permits from relevant government agencies prior to construction.

(3) To the extent an applicant, owner, or operator must obtain a weight or size permit from the City, County, or State, the applicant shall provide:

(a) Financial assurance, in a reasonable amount agreed to by the relevant parties, for the purpose of repairing any damage to public roads caused by constructing, operating, or maintaining the wind farm prior to the issuance of building permits.

(b) A signed copy of any agreements pertaining to the use of public roads prior to the issuance of building permits.

i. **Outdoor Storage.** Only the outdoor storage of materials, vehicles, and equipment that directly support the operation and maintenance of the wind farm shall be allowed except for outdoor storage that is expressly allowed in the zoning district specified elsewhere in this title.

3. **Operation.**

a. **Maintenance.**

(1) The owner or operator of the wind farm must submit, upon request a summary of the operation and maintenance reports to the City. In addition to the annual summary mentioned in this subsection, the owner or operator must furnish such operation and maintenance reports, as the City reasonably requests.

(2) Any replacement of equipment that is not a like-kind replacement using the same equipment in plan as approved shall require that an amendment to the special use.

b. **Materials Handling, Storage, and Disposal.**

(1) All solid wastes related to the construction, operation, and maintenance of the wind farm shall be removed from the site promptly and disposed of in accordance with all federal, state, and local laws.

(2) A list of hazardous fluids that may be used on site shall be provided. All hazardous materials related to the construction, operation, and maintenance of the wind farm shall be handled, stored, transported, and disposed of in accordance with all applicable local, state, and federal laws.

c. **Decommissioning Plan.** Prior to receiving approval, the applicant shall submit a decommissioning plan to ensure that the wind farm project is properly decommissioned, which shall include:

(1) Provisions describing the triggering events for decommissioning the wind farm project. Any nonfunctioning wind turbine of the project shall be decommissioned within thirty (30) days unless the operator has shown to the Zoning Administrator that it is diligently repairing such wind turbine or component.

(2) Procedures for the removal of structures, debris, and cabling, including those below the soil surface,

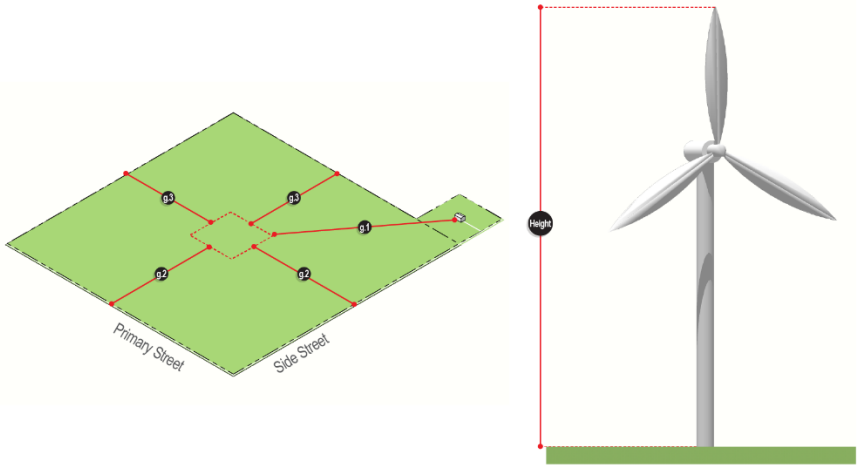
(3) Provisions for the restoration of the natural soil and vegetation,

(4) An estimate of the decommissioning costs certified by a professional engineer, to be updated every three (3) years or as determined necessary by the Zoning Administrator. The Zoning Administrator may request an independent third-party verification of the decommissioning costs at any time. The costs for this verification shall be reimbursed by the applicant and/or operator.

(5) Financial assurance, secured by the owner or operator, for the purpose of performing the decommissioning, in an amount equal to one-hundred and twenty (120) percent of the professional engineer's certified estimate of the decommissioning cost.

(6) A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of his successors, assigns, or heirs.

Figure 4.7. Wind Farm Standards



G. **Building-Mounted Wind Energy Systems**.

1. **Location**. Building-mounted wind energy systems are allowed on all principal and accessory structures and shall be affixed to the roof deck of a flat roof or to the ridge or slope of a pitched roof and may not be affixed to the parapet or chimney of any structure.

2. **Setback**. The systems must be set back a minimum of five (5) feet from the edge or eave of the roof.

3. **Quantity**. One (1) turbine is allowed for every five hundred (500) square feet of the combined roof area. For a pitched roof, each surface of the roof shall be included in the roof area calculation.

4. **Noise**. Building-mounted wind energy systems shall not exceed the following:

   a. Fifty-five (55) dBA when in or adjacent to all residential districts.

   b. Sixty (60) dBA when in or adjacent to all nonresidential districts.

5. **Height**. The maximum height for a building-mounted wind energy system is fifteen (15) feet. The system is measured from the roof surface on which the system is mounted to the highest edge of the system with the exception of any roof pitches ten to twelve (10:12) or greater. The system shall not exceed fifteen (15) feet above the maximum permitted height of the zoning district. Refer to Figure 4.8 of this Section.

6. **Design.** All systems shall employ a helix-style design employing airfoil blades mounted on a vertical rotor shaft. Fan- and turbine-style designs shall be prohibited.

7. **Appearance Standards.** Graphics, colors, corporate logos, and text on wind energy systems located within business or manufacturing zoned properties are permitted, subject to the discretion of the City Council.

8. **Warnings.**

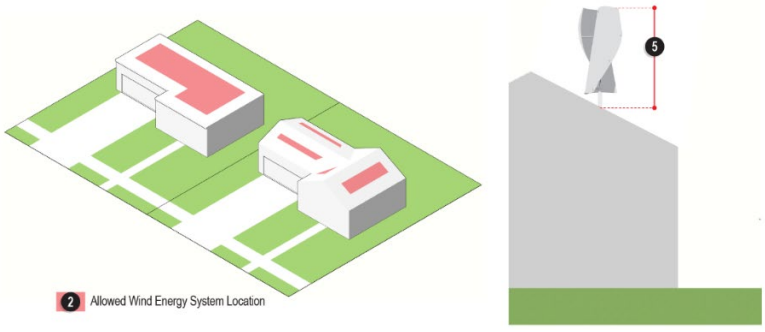
   a. A reasonable visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

   b. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of fifteen (15) feet from the ground.

   c. Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer.

   d. The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

Figure 4.8. Building-Mounted Wind Energy Systems



H. **Freestanding Wind Energy System – Accessory Use**.

1. **Clearance**. In all zoning districts, the minimum clearance between the lowest tip of the rotor or blade and the ground is fifteen (15) feet. See Figure 4.9 of this Section.

2. **Permitted Yard Locations**. A freestanding wind energy system shall not be located within the required front yard or corner side yard. They shall not be permitted within any utility, storm or drainage, water, sewer, or other type of public easement. The use of guywires as supports for a freestanding wind energy system shall be prohibited.

3. **Height**. The maximum height for a freestanding wind energy system shall be one hundred seventy-five (175) feet measured from the base to the highest edge of the system.

4. **Setbacks**. The base of the system shall be set back 1.1 times (110 percent) the height of the highest edge of the system from all property lines, overhead utility line poles, communication towers, public sidewalks or trails, public rights-of-way, and other freestanding wind energy systems. Any system or any ancillary equipment shall not be located within any required setbacks of the respective zoning district.

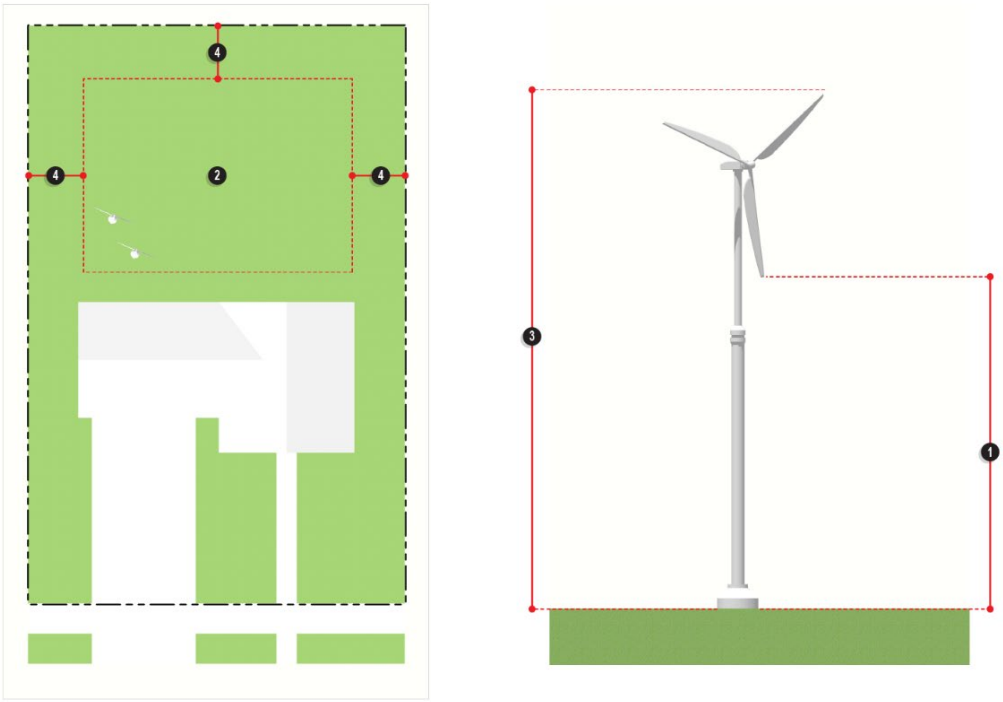
5. **Access**. A freestanding wind energy system and all components shall be protected against unauthorized access by the public. Climbing access to the tower shall not start until twelve (12) feet above grade.

6. **Noise**. A freestanding wind energy system shall not exceed the following:

   a. Fifty-five (55) dBA when in or adjacent to all residential districts.

   b. Sixty (60) dBA when in or adjacent to all nonresidential districts.

Figure 4.9. Freestanding Wind Energy System - Accessory Use Standards



I. **Freestanding Wind Energy System – Principal Use**.

1. **Clearance**. In all zoning districts, the minimum clearance between the lowest tip of the rotor or blade and the ground is fifteen (15) feet. See Figure 4.10 of this Section.

2. **Permitted Yard Locations**. All parts of any freestanding wind energy system shall meet the setbacks established for the district in which the system is located.

3. **Height**. The maximum height for a freestanding wind energy system shall be one hundred seventy-five (175) feet measured from the base to the highest edge of the system.

4. **Setbacks**. The base of the system shall be set back 1.1 times (110 percent) the height of the highest edge of the system from all property lines, overhead utility line poles, communication towers, public sidewalks or trails, public rights-of-way, and other freestanding wind energy systems. Any system or any ancillary equipment shall not be located within any required setbacks of the respective zoning district.

5. **Access**. Freestanding wind energy systems and all components shall be protected against unauthorized access by the public. Climbing access to the tower shall not start until twelve (12) feet above grade.

6. **Noise**. A freestanding wind energy system shall not exceed the following:

   a. Fifty-five (55) dBA when in or adjacent to all residential districts.

   b. Sixty (60) dBA when in or adjacent to all nonresidential districts.

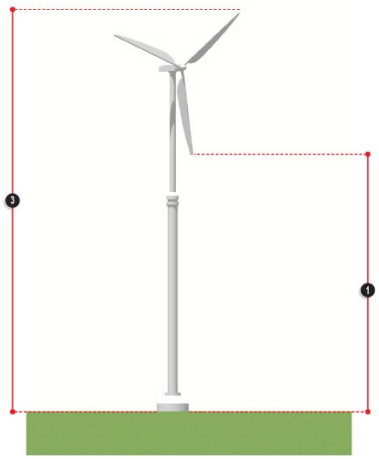
7. **Warnings.**

   a. A reasonable visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

   b. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of fifteen (15) feet from the ground.

      (1) Warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm in locations determined necessary by the Zoning Officer. The signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall also be displayed.

Figure 4.10. Freestanding Wind Energy System - Principal Use Standards



10-4-14. Medical and Adult Use Cannabis Use Standards

A. **General Requirements for all Cannabis Uses**.

1. **Business Hours**. Business hours for all cannabis businesses shall be from 10:00 a.m. to 8:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. on Sundays.

2. **On-Premises Consumption**. On-premises consumption of cannabis products in all cannabis businesses operations is prohibited.

3. **Signage**.

   a. Recreational cannabis dispensaries shall be limited to one (1) wall-mounted sign per business.

   b. All cannabis establishments shall be prohibited from having electronic message board signs.

   c. Signage for cannabis establishments shall not contain cannabis imagery such as leaves, plants, smoke, paraphernalia, or cartoonish imageries.

B. **Cannabis Craft Grower**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, unless in the A-1 zoning district where the residential use is owned by the same owner as the adult-use cannabis craft grower, regardless of corporate boundary.

3. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. Cannabis craft growers may co-locate with a dispensing organization or a cannabis infuser organization, or both, only on properties zoned within the M-1 or M-2 districts.

5. Cannabis craft grower shall be limited to one (1) facility within the boundaries of the City.

C. **Cannabis Cultivation Center**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this Section.

2. Facility may not be located within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. Cannabis cultivation center shall be limited to one (1) facility within the boundaries of the City.

D. **Cannabis Dispensing Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. Facility shall have a maximum gross floor area of five thousand (5,000) square feet, of which at least seventy-five (75) percent of the floor area occupied by a dispensing organization shall be devoted solely to the activities the dispensing cannabis or cannabis products as authorized by the Act and shall not sell food or alcohol for consumption on the premises.

4. Drive-through facilities are prohibited.

5. E-commerce delivery service platforms are prohibited.

6. Cannabis dispensing organizations shall be limited to one (1) facility within the boundaries of the City.

E. **Cannabis Infuser Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. Infuser organizations may co-locate with a dispensing organization or a cannabis craft grower organizations, or both, only on properties zoned within the M-1 or M-2 Districts. In such instances, the maximum gross floor area dedicated to the dispensing organization shall be five thousand (5,000) square feet of which seventy-five (75) percent of the floor area must be devoted to the activities authorized by the Act.

4. Cannabis infuser organizations shall be limited to one (1) facility within the boundaries of the City.

F. **Cannabis Processing Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. At least seventy-five (75) percent of the floor area occupied by a dispensing organization shall be devoted solely to the activities the dispensing cannabis or cannabis products as authorized by the Act, and shall not sell food or alcohol for consumption on the premises.

4. Cannabis processing organizations shall be limited to one (1) facility within the boundaries of the City.

G. **Cannabis Transporting Organization**.

1. Facility may not be located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, or religious institutions, regardless of corporate boundary. Commercial/trade schools shall not be classified as a public or private school for purposes of this section.

2. Facility may not be located in a dwelling unit or within two hundred fifty (250) feet of the property line of a pre-existing property zoned or used for residential purposes, regardless of corporate boundary.

3. The transporting organization shall be the sole use of the space in which it is located. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

4. Cannabis transporting organization shall be limited to one (1) within the boundaries of the City.

10-4-15. Institutional, Public, and Utility Use Standards

A. **Telecommunication Tower and Antennae.**

1. **Applicability.**

a. **New Towers and Antennas.** All new towers or antennas in Yorkville shall be subject to these regulations, except as provided in subsections B through E of this section inclusive.

b. **Amateur Radio Station Operator/Receive Only Antennas.** This chapter shall not govern any tower, or the installation of any antenna, that is under eighty (80) feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive only antennas. No receive only antenna shall exceed the highest point on the nearest residential rooftop of a dwelling by more than ten (10) feet.

c. **Preexisting Towers or Antennas.** Existing towers and existing antennas which predated this chapter, shall not be required to meet the requirements of this chapter other than the requirements of Sections 10-4-15(A)(2)(f), (A)(2)(h), and (A)(2)(r) of this chapter. All preexisting towers and antennas shall be subject to the tower and antenna administrative fee.

d. **AM Array.** For purposes of implementing this chapter, AM array, consisting of one (1) or more tower units and supporting ground system which functions as one (1) AM broadcasting antenna, shall be considered one (1) tower. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the towers included in the AM array. Additional tower units may be added within the perimeter of the AM array by right.

e. **Within Public Right-of-Way:** If the tower and/or antenna is situated within the public right-of-way, such tower and/or antenna must meet the requirements of title 7, chapter 8, "Construction of Utility Facilities in Rights-of-Way", of this Code.

2. **General Requirements.**

a. **Principal or Accessory Use.** Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

b. **Lot Size.** For purposes of determining whether the installation of a tower or antenna complies with Yorkville's development regulations, including, but not limited to, setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lot.

c. **Inventory of Existing Sites.** Each applicant for approval of an antenna and/or tower shall provide to the Zoning Officer an inventory of its existing towers, antennas, or sites approved for towers or antennas, that are either within the jurisdiction of Yorkville or within one (1) mile of the border thereof, including specific information about the location, height, and design of each tower. The Zoning Officer may share such information with other applicants applying for administrative approvals or special use permits under this chapter or other organizations seeking to locate antennas within the jurisdiction of Yorkville, provided, however that the Zoning Officer is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

d. **Aesthetics.** Towers and antennas shall meet the following requirements:

(1) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.

(2) At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural settings and surrounding buildings.

(3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

e. **Lighting.** Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

f. **State or Federal Requirements.** All towers must meet or exceed current standards or regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more restrictive compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

g. **Building Codes/Safety Standards.** Any owner or operator of an antenna, antenna structure or tower shall maintain the antenna, antenna structure or tower in compliance with the standards contained in the current and applicable state or local building codes and the applicable standards for towers that are published by the national electrical code NFPA 70 and international building code; radio, television sec. 3108, as amended from time to time. If, upon inspection, the City of Yorkville concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring the antenna, antenna structure, or tower into compliance within the thirty (30) day period shall constitute grounds for the removal of the antenna, antenna structure or tower at the owner's expense.

h. **Measurement.** For purposes of measurement, tower setbacks and tower separation distances shall be calculated and applied to facilities located in Yorkville irrespective of municipal and county jurisdictional boundaries.

i. **Not Essential Services.** Antennas, antenna structures, and towers shall be regulated and permitted pursuant to this chapter and shall not be regulated or permitted as essential services, public utilities, or private utilities.

j. **Public Notice.** For purposes of this chapter, any special use request, variance request, or appeal of an administratively approved use or special use shall require public notice and individual notice by the City of Yorkville to all abutting property owners and all properties that are located within two hundred fifty feet (250) feet of the zoning lot in question. Streets, alleys and watercourses shall not be considered in the determination of "abutting" nor in calculating the two hundred fifty (250) feet.

k. **Signs.** No signs shall be allowed on an antenna or tower other than those required by the FCC.

l. **Buildings and Support Equipment.** Buildings and support equipment associated with antennas or towers shall comply with the requirements of Section 10-4-15 (A)(4)(k) of this chapter.

m. **Multiple Antenna/Tower Plan.** The City of Yorkville encourages all plans for towers and antenna sites to be submitted in a single application for approval of multiple towers and/or antenna sites. Applications for approval of multiple sites shall be given priority in the review process.

n. **Antenna on Existing Structures.** Any antenna may be approved by the City of Yorkville as an accessory use to any commercial, industrial, professional, institutional, or multi-unit structure of eight (8) or more dwelling units, provided:

(1) The antenna does not extend more than thirty (30) feet above the highest point of the structure;

(2) The antenna complies with all applicable FCC and FAA regulations; and

(3) The antenna complies with all applicable building codes and safety standards as referenced in subsection g of this section.

o. **Antennas on Existing Towers.** An antenna which is attached to an existing tower may be approved by the zoning officer and, to minimize adverse visual impacts associated with the proliferation and clustering of towers, collocation of antennas by more than one (1) carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent with the following:

(1) **Additional Antenna.** A tower which is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same tower type as the existing tower, unless the Zoning Officer allows reconstruction as a monopole.

(2) **Height.**

(a) An existing tower may be modified or rebuilt to a taller height, not to exceed thirty (30) feet over the tower's existing height, such height not exceeding one hundred fifty (150) feet in total, to accommodate the collocation of an additional antenna.

(b) The height change referred to in subsection (O)(2)(a) of this section may only occur one (1) time per communication tower.

(c) The additional height referred to in subsection (O)(2)(a) of this section shall not require an additional distance separation. The tower's premodification height shall be used to calculate such distance separations.

(3) **On-Site Location.**

(a) A tower which is being rebuilt to accommodate the collocation of an additional antenna may be moved on-site within fifty (50) feet of its existing location.

(b) After the tower is rebuilt to accommodate collocation, only one (1) tower may remain on the site.

(c) A relocated on-site tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers. The relocation of a tower hereunder shall in no way be deemed to cause a violation of this chapter.

(d) The on-site relocation of a tower which comes within the separation distances to residential units or residentially zoned lands as established in this zoning ordinance shall only be permitted when approved by the Zoning Officer.

(4) **New Towers in Nonresidential Zoning Districts.** An applicant may locate any new tower as provided in Table 10-3-12(B), provided that: a) a licensed professional engineer certifies the tower can structurally accommodate the number of shared users proposed by the applicant; b) the Zoning Officer concludes the tower is in conformity with the goals set forth in this subsection o and the requirements of this subsection; c)

the tower meets the setback and separation requirements Section 10-4-15(A)(4)(e) of this chapter; and d) the tower meets the following height and usage criteria:

(a) For a single user, up to and including one hundred twenty (120) feet in height;

(b) For two (2) users, up to one hundred fifty (150) feet in height; and

(c) For three (3) or more users, up to and including one hundred eighty (180) feet in height.

p. **Roadway Access.** All sites on which antennas, antenna structures and towers are located must have a passable roadway access of compacted macadam base not less than seven (7) inches thick surfaced with not less than two (2) inches of asphaltic concrete or some comparable dustless material.

q. **Fencing.** The structures upon any site upon which an antenna, antenna structure, or tower is located shall be surrounded by an opaque screen which is no less than six (6) feet in height and equipped with an appropriate anticlimbing device. Screening materials shall include either wooden or chainlink fencing. Shrubbery and bushes shall be required, in addition to the wooden or chainlink fence, unless specifically waived by Yorkville in its discretion in appropriate cases.

r. **Disguised Structures.** The provider of an antenna, antenna structure, or tower may propose to disguise the proposed antenna, antenna structure or tower. Any such disguise must be aesthetically consistent with the character of the surrounding area and environment, and be constructed in such a manner where the health or safety of Yorkville residents shall not be endangered. Yorkville may require the disguise of an antenna, antenna structure or tower as a condition of approval of a building permit or special use permit if the antenna, antenna structure or tower is to be erected on a golf course or other public recreational area.

s. **Annual Administrative Fee and Certifications.**

(1) The annual administration fee payable to the City of Yorkville by any owner and/or operator of an antenna, antenna structure, or tower shall be the sum of thirty-five (35) dollars which shall be due on or before January 10th of each calendar year commencing with calendar year 2001.

(2) In the event a tower is inspected and a certification provided by the owner and/or operator of said tower or related facility showing compliance with all regulations, the above fee shall be the only fee charged. In the event the owner and/or operator of an antenna, antenna structure, or tower fails to have the certification as is required annually to be filed with the City under the terms of this subsection, the owner and/or operator shall reimburse the City for the actual cost of the outside consultant the City deems necessary to conduct said inspection which shall be a minimum of three hundred fifty (350) dollars and any additional cost incurred therein.

(3) The City of Yorkville reserves the right to increase or decrease the amount of the administrative fee as it deems necessary. A separate administrative fee shall be paid by each user or collocator on a tower.

(a) **Permit Required.** Prior to the construction of an antenna, antenna structure or tower the provider of the radio, television, or telecommunications services shall obtain a permit from Yorkville for the erection of such antenna, antenna structure or tower. An applicant for a permit for an antenna, antenna structure, or tower shall pay a fee in accordance with the fee schedule set forth in title 8, chapter 10 of this Code, plus any reasonable legal, engineering, or consulting fees at the conclusion of the review.

(b) **Waiver of Provisions.** An applicant can request a waiver of any provision of this chapter upon the showing of appropriate justification and benefit to the public. Such request shall be treated as a request for a variance and the appropriate procedures thereto shall apply.

3. **Permitted Uses.**

   a. **General.** The following uses listed in this section are deemed to be permitted uses and shall not require a special use permit.

   b. **Uses.** Antennas, antenna structures and towers are permitted as an accessory use as provided in Table 10-3-1(B) except that part of any zoning district which is located in a floodplain, so long as said antennas or towers conform to the following and all other requirements of this title:

      (1) Antennas and towers may be located on property owned, leased, or otherwise controlled by Yorkville, particularly and expressly including Yorkville's water tower sites, and City Hall and police station-sites, provided that a lease authorizing such antenna, antenna structure, or tower has been approved by Yorkville.

      (2) Antennas or towers are permitted to be located on the Burlington Northern Railroad easement running southwest and northeast through Yorkville, subject to Section (A)(2)(a) through (s).

4. **Special Uses and Accessory Uses.**

   a. **General Provisions.**

      (1) Radio and telecommunications and towers used for radio transmission, or television transmission when allowed as a Special Use shall be subject to the special use provisions contained within Section 10-8-5 of this title and applications for special use permits shall be subject to the procedures and requirements of this title, except as modified in this chapter.

      (2) In granting a special use permit, the Plan Commission may impose conditions to the extent the Plan Commission concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.

      (3) Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.

      (4) An applicant for a special use permit shall submit the information described in this section and a nonrefundable fee as established by resolution of the City Council of Yorkville to reimburse Yorkville for the cost of reviewing the application.

      (5) Antennas, antenna structures and towers shall be allowed as special uses only consistent with all of the requirements of this chapter in the following zoning districts and for the following uses.

         (a) R-1, Single-Unit Suburban Residence: For commercial/trade school, place of worship/assembly, golf course, or public utility facilities only;

         (b) R-2, Single-Unit Traditional Residence: For commercial/trade school, place of worship/assembly, golf course, or public utility facilities.

   b. **Information Required.** In addition to any information required for applications for special use permits referenced above, each petitioner requesting a special use permit under this chapter for an antenna, antenna structures, and tower shall submit a scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation signed and sealed by appropriate licensed professionals, showing the location, type and dimensions of all improvements, including information concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, proposed means of access, parking, fencing, landscaping, adjacent uses, adjacent roadway, and other information deemed necessary by Yorkville to be necessary to assess compliance for this chapter. In addition, the following information shall be supplied:

      (1) Legal description of the parent track and leased parcel (if applicable);

(2) The setback distance between the proposed structure and the nearest residential unit, platted residentially zoned properties and unplatted residentially zoned property;

(3) The separation distance from other structures in the inventory of existing sites submitted pursuant to Section 10-4-15 (A)(2)(c) shall be shown on an updated site plan or map and the applicant shall also identify the type of construction of the existing structure(s) and the owner/operator of the existing structure(s), if known;

(4) A landscape plan showing specific landscape materials; the method of fencing and finish color and, if applicable, the method of camouflage and illumination;

(a) A description of compliance with Sections 10-4-15 (A)(2)(c)(e)(f)(g)(h)(i)(m) of this chapter and all applicable federal, state or local laws;

(b) A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users;

(c) Identification of the entities providing the backhaul network for the structure(s) described in the application and other cellular sites owned or operated by the applicant in Yorkville;

(d) A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower; and

(e) A description of the feasible location(s) of future towers or antennas within Yorkville based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

(5) An applicant shall be notified within thirty (30) days if the application is incomplete. The City shall make a decision on collocation within ninety (90) days and all other siting applications within one hundred fifty (150) days of the receipt of a completed application.

c. **Factors Considered in Granting Special Use Permits:** The City of Yorkville shall consider the following factors in determining whether to issue a special use permit above and beyond those factors referenced in Section 10-8-5 of this title. The City of Yorkville may waive or reduce the burden on the petitioner of one (1) or more of these criteria if Yorkville concludes that the goals of this chapter are better served thereby.

(1) Height of the proposed antenna, antenna structure or tower;

(2) Proximity of the antenna, antenna structure or tower to residential structures and residential district boundaries;

(3) Nature of uses on adjacent and nearby properties;

(4) Surrounding topography;

(5) Surrounding tree coverage and foliage;

(6) Design of the antenna, antenna structure or tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

(7) Proposed ingress and egress.

d. **Height.** No antenna, antenna structure, or tower shall exceed a height of one hundred (100) linear feet in aerial height. Where an arm has been installed to facilitate collocation of an additional antenna on the existing antenna structure or tower, the arm shall not exceed a length of twelve (12) linear feet.

e. **Setbacks and Separation.**

(1) **Setbacks.** Antennas, antenna structures or towers must be set back a distance equal to the height of the antenna, antenna structure, or tower from any off-site, residential structure. Antenna structures, guylines, and equipment shelters must satisfy the minimum setback requirements for the governing zoning district.

(2) **Separation.** The following separation requirements shall apply to all towers and antennas for which a special use permit is required; provided, however, that the Plan Commission may reduce the standard separation requirements if the goals of this chapter would be better served thereby, or if enforcement of said setback would effectively prohibit said tower:

(a) **Separation From Off-Site Uses/Designated Area.**

(i) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses and/or designated areas as specified in Table 10-4-15(A)(4)(e)(2) of this section.

(ii) Separation requirements for towers shall comply with the minimum standards established in Table 10-4-15(A)(4)(e)(2) of this section.

Table 10-4-15 (A)(4)(e)(2): Separation Requirements

Off-Site Use/Designated Area	Separation Distance
Single-unit or duplex principal use	500 feet
Vacant single-unit or duplex use on residentially zoned land which is either platted or has preliminary subdivision plan approval which is not expired	500 feet
Vacant unplatted residentially zoned lands, including unplatted residential use property without a valid preliminary subdivision plan or valid development plan approval and any multi-unit residentially zoned land	500 feet
Existing multi-unit residential	100 feet or 100 percent of the tower height, whichever is greater
Nonresidentially zoned land or nonresidential uses	None
The Fox River or any watercourse	500 feet as measured from the shore
Major highways (as defined in the Yorkville comprehensive plan)	500 feet from the right-of-way

(3) **Separation Distances Between Towers**. Separation distances between towers shall be applicable for and measured between the proposed tower and preexisting towers. The separation distances shall be measured by drawing or following a straight line between the base of the existing tower and the proposed base, pursuant to a site plan, of the proposed tower. The separation distances shall be as shown in Table 10-4-15(A)(4)(e)(3) of this section.

Table 10-4-15 (A)(4)(e)(3): Existing Tower Separation Requirements

Existing Tower Type	Separation Distance (feet)			
	Lattice	Guyed	Monopole (Taller Than 75 Feet)	Monopole (Shorter Than 75 Feet)
Lattice	1,000	1,500	500	250
Guyed	1,000	1,750	1,500	1,250
Monopole (Taller than 75 feet)	500	1,500	250	250
Monopole (Shorter than 75 feet)	250	1,250	250	250

f. **Siting on Wetland Prohibited.** No antenna, antenna structure, or tower shall be located in an area which has been designated as a wetland either by the City of Yorkville, Kendall County, the State of Illinois Department of Natural Resources, the United States Department of the Interior or the United States Army Corps of Engineers, and any and all governmental bodies and agencies having jurisdiction.

g. **FCC Signage.** To the extent that signage is required by the FCC on an antenna structure, or tower, that signage shall constitute no more than five (5) percent of the square footage of the antenna, antenna structure, or tower or shall be no larger than is required by the FCC, whichever shall constitute the smallest signage area.

h. **Preservation of Landscape.** Existing mature tree growth and natural landforms on the proposed antenna, antenna structure, or tower site shall be preserved to the maximum extent possible.

i. **Utilities and Access Required.** Radio and telecommunications antennas, antenna structures, and towers, including, but not limited to, those used for small wireless services, small wireless facilities, and unlicensed wireless services, shall be required to include adequate utilities, access, and/or other facilities necessary for the servicing of the antenna, antenna structure or tower. All such utilities shall be buried.

j. **Signal Interference.** No signal transmission from any antenna, antenna structure, or tower shall interfere with police, fire, public works or any other governmental radio band signals. In the case of the possibility of such interference based upon the frequencies selected for the proposed antenna, antenna structure, or tower, the petition for special use shall be denied.

k. **Equipment Shelter and Equipment Cabinets.** A provider of a radio, television, or telecommunications antenna, antenna structure, or tower may provide an equipment shelter on the site of the antenna, antenna structure, or tower. The square footage of the equipment shelter may not exceed more than twenty (20) percent of the total square footage of the antenna, antenna structure or tower ground site or four hundred fifty (450) square feet, whichever is greater. At any antenna, antenna structure, or tower site in which more than one (1) antenna has been collocated, no more than three (3) equipment shelters shall be allowed. Multiple equipment shelters shall be contained under one (1) roof if at all practicably possible. No equipment shelter shall be approved as part of the site plan unless appropriate electrical power and road ingress and egress facilities are planned for inclusion at the equipment shelter site.

l. **Equipment Cabinets.**

(1) In residential districts, the equipment cabinet or structure may be located in a front or side yard provided the cabinet or structure is no greater than four (4) feet in height or twenty-four (24) square feet of gross floor area and the cabinet/structure is located a minimum of six (6) feet from all lot lines. The cabinet/structure shall be screened by hedging or shrubbery with an ultimate height of at least forty-two (42) inches to forty-eight (48) inches and a planted height of at least thirty-six (36) inches.

(2) In a rear yard, provided the cabinet or structure is no greater than six (6) feet in height or sixty-four (64) square feet in gross floor area. The structure or cabinet shall be screened by hedging or shrubbery with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches. In all other instances, structures or cabinets shall be screened from view of all residential properties which abut or are directly across the street from the structure or cabinet by a solid fence six (6) feet in height or a hedge with an ultimate height of eight feet (8') and a planted height of thirty-six (36) inches.

(3) In business and manufacturing districts the equipment cabinet or structure shall be no greater than six (6) feet in height or sixty-four (64) square feet in gross floor area. The structure or cabinet shall be screened by a hedge or shrubbery with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches. In all other instances, structures or cabinets shall be screened from view of all residential properties which abut or are directly across the street from the structure or cabinet by a solid fence six (6) feet in height or a hedge with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches.

m. **Code Requirements.** Any antenna, antenna structure, or tower must meet code requirements established by the National Electrical Code, NFPA 70 and International Building Code; Radio, Television Towers Codes currently in effect as required by Yorkville and all applicable marking and lighting standards as established by the Federal Aviation Administration.

n. **Removal of Abandoned Antennas, Antenna Structures, or Towers.** Any antenna, antenna structure, or tower that is not operated for a continuous period of twelve (12) months or for which the annual administrative fee is not paid within a twelve (12) month period shall be considered abandoned, and the owner of such antenna, antenna structure, or tower shall remove same from within ninety (90) days of receipt of written notice from Yorkville notifying the owner of such abandonment. If such antenna, antenna structure, or tower is not removed within said ninety (90) days Yorkville shall remove such antenna, antenna structure, or tower at the owner's expense and file a lien against the real estate for the cost of removal or such other action as provided by law. If there are two (2) or more users of a single antenna, antenna structure, or tower, then this provision shall not become effective until all users cease using the antenna, antenna structure, or tower.

o. **Collocation.** A request for approval of a special use permit for the installation of an antenna, alternative antenna, antenna structure or tower, the Zoning Board may by express condition require that the applicant shall allow, on a commercially reasonable basis, other providers of small wireless telecommunications services to collocate additional antennas or antenna structures on a freestanding pole which is part of applicant's proposed small wireless facility, where collocation is technologically feasible.

7. **Nonconforming Uses.**

a. **Prohibited Expansion of Nonconforming Use.** Towers that are constructed and antennas that are installed in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

b. **Preexisting Towers.** Preexisting towers shall be allowed to continue their usage as they presently exist. Routine maintenance (including replacement with a new tower of like construction and height) shall be permitted on such preexisting towers. New construction other than routine maintenance on a preexisting tower shall comply with the requirements of this chapter.

c. **Rebuilding Damaged or Destroyed Nonconforming Antennas, Antenna Structures or Towers.** Notwithstanding any provision in this chapter to the contrary, bona fide nonconforming antennas, antenna structures or towers or antennas that are damaged or destroyed may be rebuilt without having first obtained administrative approval or a special use permit and without having to meet the separation requirements specified elsewhere in this chapter. The type, height, and location of the tower on-site shall be of the same type and intensity as the original facility approved. Building permits to rebuild a facility shall comply with the then applicable building codes and shall be obtained within one hundred eighty (180) days from the date the facility is damaged or destroyed. If no permit is obtained within the time specified or if said permit expires, the tower or antenna shall be deemed abandoned as specified in Section 10-4-15 (A)(4)(n) of this chapter.

8. **Annual Reporting of Information.** Each owner of an antenna, antenna structure, or tower regulated under this chapter, and including those previously existing structures which would have been regulated under this chapter, shall, on an annual basis, furnish Yorkville with such information as is required by Yorkville to aid with the administration of this chapter, such as changes in availability of space on any tower for collocation of additional antennas, plans to abandon a position on a tower, thereby leaving space for the possible collocation of another antenna, plans and/or willingness to modify said tower and antenna structure so as to provide for the possibility of collocation, or intentions to abandon a tower structure, or other nonproprietary information as may be required by Yorkville. Upon written notice from the City of Yorkville to the owner thereof, the effective date of this chapter, which tower and/or antenna structure would otherwise be regulated by this chapter, shall register with Yorkville, and shall provide such nonproprietary information as is deemed useful by Yorkville for administration of this chapter. This section is specifically deemed to have retroactive effect.

10-4-16. Accessory Use Standards

A. **Accessory Buildings and Accessory Structures, Permanent**.

1. **Location**. Accessory buildings and structures shall be subject to the following locational requirements:

   a. If located entirely within the required rear or side yard the accessory building or structure shall be located a minimum of five (5) feet from side and rear property lines.

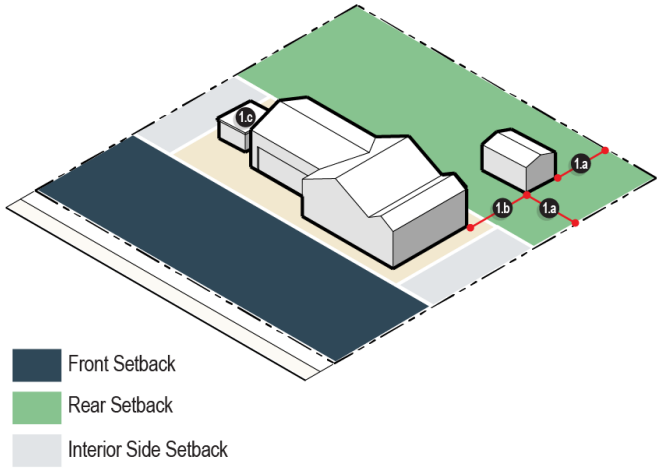
   b. Only accessory buildings shall be located at least ten (10) feet from the principal building, however, accessory structures may be attached to or located adjacent to the principal building.

   c. If located entirely within the buildable area of the lot, the accessory building or structure shall not be located between the primary building and the front property line.

   d. No permanent accessory building or structure shall be located within a public utility easement or within a designated stormwater overflow route.

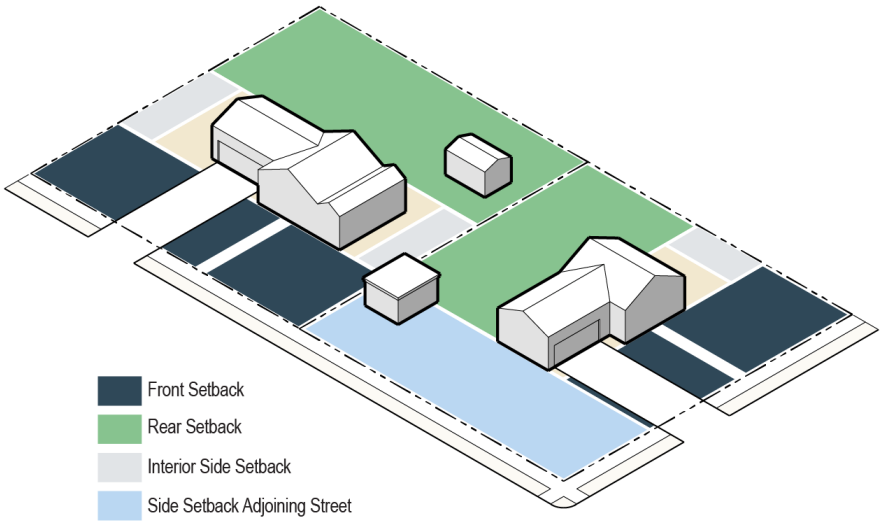
   e. If located partially in a required yard and partially in the buildable area of the lot, the accessory building or structure shall maintain the required side setback for the full length of the property and be a minimum of five (5) feet from the rear property line.

Figure 4.11. Permanent Accessory Buildings and Accessory Structures Standards



2. **Location on Reversed Corner Lots**. On a reversed corner lot in a residence district and within fifteen (15) feet of any adjacent property to the rear in a residence district, no accessory building or permanent accessory structure or portion thereof shall be closer to the side lot line abutting the street than a distance equal to sixty (60) percent of the minimum depth required in Table 10-3-9(A) for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory building or structure shall be located within five (5) feet of any part of a rear lot line which coincides with a side lot line or portion thereof of property in a residence district.

Figure 4.12. Permanent Accessory Building and Accessory Standards - Location on Reversed Corner Lots



3. **Time of Construction**. No accessory building or permanent accessory structure with a connected water supply shall be constructed on any zoning lot prior to the start of construction of the principal building to which it is accessory, or as provided in section 10-3-3 of this title for contiguous parcels.

4. **Height of Accessory Buildings or Structures in Required Rear Yards**. No accessory building or permanent accessory structure or portion thereof shall exceed fifteen (15) feet in height when located within the required rear yard.

B. **Accessory Commercial Unit**

1. Only one (1) ACU may be allowed per lot.
2. An accessory commercial unit (ACU) shall be located in a permanent accessory building or structure subject to all standards in Section 10-4-16(A).
3. Outdoor seating, drive-throughs, outdoor display areas, and rooftop decks associated with an ACU shall be prohibited.
4. An ADA-compliant pedestrian circulation system shall connect the primary entrance of the ACU building with the sidewalk in a way that does not require out-of-direction travel.
5. The hours of operation shall be limited to between 7 am and 9 pm daily.
6. The City Council may limit the number of customers or clientele served by the ACU per day during the Special Use Permit process.
7. The ACU shall use the same mailbox, water meter, and trash containers as the principal use. The use of additional mailboxes, water meters, or trash containers by the secondary dwelling unit separate from the principal use shall be prohibited.
8. The owner of the property on which the ACU is situated shall continue to occupy the principal residential structure on-site as their primary residence.

C. **Domestic Hens.** The keeping of domestic hens shall be subject to the provisions of Title 8, Chapter 19 of the City of Yorkville Code of Ordinances.

D. **Drive Throughs.**

1. Drive throughs shall be permitted a maximum of four (4) menu boards per lane.
2. Each menu board or pre-order board shall not exceed sixty (60) square feet in area and ten (10) feet in height. Menu boards and pre-order boards may utilize electrically activated changeable copy message centers for one hundred (100) percent of the permitted menu board or pre-order board area and must follow all regulations of Section 10-6-5(B).
3. Any structural element of a drive through, including pavement, speaker boxes, or menu signs shall be located a minimum distance of five hundred (500) feet from the property line of any residentially zoned parcel.
4. Any speaker or intercom associated with a drive through shall not be audible beyond the boundaries of the property.
5. Stacking spaces and lanes for drive through stations shall not impede on- and off-street traffic movement, shall not cross off-street parking areas or drive aisles and shall not impede pedestrian access to a public building entrance.
6. Drive through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise delineated, subject to City Engineer approval.
7. Drive through facilities shall be provided with a bypass lane with a minimum width of twelve (12) feet unless an alternative means of exit is approved by the City Engineer.
8. Stacking lanes shall have a minimum depth of twenty (20) feet per stacking space and the following minimum lane widths:
    a. One (1) lane: twelve (12) feet.
    b. Two (2) or more lanes: ten (10) feet per lane.
    c. Drive through facilities shall be required to provide a minimum number of stacking spaces as detailed in Table 10-4-16 (D).

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**.

1. 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.

2. Detached accessory dwelling units shall not exceed nine hundred (900) square feet or ten (10) percent of size of the lot, whichever is less.

3. 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.

4. Detached and attached secondary dwelling units shall be located to the rear of the primary building.

5. 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.

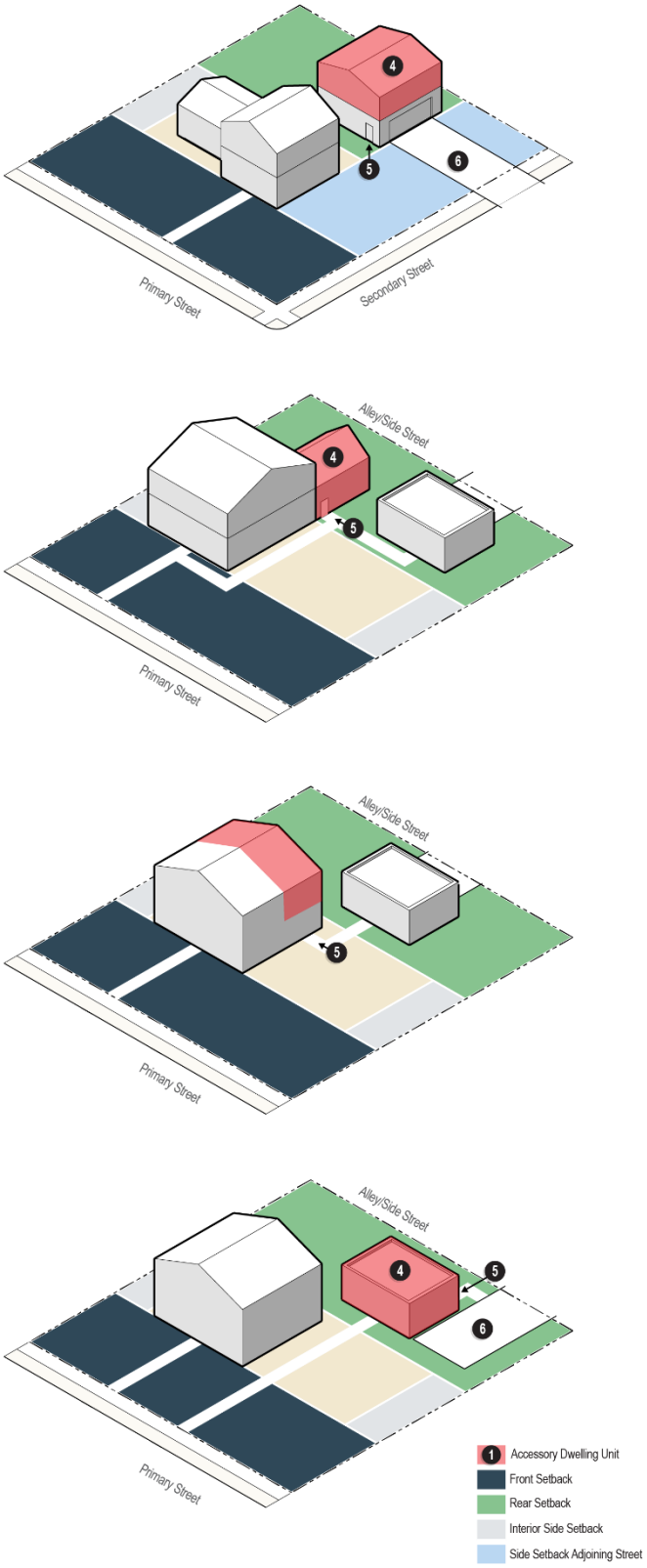
6. Both the principal structure and the accessory dwelling unit shall be served by one (1) common driveway connecting the principal and accessory dwelling units to a public or private road.

7. 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.

8. 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.

9. 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



F. **Recreational Vehicle, Trailer, and Boat Parking**.

1. **Permanently Affixing to Ground Prohibited**. Recreational vehicles, trailers, and other recreational equipment shall not be permanently affixed to the ground as principal or accessory structures on a lot in any district.

2. **Improved Hard Surface**. Recreational vehicles, trailers, boats, and other recreational equipment shall be parked on a driveway or a parking pad as specified in Section 10-5-2(B)(4) if constructed in a front or side yard but may be parked on the grass if located in the rear yard as approved only by the City Engineer.

3. **Number**. A maximum of one (1) recreational vehicle, trailer, boat, or other recreational equipment shall be parked on a lot any given time, in addition to any automobiles permitted by the Zoning Ordinance.

4. **Location**. Recreational vehicles, trailers, boats, and other recreational equipment shall be located per the following:

   a. If located entirely within the required rear yard the recreational vehicle, trailer, boat, or other recreational equipment shall be located a minimum of five (5) feet from side and rear property lines,

   b. If located entirely within the buildable area of the lot the recreational vehicle, trailer, boat, or other recreational equipment shall not be located between the primary building and the front property line, or

   c. If located partially in the required rear yard and partially in the buildable area of the lot the recreational vehicle, trailer, boat, or other recreational equipment shall maintain the required side yard setback for the full length of the property and be a minimum of five (5) feet from the rear property line.

5. **Screening**. If a recreational vehicle, trailer, boat, or other recreational equipment is parked on a driveway located within the required side yard setback it shall be screened from the adjacent property with a six (6) foot high opaque fence.

G. **Home Occupations**. The standards for home occupations are intended to ensure compatibility with other permitted uses and maintain the existing character of the surrounding area. Any gainful activity which is not a permitted home occupation as defined in this title shall be considered a business use and shall not be allowed under the provisions of this Section. Any such use existing on the effective date of this title shall be subject to provisions of Chapter 9 for the elimination of a nonconforming use.

1. Any customary home occupation shall be permitted provided that:

   a. It is conducted entirely within the dwelling by the residents of the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes.

   b. It does not require internal or external alteration;

   c. It does not involve construction features or use of equipment not customary in a dwelling;

   d. The entrance to the space devoted to such occupation shall be from within the dwelling;

   e. Not more than twenty-five (25) percent of the floor area, including the lookout basement, of the dwelling shall be devoted to such home occupation. If more than one (1) home occupation is operated in a residence, the combined total square footage devoted to all such home occupations shall not exceed twenty-five (25) percent of the floor area of the dwelling;

   f. There is no display or activity that will indicate from the exterior of the dwelling that it is being used in part for any use other than a dwelling.

   g. No electrical or mechanical equipment is used, except such as is customarily used for purely domestic or household purposes;

   h. Off-street parking is provided in accordance with the provisions of Section 10-5-1(H), of this title;

i. Limited amounts of goods, commodities or stock in trade shall be received, retained, used, or stored on, or physically transferred from the premises;

j. Teaching of musical instruments and dancing shall be conducted only in a single-unit detached dwellings; It does not interfere with the reasonable use and enjoyment of adjacent properties, such as, but not limited to, those home occupations that create any form of electromagnetic interference or cause fluctuation in line voltage outside of the dwelling in which the home occupation is conducted;

k. It does not generate any solid waste or sewage discharge in a volume or type which is not normally associated with a residential use in the zoning district; and

l. In-home daycare/childcare services shall meet the following provisions:

(1) Any person operating an in-home daycare/childcare service shall obtain a license from the Illinois Department of Children and Family Services before commencing the operation of such service.

(2) Any person operating an in-home daycare/childcare service shall obtain an operational permit from the Bristol Kendall Fire District.

(3) In home daycare/childcare services are limited to no more than twelve (12) children under the age of twelve (12) at any one (1) time, unless approved through a special use permit pursuant to Section 10-8-5 of this title.

2. Any home occupation requiring a local, state, or federal license shall be obtained.

3. The following home occupations are prohibited:

a. Selling or manufacturing of firearms;

b. Automobile repair services;

c. Jobbing, wholesale, or retail businesses, unless conducted entirely by mail, electronically, or telephone;

d. Manufacturing business;

e. Medical clinic or hospital;

f. Animal hospital or kennel (animal grooming services are permitted);

g. Restaurant;

h. Mortuary and funeral parlors; and

i. Commercial automobile repair;

j. Any activity that produces noxious matter or employs or produces flammable matter.

H. **Outdoor Displays**. In the business and manufacturing districts outdoor displays are permitted accessory uses provided that the following provisions are met. However, nothing in this section shall waive the prohibition of outdoor storage as defined and regulated in this title.

1. **Accessory Use**. Outdoor displays shall be permitted only as an accessory use on the same lot as a permitted or special use of the business or operation located there and shall not operate as a separate enterprise.

2. **Nature of Merchandise**. The goods, merchandise, or products offered for sale in an outdoor display area must be of such a nature that they are not typically located within a permanent building or structure, such as vehicles, trailers, farming equipment, landscape supplies, propane or other material contained in a pressurized tank, ice/vending machines, recycling containers and automated teller machines (ATM). Goods, merchandise or products that are

typically located within a permanent building or structure, such as clothing and prepared food, shall not be offered for sale in a permanent outdoor display area.

3. **Location**.

   a. **Setbacks**. Outdoor display areas may be located in front of, on the side of, or behind the primary building, but shall not encroach upon the required minimum yard setbacks for the zoning district in which it is located.

   b. **Parking**. Outdoor display areas may be located within existing parking spaces but only if there is a sufficient number of other parking spaces available to meet the minimum parking requirements of the use(s) on the property, as provided in Section 10-5-1(H)(5) of this title.

   c. **Pedestrian Walkways**. Outdoor display areas may be located on a pedestrian walkway if an unobstructed portion of the walkway measuring not less than three (3) feet in width shall be continuously maintained for pedestrian access and no point of ingress or egress from any building or any individual unit within any building shall be blocked at any time.

   d. **Right-of-Way**. Unless otherwise provided by this title, outdoor display areas shall not be located on any public or private right-of-way.

   e. **Lawn**. Outdoor display areas may be located on concrete, asphalt, or brick paver areas and shall not be located on lawn areas or required landscape areas.

   f. **Near Single-Unit Residence District**. No outdoor display areas shall be located within fifty (50) feet of any single-unit residentially zoned district, exclusive of rights-of-way.

4. **Size**. Outdoor display areas shall be limited to thirty-five (35) percent of the gross floor area of the primary building or tenant space to which the outdoor display area is an accessory, with the exception of vehicle, trailer and farming equipment dealerships.

5. **Visibility**. Outdoor display areas shall comply with the Vision Clearance requirements of section 10-5-6 of this title.

6. **Maintenance**. All outdoor display areas must be maintained and displayed in a neat, orderly, and safe manner at all times.

10-4-17. Temporary Use Standards

A. **Accessory Structures, Temporary.**

1. Temporary accessory structures shall be allowed for between thirty (30) days and six (6) months as approved through a temporary use permit as specified in Section 10-8-3(F).

2. If located entirely within the required yard the accessory building or structure shall be located a minimum of five (5) feet from side and rear property lines.

3. Temporary accessory structures may be attached to or located adjacent to the principal building.

4. If located entirely within the buildable area of the lot the temporary accessory structure shall not be located between the primary building and the front property line.

5. If located partially in the required rear yard and partially in the buildable area of the lot, the temporary accessory structure shall maintain the required side yard setback for the full length of the property and be a minimum of five (5) feet from the rear property line.

6. **Time of Construction**. No temporary accessory structure with a connected water supply shall be constructed on any zoning lot prior to the start of construction of the principal building to which it is accessory.

B. **Mobile Food Vendor Vehicles and Retail Vendor Vehicles**.

1. **Purpose**. The purpose of this section is to encourage and regulate the operation of mobile food vendor and retail vendor vehicles subject to operational standards, on public and private property within the City. These operational standards and application procedures are intended to recognize the opportunity for unique outdoor portable fare and added convenience to persons living and working within Yorkville, while protecting the health, safety and welfare of the general public.

2. **General Provisions**.

   a. Mobile food vendor vehicles and mobile retail vendor vehicles shall obtain a certificate of registration from the office of the City Clerk in accordance with title 3, chapter 5 of the City of Yorkville Municipal Code.

   b. Mobile food vendor vehicles and mobile retail vendor vehicles must comply with all federal, state, county, and local business tax, sales tax, and other tax requirements.

   c. It shall be a violation to operate a mobile food vendor vehicle or mobile retail vendor vehicle at any location except in compliance with the requirements of this section.

   d. Mobile food vendor vehicles and mobile retail vendor vehicles are permitted in all zoning districts of the City, subject to the location and operational standards established in this title.

   e. Mobile food vendor vehicles and mobile retail vendor vehicles shall not:

      (1) obstruct or interfere with the free flow of pedestrian or vehicular traffic, including but not limited to, access to or from any business, public building, or dwelling;

      (2) conflict with the vision clearance requirements of section 10-5-6 of this title; or

      (3) prevent access of emergency vehicles.

   f. Drive-through vending is prohibited. No vendor shall make sales to any person in a vehicle.

   g. No amplified music or loudspeakers shall be permitted.

h. Any exterior lighting provided on the mobile food vendor vehicles or mobile retail vendor vehicles shall comply with the standards of Section 10-5-7.

i. No sales or service of alcohol shall be allowed by mobile food vendor vehicles.

j. Mobile food vendor vehicles and mobile retail vendor vehicles shall provide at least one (1) trash receptacle for use by patrons and in a convenient location that does not impede pedestrian or vehicular traffic. All litter or debris generated immediately within the vicinity of the mobile food vendor vehicle or mobile retail vendor vehicle shall be collected and removed by the mobile operator.

3. **Location and Operational Standards**.

a. **Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles Operating within the Public Right-of-Way**.

(1) Mobile food vendor vehicles and mobile retail vendor vehicles shall be legally parked in full compliance with all State and local parking provisions which apply to the location at which it is parked, including any sign prohibiting the parking or standing of a vehicle or indicating a parking time limit.

(2) Operation of mobile food vendor vehicles and mobile retail vendor vehicles within City parks shall be subject to rules and regulations established by the Park Board.

(3) No unattended mobile food vendor vehicle or mobile retail vendor vehicle shall be parked or left overnight within a public right-of-way or on any other public property.

(4) Mobile food vendor vehicles or mobile retail vendor vehicles shall not operate within the public right-of-way within five hundred (500) feet from any K-12 school building, as defined by the State of Illinois, between the hours of 7:00 a.m. and 4:00 p.m. on regular school days, unless as part of a permitted special event or rally.

(5) Mobile food vendor vehicles or mobile retail vendor vehicles shall not be parked within twenty-five (25) feet from a street intersection with a crosswalk, traffic light, or stop sign, or within twenty-five (25) feet from a railroad crossing.

(6) Mobile food vendor vehicles or mobile retail vendor vehicle operators shall be responsible for organizing customer queuing in a manner that maintains a clear path along the sidewalk that is at least four (4) feet wide and does not interfere with or obstruct the free passage of pedestrians.

(7) All sales and service shall be limited solely to that side of the mobile food vendor vehicle or mobile retail vendor vehicle facing away from the public street.

(8) Mobile food vendor vehicles and mobile retail vendor vehicles shall not encroach onto a public sidewalk with any part of the vehicle, or any other equipment or furniture related to the operation of its business, except for required refuse receptacles.

(9) Mobile food vendor vehicles greater than thirty-five (35) feet in length, or that occupy more than two (2) on-street parking spaces, are not permitted to operate in the public right-of-way adjacent to residentially zoned properties.

(10) Mobile food vendor vehicles or mobile retail vendor vehicles shall not block a lawfully placed monument sign of another business.

b. **Mobile Food Vendor Vehicles and Retail Vendor Vehicles Operating on Private Property**.

(1) Mobile food vendor vehicles and retail vendor vehicles may be permitted to operate on private property as a temporary accessory use in all zoning districts.

(2) Mobile food vendor vehicles and retail vendor vehicles shall not occupy more than eight (8)of the required parking spaces on an improved lot or exceed the maximum lot coverage for the district in which it is located on an unimproved lot.

(3) The maximum number of mobile food vendor vehicles and retail vendor vehicles permitted on a site shall be determined as follows:

(a) One (1) mobile food vendor vehicle or retail vendor vehicle may operate on the site for every five hundred twenty-five (525) square feet of paved area (at least thirty-five (35) feet by fifteen (15) feet in dimension); except that mobile food vendor vehicles or retail vendor vehicles greater than thirty-five (35) feet in length require a space at least seventy feet (70) by fifteen (15) feet.

(b) Mobile food vendor vehicle and retail vendor vehicle operations shall occur upon a paved, level parking area or surface.

(c) Mobile food vendor vehicles and retail vendor vehicles parked within required parking areas shall not impede pedestrian or vehicle ingress or egress through the remainder of the parking area or adjacent public right-of-way.

(d) Mobile food vendor vehicles and retail vendor vehicles may be permitted to have canopies and outdoor seating areas, provided these additional outdoor accessories may not occupy more than two (2) parking spaces per mobile food vendor vehicle or retail vendor vehicle.

c. **Canteen Trucks Operating on Private Property**.

(1) Canteen trucks may operate on an unimproved lot or parcel, only if such lot or parcel or an adjoining lot or parcel is undergoing permitted construction activity.

(2) Canteen trucks shall not block fire lanes, designated construction traffic lanes for ingress or egress, or access to or from the construction site.

(3) No unattended canteen truck shall be parked overnight on any property.

d. **Private Vendor Service by Mobile Food Vendor Vehicles and Mobile Retail Vendor Vehicles**.

(1) Mobile food vendor vehicles and mobile retail vendor vehicles may provide private sales service within the public right-of-way and on private property in residential districts only.

(2) Private vendor services by mobile food vendor vehicles and mobile retail vendor vehicles shall be limited to private guests of the event host only. No walk-up customers are permitted.

(3) Payment shall occur directly between the event host and the mobile food vendor vehicle and retail vendor vehicle. No payment transactions shall occur for individual orders.

(4) All operational standards for operating a mobile food vendor vehicle and mobile retail vendor vehicle as provided in this section shall apply.

C. **Storage of Roadway Construction Materials**.

1. A temporary use permit and building permit shall be required prior to the establishment of a storage area for roadway construction materials. In addition to all required permit application materials, the following shall be required:

   a. A site plan depicting the location of proposed construction material storage locations, site ingress and egress, stormwater runoff control measures, other stormwater management practices, and any other information requested by the Zoning Officer shall be required; and

   b. A traffic plan.

2. Roadway construction material storage areas shall be utilized between the hours of 7:00am and 10:00pm only.

D. **Portable Outdoor Storage Device**. Portable outdoor storage devices are allowed in any district provided they are issued a temporary use permit and meet the following conditions:

1. Only one portable outdoor storage device may be located on a lot at a time.

2. No portion of any portable outdoor storage device may extend onto the public right-of-way, including but not limited to sidewalks, parkways, streets, or alleys unless otherwise approved through the temporary use permit.

3. The portable outdoor storage device shall not exceed eight (8) feet in width, twelve (12) feet in length and eight (8) feet in height, or seven-hundred sixty-eight (768) cubic feet.

4. The portable outdoor storage device must be located on an impervious surface.

5. Placement of a portable outdoor storage device shall be limited to thirty (30) days per residential lot, per calendar year.

6. Placement of a portable outdoor storage device shall be limited to sixty (60) days per business, manufacturing, institutional, open space, or agricultural lot, per calendar year.

7. Every portable outdoor storage device must be locked and secured when not being loaded or unloaded.

8. The temporary use permit shall be prominently displayed during the approval period.

9. The Planning and Zoning Commission may approve containers that exceed the allowable number, size, surface, or length of time.

E. **Temporary and Seasonal Uses**.

1. **Purpose**. To further encourage the revitalization of the downtown and other areas within the City, these standards are intended to provide a temporary but unique environment for relaxation, social interaction, and food or beverage consumption within public rights-of-way and public sidewalks without impeding the free and safe flow of pedestrian or vehicular traffic.

2. **General Provisions**.

   a. **Encroachment**. A sidewalk cafe or parklet cafe shall not be considered an "encroachment" so long as all outdoor facilities related thereto are temporary in nature, are not permanently affixed so as to extend below or above the sidewalk or public right-of-way, involve no penetration of the sidewalk surface or public right-of-way, are not attached to any building and are readily removable without damage to the surface of the sidewalk or public right-of-way.

   b. **Time Period**. Sidewalk cafes and parklet cafes may be permitted from April 1st through October 31st. Time extensions may be granted for sidewalk cafe and parklet cafe operations per the discretion of the Zoning Administrator on a case-by-case basis. Parklet cafes not removed after October 31st and without an approved extension may be removed by the City at the owner's expense.

c. **Permit**.

(1) Sidewalk cafes and parklet cafes shall require a permit pursuant to the standards established in 10-4-16(E) of this title.

(2) Outdoor dining on a public sidewalk or within the right-of-way may occur only pursuant to the issuance of a permit.

(3) A sidewalk cafe or parklet cafe permit is non-transferrable.

d. **Prohibited Locations**. Outside dining will not be permitted on sidewalks or within the public right-of-way designated by the City Council as shared bicycle and pedestrian trails or paths.

e. **Seating**. Seating in the sidewalk cafe or parklet cafe shall not be included to meet the required guest seating capacity for any license classification.

f. **Indemnification**. The permittee shall defend, indemnify, and hold the City, and its employees harmless from and against any loss or damage arising from the use or existence of the improvements or encroachment authorized under the sidewalk cafe or parklet cafe permit.

3. **Development and Design Standards**. The following standards, criteria, conditions and restrictions shall apply to all sidewalk cafes and parklet cafes, provided, however, that the Zoning Administrator or designee may impose additional conditions and restrictions to protect and promote the public health, safety, or welfare to prevent a nuisance from developing or continuing, and to comply with all other City ordinances and applicable state and federal laws.

a. **Sidewalk Café**.

(1) **Design Elements**.

(a) Elements of a typical sidewalk cafe may include, but are not limited to, the following: barriers, planters, tables, chairs, umbrellas, menu display, heat lamps and ingress/egress access point.

(b) The design, material, and colors used for the furniture and fixtures within the sidewalk cafe shall complement the architectural style and colors of the building facade and public street furniture, if any, and withstand inclement weather.

(2) **Setbacks**.

(a) No element of the sidewalk cafe, as described above, may obstruct the pedestrian way in a manner which reduces the depth of the pedestrian way to less than five (5) feet. Light poles, tree wells, fire hydrants and other such items may fall within the pedestrian path allowed between the curb and the leading edge of the sidewalk cafe.

(b) A sidewalk cafe shall not unreasonably obstruct the visibility of neighboring businesses. In such cases a sidewalk cafe operator may be required to adjust the layout of the outdoor dining area per the recommendation of the Zoning Administrator or designee.

(c) Sidewalk cafes must be located a minimum distance of one hundred (100) feet from the nearest residential zoned district.

(d) The width of the sidewalk cafe must not extend beyond the frontage of the business establishment unless written notarized consent of the adjacent business and property owner has been provided to the Zoning Administrator.

(e) Sidewalk cafes located at a street corner must maintain a ten (10) foot setback from the corner of the building along both frontages.

(f) For sidewalk cafes located adjacent to a driveway or an alley, setback distances will be at the discretion of the Zoning Administrator in locations where unusual circumstances exist or where public safety would be jeopardized.

(3) **Barriers**.

(a) The perimeter of sidewalk cafes that extend more than three (3) feet into the public right-of-way shall be enclosed by barriers that are durable, removable, and maintained in good condition.

(b) Sidewalk cafes that extend three (3) feet or less into the public right-of-way and do not serve alcohol are not required to be enclosed by a barrier.

(c) Sidewalk cafes that serve alcohol must be surrounded by a barrier in all cases. Barrier access point must be controlled by the sidewalk cafe operator/business establishment. Business establishment owners should maintain compliance with Yorkville's Liquor Control Ordinance standards for serving alcohol outside of enclosed businesses.

(d) Moveable barriers and all furniture shall be removed at the end of each business day unless otherwise approved by the Zoning Administrator or designee. Moveable barriers shall be capable of being removed through the use of recessed sleeves and posts, wheels that can be locked in place, and/or weighted bases. Barrier segment bases should be flat with tapered edges that are between one-fourth (0.25) inch and one-half (0.5) inch thick.

(e) The maximum height of any barrier shall not exceed three (3) feet six (6) inches. The lowest point in the barrier should be no more than six (6) inches in height above the ground to comply with ADA detectable warning regulations.

(f) Rigid fence sections may be placed end-to-end to create the appearance of a single fence. Sectional fencing shall be composed of metal or wood and shall be painted or finished in a complementary color to the building color or accent materials. Sectional fencing may be constructed from other materials such as but not limited to aircraft cable, fabric, steel or iron elements if approved by the Zoning Administrator or designee.

(g) **Planters**.

(i) Planters may also be used as a barrier or planter boxes as barrier components.

(ii) Planters must be no more than three (3) feet in height and plant materials may be up to three (3) feet tall.

(iii) Planters shall be kept in clean condition, contain living plants, and be removed at the end of each business day.

(h) Access openings must be kept clear of all materials and should measure no less than forty-four (44) inches wide.

(4) **Awnings and Umbrellas**.

(a) The use of awnings over the outdoor dining area or removable table umbrellas may be permitted provided they do not interfere with street trees.

(b) No portion of the awning shall be less than eight (8) feet above the sidewalk and no portion of the umbrella shall be less than seven (7) feet above the sidewalk.

(c) Awnings may extend up to five (5) feet from the front of the building's facade or cover up to fifty (50) percent of the outdoor dining area, whichever is less.

(d) Awnings shall have no support posts located within the public right-of-way.

(e) A separate building permit must be obtained prior to the installation of the awning.

(f) Notwithstanding any provisions in this Code, signs and logos shall be permitted on umbrellas or awnings in outdoor dining areas.

(5) **Prohibited Items**.

(a) Permanently affixed furniture to the public sidewalk is prohibited.

(b) Shelves, serving stations, flimsy plastic tables and chairs, unfinished lumber or splintering wooden materials, rusted metal, and loudspeakers, are prohibited.

(c) Tying or otherwise securing sidewalk cafe elements to trees, lamp posts, street signs, streetlights, and/or hydrants is prohibited.

(d) Chain link, rope rails, and chain are prohibited as barrier materials.

(e) Rails, buckets, flag poles, and newspaper stands are prohibited.

(f) No alterations or coverings should be made to the sidewalks or placed over the sidewalk cafe space. Platforms, artificial turf, paint, or carpet in sidewalk cafe areas is prohibited.

(g) If wait service is not provided in the sidewalk cafe area, the business establishment is required to supply a waste receptacle. If wait service is provided, the business establishment is prohibited from placing a waste receptacle in the sidewalk cafe.

b. **Parklet Café**.

(1) The parklet cafe site shall be located on at least one (1) parking spot within the public way and appurtenances thereof shall be a minimum of two (2) feet from the nearest edge of sidewalk. Parklet cafes are restricted to City of Yorkville public streets and shall not be permitted on any state, county or township roadways.

(2) Tables, chairs, umbrellas or other fixtures in the parklet cafe:

(a) Shall not be placed within five (5) feet of fire hydrants, alleys or bike racks.

(b) Shall not be placed within five (5) feet of a pedestrian crosswalk.

(c) Shall not block designated ingress, egress, or fire exits from or to the business establishment or any other structures.

(d) Shall not be physically attached, chained, or in any manner affixed to any structure, tree, signpost, or light pole.

(e) May be removed by the City at owner's expense if not installed per approved plans or installed after permit expiration.

(f) Shall be maintained in a clean, sanitary, and safe manner.

(g) Shall consist of commercial-grade furniture.

(h) Shall not be placed outside or hang over the designated parklet cafe area.

(3) The parklet cafe shall be located in such a manner that a distance of not less than four (4) feet is maintained at all times as a clear and unobstructed pedestrian path. For the purpose of the minimum clear path, traffic signs, trees, light poles and all similar obstacles shall be considered obstructions.

(4) The parklet cafe, along with the sidewalk and roadway immediately adjacent to it, shall be maintained in a neat and orderly manner at all times. Debris shall be removed as required during the day and again at the close of each business day. Maintenance details shall include access panels and how drainage will be provided along the existing drainage way.

(5) Parklet cafe decking must be flush with the curb and may not have more than a one-half (0.5) inch gap from the curb.

(6) The parklet cafe platform shall allow for access underneath the platform and curbside drainage may not be impeded.

(7) All rails around the parklet cafe must be capable of withstanding a two hundred (200) pound horizontal force.

(8) The parklet cafe shall be required to have reflective tape, soft hit posts, wheel stops and, depending on the proposed location, may be required by the Zoning Administrator or designee to have edging such as planters, railing or cables.

(a) If cables are used, vertical spacing between cables may not exceed six (6) inches.

(9) Umbrellas and other decorative material shall be made of treated wood, canvas, cloth, or similar material that is manufactured to be fire-resistant. No portion of an umbrella shall be less than six (6) feet eight (8) inches above the sidewalk. Umbrellas must be secured.

(10) Temporary signage such as menu boards or easels may be permitted in parklet cafes.

(11) No food preparation, food or beverage storage, refrigeration apparatus or equipment shall be allowed in the parklet cafe unless authorized by the Zoning Administrator or designee as part of a special event.

(12) No amplified entertainment shall be allowed in the parklet cafe unless authorized by the Zoning Administrator or designee as part of a special event.

(13) Parklet cafes shall meet the vision clearance requirements of Section 10-5-6 of this title.

Chapter 5. Development Standards

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10-5-1. Off-Street Parking and Loading

A. **Purpose**. The purpose of this section is to regulate off-street parking and loading areas on private property outside the public right-of-way. The regulations are intended to achieve the following:

1. Relieve traffic congestion on streets by providing adequate, but not excessive, off-street parking;
2. Encourage the use of alternate forms of transportation including bicycling, transit, walking, and ride sharing services;
3. Avoid unnecessary conflicts between vehicles, bicycles, and pedestrians; and
4. Minimize negative impacts on adjacent properties and the environment.

B. **General Provisions**.

1. **Application**. The off-street parking and loading provisions in this section shall apply to the following:

   a. **New Development.** All new buildings, structures, and land uses established after the adoption of this title must comply with the parking and loading regulations established in this section.

   b. **Expansion**. When an existing building or structure increases in intensity or is expanded, the number of parking spaces and/or loading facilities must be modified to meet the parking and loading regulations. The number of parking spaces and/or loading facilities that must be modified will be determined by the unit of measurement specified for that land use in Table 10-5-1(H)(5). However, no building or structure lawfully erected or use lawfully established prior to the effective date shall be required to provide additional parking spaces and/or loading facilities unless the aggregate increase in units of measurements is greater than fifteen (15) percent.

   c. **New Use**. Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be provided as required for such new use, unless otherwise approved as a Variation as detailed in Section 10-8-9. However, if said building or structure was erected prior to the effective date of this title, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions of this title.

2. **Existing Parking and Loading Facilities**. Accessory off-street parking or loading facilities which are located on the same lot as the building or use served and were in existence on the effective date of this title shall not be required to reduce the amount of parking and loading facilities regulated in this title. A change of occupancy is not a change of use unless the new occupant is considered in a different use classification.

3. **Control of Off-Site Parking Facilities**. Where required parking facilities are provided on land other than the zoning lot on which the building or use served by such facilities is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are necessary. No such off-site parking facilities shall be authorized and no zoning certificate shall be issued where the plans call for parking facilities other than on the same zoning lot until and unless approved as an Variation as detailed in Section 10-8-9. Prior to approval as an Administrative Exception, the owners of the multiple properties shall provide an agreement in a form approved by the City Administrator with consultation from the City Attorney attesting that the off-site parking facilities will be maintained at all times during the life of the proposed use or building.

C. **Use of Parking Areas**.

1. All required off-street parking areas shall continually be available for the parking of operable vehicles of intended users of the site.

2. No off-street parking area shall be used for storage of equipment or materials except where otherwise approved.

D. **Requirements For All Parking.**

1. Drive aisles shall be required in the parking areas that have five (5) or more spaces.

2. All required parking lots, by this Code, shall comply with the accessibility requirements of the State of Illinois Accessibility Code and the ADA.

E. **Parking Stall and Aisle Dimensions**.

1. **Standard Parking Stall and Aisle Dimensions**. Standard parking spaces, including interlocking standard parking spaces, shall comply with the minimum dimensional and layout requirements specified in Table 10-5-1(E)(1) and as generally illustrated in Figure 5.1.

Table 10-5-1(E)(1) Standard Parking Stall and Aisle Dimensional Requirements

	Figure Reference					
	A	B	C	D	E	F
Parking Angle (degrees)	Space Width	Space Depth	Aisle Width (2-Way)	Aisle Width (1-Way)	Depth of Interlocking Spaces	Overhang
0	9'	20'	24'	12'	n/a	n/a
45	9'	18'	24'	12'	28.25'	2'
60	9'	18'	24'	18'	32'	2'
90	9'	18'	24'	24'	36'	2'

2. **Compact Parking and Motorcycle Stall and Aisle Dimensions**.

   a. Compact parking stalls and aisles shall comply with the minimum dimensional and layout requirements specified in Table 10-5-1(E)(2).

   b. In parking areas containing more than ten (10) spaces, up to five (5) percent of the spaces exceeding the first ten (10) spaces may be designed for compact vehicles.

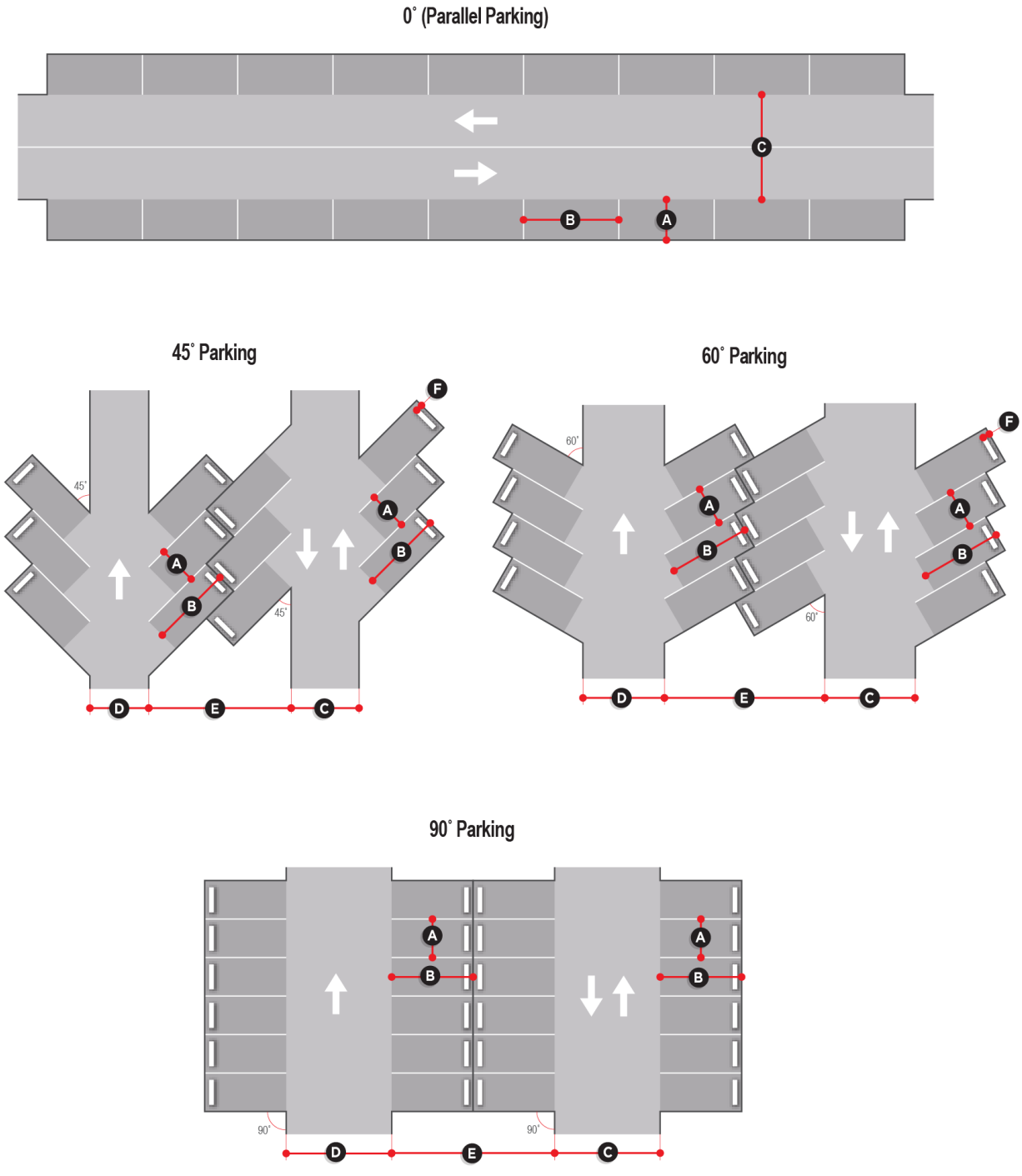
   c. Compact parking spaces shall be labeled for such purposes.

   d. Compact parking stalls shall be grouped together and separated from standard parking stalls. Striping of at least one half (1/2) foot in width shall be used to visually delineate the edge of the area used for compact vehicle parking spaces from standards parking stalls.

Table 10-5-1(E)(2) Compact Parking Space Dimensional Requirements

Parking Angle (degrees)	*Figure Reference* A	B	C	D	E	F
	Space Width	Space Depth	Aisle Width (2-Way)	Aisle Width (1-Way)	Depth of Interlocking Spaces	Overhang
0	7.5'	18'	18'	12'	n/a	n/a
45	7.5'	15.5'	18'	12'	28.25'	1.5'
60	7.5'	16.25'	18'	16'	32'	1.5'
90	7.5'	15.5'	24'	24'	36'	n/a

Figure 5.1. Dimensional Requirements of Parking Spaces and Drive Aisles



F. **Access and Cross Access.**

1. **Access**. To ensure safe and efficient means of automobile access for all parking spaces, each required off-street parking space shall open directly upon an aisle or driveway unless the facility is serviced by a parking attendant.

2. **Cross Access**. To facilitate vehicular access between adjoining developments, encourage shared vehicle parking, and minimize access points along streets, new multi-unit, nonresidential, and mixed-use development or redevelopment shall comply with the following standards:

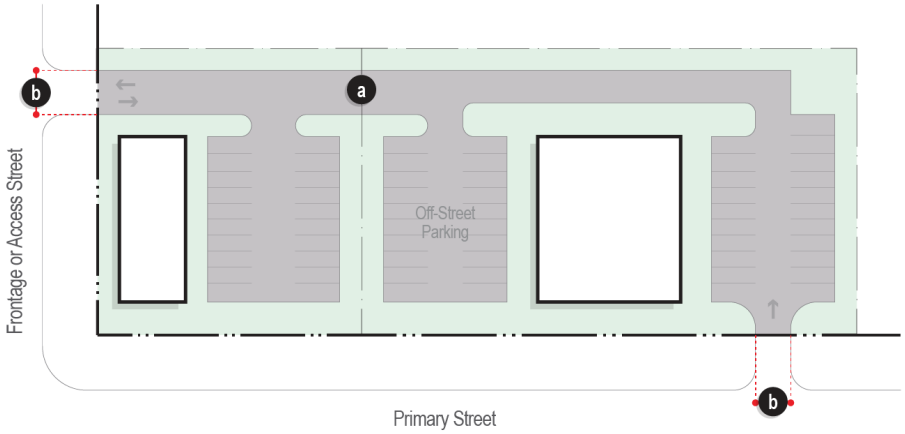
   a. Internal vehicular circulation systems shall be designed to allow for vehicular cross-access between the development's vehicle parking facilities and vehicle parking facilities in an adjoining multi-unit, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multi-unit, nonresidential, or mixed-use development.

   b. Required vehicular cross access between the adjoining lots shall be provided through the use of a frontage or service street (if the lots front on a major thoroughfare right-of-way), a single two-way maneuvering lane, or two one-way maneuvering lanes that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.

   c. The Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council.

   d. Easements allowing cross access to and from properties served by a vehicular cross-access, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Register of Deeds for the county in which the properties are located before issuance of a Building Permit for the development.

Figure 5.2. Cross Access Standards



3. **Surfacing**. All open off-street parking areas shall be surfaced with a material and at a thickness per use type as specified in the City of Yorkville Standard Specifications Driveway and Parking Lot Paving Standards.

G. **Location**. Off-street parking spaces may be located in any yard defined by this title. The location of off-street parking spaces in relation to the use served shall be as prescribed below. All distances specified shall be property line to parking space and a main entrance to the use served.

1. **Residence Districts**. Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served. Spaces accessory to uses other than dwellings may be located on a lot adjacent to, or directly across a street or alley from the lot occupied by the use served, but in no case at a distance in excess of three hundred (300) feet from such use.

2. **Business and Manufacturing Districts**. All required parking spaces shall be within one thousand (1,000) feet of the use served, except for spaces accessory to dwelling units (except those located in a hotel) which shall be within three hundred (300) feet of the use served. However, no parking spaces accessory to a use in a business or manufacturing district shall be located in a residence district unless authorized by the Planning and Zoning Commission in accordance with this title.

H. **Off-Street Parking Requirements**.

1. **Minimum Requirements**. Except as otherwise expressly stated, off-street parking spaces shall be provided in accordance with the parking ratio requirements established in Table 10-5-1(H)(5) Minimum Parking Requirements. Parking spaces reserved for specific user groups, other than ADA compliant spaces and spaces with electric vehicle charging stations, shall not count towards the minimum requirement.

2. **Maximum Requirements**. To minimize excessive areas of pavement, no off-street parking area for nonresidential or multi-unit uses shall exceed the required minimum number of parking spaces by more than twenty (20) percent, except as approved by the Zoning Administrator. In approving additional spaces, the Zoning Administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant.

3. **Parking in the B-2 District**. Nonresidential uses in the B-2 Mixed Use District shall be exempted from providing off-street parking as required in the form-based code.

4. **Calculations**. The following rules shall apply when calculating the required minimum number of parking spaces.

   a. **Fractions**. When measurements of the number of required spaces result in a fractional number, the fraction shall be rounded up to the next highest whole number.

   b. **Area Measurements**. Unless otherwise expressly stated, all area-based (square footage) parking standards must be computed on the basis of net floor area (NFA) as defined in Section 10-2-6(L) of this ordinance.

5. **Unlisted Uses**. In the case of uses not listed in Table 10-5-1(H)(5) Minimum Parking Requirements, the number of spaces for a similar use, as determined by the Zoning Administrator, shall apply.

Table 10-5-1(H)(5) Minimum Parking Requirements

Use	Minimum Parking Requirement, 8,000 sq ft or less	Minimum Parking Requirement, more than 8,000 sq ft
Agricultural Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Agricultural uses		
Apiaries	n/a	n/a
Campground	1/campsite	1/campsite
Commercial feeding of fish, poultry, livestock		
Cultivation of nonfood crops and seeds used of cellulosic biofuels production		
Farming/Cultivation		
Forestation		
Grain elevators and storage	n/a	n/a
Nursery/greenhouses	1/1,000 sqft	0.5/1,000 sqft

Table 10-5-1(H)(5) Minimum Parking Requirements		
Use	**Minimum Parking Requirement, 8,000 sq ft or less**	**Minimum Parking Requirement, more than 8,000 sq ft**
Recreational camp - private	1/campsite	1/campsite
Riding academies with stables	1/6 stalls	1/6 stalls
Roadside stand	1/200 sq ft	1/200 sq ft
Stables or paddocks	n/a	n/a
Residential Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Dwelling, duplex	1/unit	1/unit
Dwelling, multi-unit	1.25/unit	1.25/unit
Dwelling, single-unit		
Dwelling, accessory		
Dwelling, townhouse	1/unit	1/unit
Senior housing, dependent	0.25/unit	0.25/unit
Senior housing, independent	0.5/unit	0.5/unit
Lodging Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Bed and breakfast inn		
Hotel		
Motel		
Short-term rental	1/lodging unit	0.5/lodging unit
Commercial Retail Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Adult uses		
Building material sales		
Liquor store		
Pawnbrokers/pawnshops		
Retail store, general - less than one (1) acre		
Retail store, general greater than one (1) acre	3/1,000 sq ft	2/1,000 sq ft
Commercial Service Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Adult daycare facility		
Animal hospital		
Art galleries/art studio		
Auction house		
Bank		
Commercial laboratory		
Commercial/trade school		
Daycare facility		
Dry cleaning establishment		
Entertainment production studio		
Financial institutions and services		
Funeral home/mortuary/crematorium		
Health and fitness club/center		
Indoor shooting gallery/range	3/1,000 sq ft	2/1,000 sq ft

Table 10-5-1(H)(5) Minimum Parking Requirements		
Use	**Minimum Parking Requirement, 8,000 sq ft or less**	**Minimum Parking Requirement, more than 8,000 sq ft**
Kennel, commercial or private dog kennels		
Massage establishment		
Off track betting (OTB) establishments		
Professional care services		
Professional services/offices	2/1,000 sq ft	1/1,000 sq ft
Radio and television studios	3/1,000 sq ft	2/1,000 sq ft
Storage, indoor single-building climate controlled	3/10 storage units	3/12 storage units
Storage, outdoor self storage	1/45 storage units	1/55 storage units
Tattoo and body piercing establishment		
Veterinary clinic	3/1,000 sq ft	2/1,000 sq ft
Commercial Entertainment Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Amusement park		
Commercial entertainment, indoor		
Commercial entertainment, outdoor		
Community / Recreation center		
Golf course, miniature		
Golf course		
Golf driving range		
Indoor Event/Recreation Conversion		
Outdoor music venues		
Skating rink		
Stadium		
Swimming pool - indoor		
Theater, live performance	As deemed appropriate by the City Engineer	As deemed appropriate by the City Engineer
Theater, motion picture		
Eating and Drinking Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Brewery/Winery/Distillery tasting room		
Brewpub		
Microbrewery, microdistillery, and microwinery		
Prepared Food Service Establishment		
Restaurant		
Tavern - nightclub or lounge	3/1,000 sq ft	2/1,000 sq ft
Medical Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Hospital		
Medical clinic / office		
Treatment center	1/300 sq ft	1/300 sq ft
Vehicle Related Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Automobile parts/accessories sales		
Automobile rental	1/1,000 sq ft	0.5/1,000 sq ft
Automobile repair	1/200 sq ft	1/200 sq ft

Table 10-5-1(H)(5) Minimum Parking Requirements		
Use	**Minimum Parking Requirement, 8,000 sq ft or less**	**Minimum Parking Requirement, more than 8,000 sq ft**
Automobile sales enclosed and service/open sales lot		
Boat sales and rental		
Boat storage	1/1,000 sq ft	0.5/1,000 sq ft
Car wash	1/car wash bay	1/car wash bay
Gasoline service station	1/gas pump and 1/300 sq ft accessory retail space	1/gas pump and 1/300 sq ft accessory retail space
Heavy machinery and equipment rental		
Recreational vehicle sales and service	1/1,000 sq ft	1.5/1,000 sq ft
Semi-truck repair	1/service bay	1/service bay
Truck and trailer sales/rental	1/1,000 sq ft	0.5/1,000 sq ft
Truck, truck-tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal	n/a	n/a
Energy Industrial Uses	*As specified below*	*As specified below*
Battery Uses		
Data Center	70,000 sq ft or less: 20	More than 70,000 sq ft: 0.3 / 1,000 sq ft
Refrigerated Warehouse (Cold Storage)	150,000 sq ft or less: 0.5/1,000 sq ft	More than 150,000 sq ft: 0.3/1,000 sq ft
Industrial Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Aggregate materials extraction, processing and site reclamation (stone and gravel quarries)		
Artisan manufacturing		
Assembly, production, manufacturing, testing, repairing, or processing		
Bakery (wholesale - retail component special use)		
Blacksmith or welding shop		
Brewery/winery/distillery		
Contractor facilities with outdoor storage		
Dry cleaning plant		
Manufacturer of firearms and ammunition		
Newspaper publishing		
Research laboratories		
Wholesaling and warehousing - local cartage express facilities - including motor freight terminal	0.5/1,000 sq ft	0.3/1,000 sq ft
Transportation Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Airport		
Bus or truck garage or streetcar house		
Bus or truck storage yard		
Motor freight terminals		
Railroad passenger station	As determined by parking demand study (1)	As determined by parking demand study (1)
Railroad repair shops, maintenance buildings and switching yards		
Alternative Energy Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Solar farm	2	n/a
Building mounted solar energy systems	n/a	n/a

Table 10-5-1(H)(5) Minimum Parking Requirements		
Use	**Minimum Parking Requirement, 8,000 sq ft or less**	**Minimum Parking Requirement, more than 8,000 sq ft**
Freestanding solar energy systems - accessory use		
Freestanding solar energy systems - principal use		
Wind farm	max of 2	n/a
Wind energy system, building-mounted		
Wind energy system, freestanding - accessory use	n/a	n/a
Wind energy system freestanding - principal use	max of 2	n/a
Medical and Adult Cannabis Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Cannabis Craft Grower	n/a	n/a
Cannabis Cultivation Center	1/1,000 sq ft	0.5/1,000 sq ft
Cannabis Dispensing Organization	3/1,000 sq ft	2/1,000 sq ft
Cannabis Infuser Organization		
Cannabis Processing Organization	0.5/1,000 sq ft	0.3/1,000 sq ft
Cannabis Transporting Organization	As determined by parking demand study (1)	As determined by parking demand study (1)
Institutional, Public, and Utility Uses	*8,000 sq ft or less*	*More than 8,000 sq ft*
Cemetery		
College, university or junior college		
Communications use		
Electric substation		
Filtration plant		
Fire station		
Library		
Parks	As determined by parking demand study(1)	As determined by parking demand study (1)
Place of worship/assembly	1/6 seats	0.5/6 seats
Playground		
Police station	As determined by parking demand study (1)	As determined by parking demand study (1)
Post office		
Preschool	3/1,000 sq ft	3/1,000 sq ft
Public utility - electric substations and distribution centers, gas regulation centers and underground gas holder stations		
Public utility facilities (other)		
Radio and television towers - commercial		
Sanitary landfill		
School, public or private		
Sewage treatment plant		
Solid waste disposal site		
Utility company maintenance yard		
Utility service yard or garage	As determined by parking demand study (1)	As determined by parking demand study (1)
(1) The applicant shall propose an appropriate parking requirement specific to their proposal, which shall be supported by a parking study, and shall be approved by the City Engineer.		

I. **Fee-In-Lieu of Off-Street Parking.** An applicant may request to pay a fee-in-lieu of the off-street parking required in this Section. The City will allocate the fee to construct and maintain public parking facilities.

1. All requests for a fee-in-lieu of off-street parking shall be subject to approval by the City Council. A maximum of twenty (20) percent of the off-street parking required in this subsection may be substituted for the provision of a fee-in-lieu of parking.

2. The developer shall provide the average cost of an off-street parking space as provided per the City of Yorkville's adopted ordinances and as verified by the City Engineer.

3. An approved payment in lieu of providing parking shall be paid prior to issuance of a building permit.

J. **Reserved Parking Spaces**.

1. **Curb-Side Pickup**.

a. A maximum of five (5) percent of required parking spaces specified in Table 10-5-1(H)(5) may be reserved for curb-side pickup patrons.

b. Parking spaces reserved for curb-side pickup patrons shall be located either to the side of the principal building, in the rear of the parking lot, away from main building entrances so as not to inhibit pedestrian travel between the principal building entrance and off-street parking areas, near employee exits or in another location approved by the Zoning Administrator.

c. The Zoning Administrator may reduce the minimum number of parking spots required by one (1) space per parking spot reserved for curbside pickup patrons.

2. **Ride Share Pickup and Drop Off**.

a. A maximum of five (5) percent of required parking spaces may be reserved for ride share pick up and drop off.

b. Parking spaces reserved for ride share pick up and drop off shall be located either to the side of the principal building, in the rear of the parking lot, away from main building entrances, or in another location approved by the Zoning Administrator.

c. The Zoning Administrator may reduce the minimum number of parking spots required by one-half (0.5) space per parking spot reserved for ride share pick up and drop off.

K. **Electric Vehicle Charging Stations**.

1. **Quantity Required**. Any parking structure, parking area serving a multiunit use, or any parking area with fifty (50) or more parking spaces, shall install the infrastructure required to accommodate a minimum of one (1) electric vehicle charging station per every fifty (50) parking spaces.

2. **Measurement.** The number of electric vehicle charging stations required shall be determined based on the number of vehicle spaces provided that allow for electric vehicle charging. Double counting by using dual chargers per a single station but not providing the required number of vehicle spaces shall be prohibited.

L. **Allowed Reductions to Required Parking**. Table 10-5-1(L) establishes reductions to required parking that may be approved by the Zoning Administrator.

Table 10-5-1(L) Allowed Reductions to Required Parking

Adjustment Type	Criteria	Adjustment Amount
Pedestrian Access	Nonresidential use is located where residents of all residential and mixed-use areas within 1,320 feet of the subject property can walk to and from the nonresidential use on a continuous sidewalk system (ignoring intervening streets).	10% reduction
Public Parking Lots	Nonresidential use is located within 900 feet of a parking lot that is available for use by the public without charge (either directly or through a validation program in which the subject use participates).	10% reduction
On-Street Parking	Single-family or duplex residential is located along one or more public street frontages where public parking is permitted.	One legal on-street parking space (to a maximum of two parking spaces) can be substituted for every required off-street parking space provided the on-street space is located on a public right-of-way immediately abutting the property or tenant space seeking the parking adjustment. Where a partial space straddles an extension of a side property line, the space may be counted by the abutting property owner in front of whose property 50% or more of the space is located.
	Multifamily residential or nonresidential use located along one or more public street frontages where public parking is permitted.	One legal on-street parking space can be substituted for 0.5 of every required off-street parking space provided the on-street space is located on a public right-of-way immediately abutting the property or tenant space seeking the parking adjustment.
Curbside Parking	Commercial retail or eating and drinking use offering an online curbside pickup option.	One curbside parking space can be substituted for every required off-street parking space to a maximum 5% reduction of the total number of off-street parking spaces.

M. **Shared Parking**.

1. **Purpose**. Shared parking is the use of a parking space by vehicles generated by two (2) or more individual land uses without conflict or encroachment. Shared parking for multiple uses creates better pedestrian connections and reduces reliance on private vehicles because multiple trips may be taken by walking. Shared parking is encouraged for the benefits it provides as long as the use follows the conditions and standards listed below.

2. The ability to share spaces is the result of two (2) conditions:

    a. Vehicles accumulate at different times; either by hours, days, or seasons.

    b. Relationship of the uses allows for multiple visits in one (1) auto trip.

3. **Shared Parking Uses**. The uses listed subsections (a) and (b) are uses that are generally considered prime candidates for shared parking. While these are considered the main uses to have shared parking, the Zoning Administrator has the final authority on what uses may or may not share parking regardless of if the use is listed in the subsections below or not.

    a. For purposes of this Section, the following uses are considered daytime uses:

        (1) Office Uses,

        (2) Commercial Service Uses,

        (3) Commercial Retail Uses,

        (4) Industrial Uses, and

        (5) Other similar primarily daytime uses, as determined by the City Council.

    b. For purposes of this Section, the following uses are considered evening or weekend uses:

        (1) Physical Health and Entertainment Uses,

        (2) Public/Semi-Public Uses,

        (3) Eating and Drinking Uses, and

        (4) Other similar primarily nighttime or weekend uses, as determined by the City Council.

4. **Standards**.

   a. The applicant must demonstrate that the shared parking area has a sufficient amount of spaces for the uses they intend to share the area with. The Zoning Administrator may require the applicant to provide data to support the sufficient parking claim.

   b. The nearest parking space shall be no farther than one thousand (1,000) feet from the principal buildings, structures, or uses. The path from the parking space to the principal building should consider:

      (1) Adequate lighting.

      (2) Separation from the right-of-way.

      (3) Legal crosswalks for right-of-way crossing.

      (4) Asphalt, concrete, or similar surface material.

   c. A legal document between the property owners that guarantees access to the shared parking must be submitted to the Zoning Administrator. The document will be approved by the City before being recorded. The termination of the agreement must be approved by the City and the owners must provide proof that each establishment meets the criteria within this title.

N. **Pedestrian Circulation Standards**.

1. Off-street parking areas shall include on-site pedestrian circulation systems to ensure the safety of pedestrians, bicyclists, and motorists.

2. The on-site pedestrian circulation system shall comply with all ADA standards.

3. The on-site pedestrian circulation system shall be marked and must connect all buildings on the site to one another and provide connections to the required vehicle and bicycle parking spaces.

4. The on-site pedestrian circulation system must connect building entrances to adjacent public rights-of-way along direct routes that do not require significant out-of-direction travel.

5. The on-site pedestrian circulation system shall provide at least one (1) connection to adjacent properties along a shared street frontage. Connections must provide access to existing walkways on adjacent properties, or to the likely future location of walkways on those properties. The Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard.

6. Connections to existing and future planned trails shall be provided.

O. **Bicycle Parking**. The purpose of this section is to provide sufficient, safe, and convenient bicycle parking to encourage bicycling as a form of transportation, reducing traffic congestion, air pollution, wear and tear on roads, and use of fossil fuels, while fostering healthy physical activity.

1. **Types of Parking.** The following types of bicycle parking shall be allowed:

a. **Short-Term Parking.**

(1) **Bicycle Rack.** A bicycle rack is a device that is capable of supporting a bicycle in a stable position that secures the bicycle with at least two (2) points of contact. A single rack provides two (2) parking spots. The rack shall be no taller than three (3) feet tall and no less than eighteen (18) inches in length.

(2) **Bicycle Shelter.** A bicycle shelter is a covered parking area and provides all weather protection. The shelter should be designed to hold many bicycles. It is preferred that the shelter be close to other forms of transportation to encourage bicycle riding throughout the City.

b. **Long-Term Parking.**

(1) **Bicycle Locker.** A bicycle locker provides an all-weather, high security, and long-term parking solution. The enclosure should be made out of durable material that will keep the bicycle safe from weather or vandalism. The locker must be able to be locked to prevent theft and it must be able to be unlocked by the user for easy access. It is preferred that bicycle lockers are placed near other forms of transportation to encourage bicycle riding throughout the City.

(2) **Bicycle Station.** A bicycle station provides the highest level of service for long term parking. The station is intended to be a regional hub for bicycles in the area and it is expected for the station to provide services to cyclists. These services may include, but are not limited to, repair, lockers, showers, food and beverages, rental, and other storage facilities.

2. **Off-Street Parking Reduction For Bicycle Parking.**

a. A reduction in the number of off-street vehicle parking spaces required shall be permitted for the provision of bicycle parking provided that:

(1) No fee is required for using the bicycle parking made available;

(2) When calculation of the maximum number of reduced parking spaces results in a fraction, the resulting number shall be rounded to the next highest integer.

b. The reduction in the number of vehicle parking spaces shall be reduced by no more than one (1) space for every two (2) bicycle parking spaces, but no more than five (5) percent of the total required spaces.

c. This provision is applicable to all land uses except single-unit residential and two-unit residential.

P. **Land Banked Parking Facilities.** Land banking allows for the designation of a portion of land on a site that would be required for parking to be held and preserved as open space, rather than constructed as parking. This reduces the amount of impervious surface on a site for developments which otherwise would not have enough parked vehicles to fill the minimum required parking stalls, or "bank" the spaces until such time capacity warrants their construction.

1. **Standards.** The Planning and Zoning Commission may recommend to the City Council land banking of up to twenty-five (25) percent of the required parking spaces through the Variation process, as defined in Section 10-8-9 of this ordinance.

2. **Land Bank Plans Required.** The owner of the property making a land bank request shall submit a detailed land banked parking plan for review by the Planning and Zoning Commission with final approval by the City Council. The

land banked parking plan shall show both full compliance with the parking regulations of this chapter and the land bank area showing the reduced number of parking spaces.

3. **Termination of Land Bank.**

   a. The City Council shall have the right in its discretion to require the property owner or successor, to construct all or a portion of the land banked parking facilities. Instances for termination, shall include, but not be limited to:

      (1) The intensity of the use is increased,

      (2) The type of use changes,

      (3) There is an addition to the property or building.

   b. The Zoning Administrator will provide notice to the owner that the land banked parking facilities must be constructed and completed within one (1) year from the date of the notice.

Q. **Off-Street Loading Regulations and Requirements.**

1. **Location.** All loading berths shall be located on the same zoning lot as the use served. No loading berth for vehicles over two (2) tons of capacity shall be closer than fifty (50) feet to any property zoned or used for residential purposes unless all loading and unloading activities are located completely within the building, screened by the requirements for Transition Area D as detailed in Section 10-5-3(F)(3). No permitted or required loading berth that is open to the sky shall be located within any front or corner side yard and shall not be located within fifty (50) feet of the nearest point of intersection of any two (2) streets.

2. **Size.** Required size shall be determine on a case-by-case basis depending on the narrative provided by the petitioner or traffic study and shall be as approved by the Zoning Administrator.

3. **Surfacing.** All open off-street loading berths shall be improved with a compacted aggregate base not less than twelve (12) inches and surfaced with not less than four (4) inches of bituminous concrete or six (6) inches of concrete or some comparable all weather dustless material. The exact design to be determined based on projected use of the loading berth.

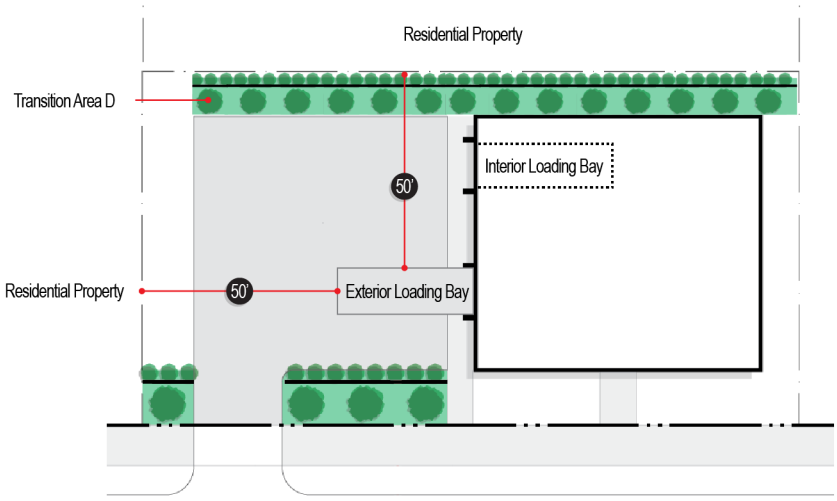
4. **Repair and Service.** No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any district.

5. **Loading Spaces Not to be Used for Parking Requirements.** Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

6. **Special Uses.** For special uses other than prescribed hereinafter, loading berths adequate in number and size to serve such use, as determined by the Zoning Administrator, shall be provided.

7. **Required Off-Street Loading Spaces.** The number of loading spaces provided shall be determined on a case-by-case basis as approved by the Zoning Administrator and based on a narrative provided by the petitioner or traffic study. These spaces shall be provided in a manner that does not interfere with internal site circulation, ingress or egress to the site, access to or use of required off-street parking areas and pedestrian circulation areas, and with the public use of streets or alleys.

Figure 5.3. Off-Street Loading Spaces



10-5-2. Driveways

A. **General Driveway Standards**. All driveways shall comply with the City of Yorkville's surfacing requirements as established in the City's Standard Specifications.

B. **Single-Unit Driveway Standards**. A single slab driveway from the property line to legal, on-site parking shall be provided and shall be in conformance with the following criteria.

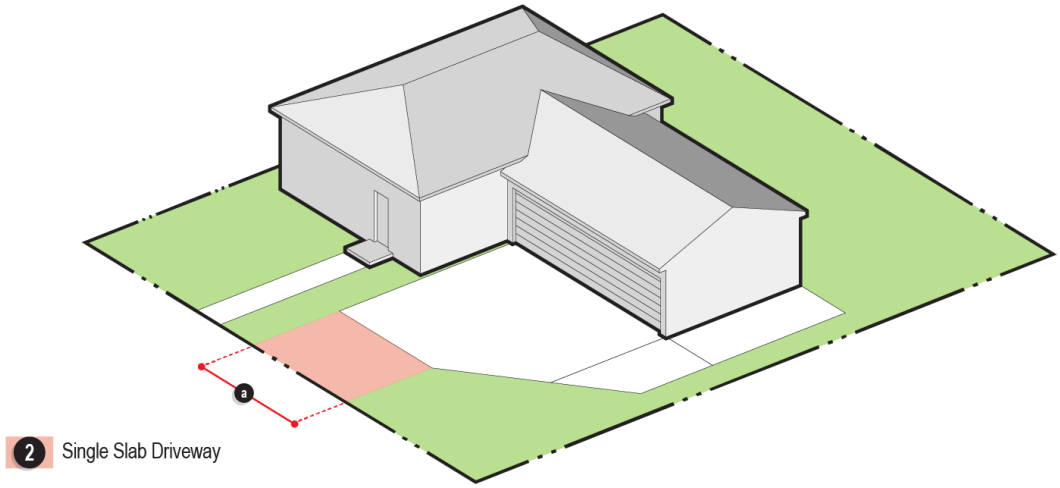
1. **Limit of One**. One (1) single slab driveway and one (1) curb cut shall be permitted per every seventy-five (75) feet of frontage of a single-unit residential lot. New residential parcels taking access from collector or arterial streets, shall share driveways in order to protect public safety by limiting curb cuts.

2. **Single-Slab Driveway Design Standards**.

a. Single-slab driveways shall not exceed twenty-five (25) feet in width at the property line.

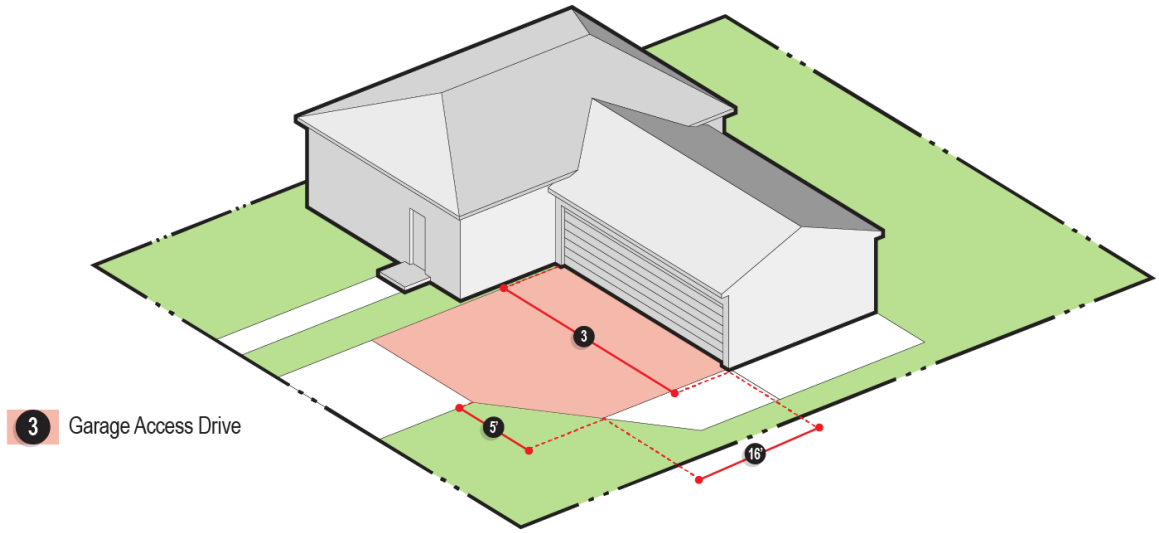
b. **Surfacing.** Single-slab driveways shall be surfaced as specified in the City of Yorkville's City Standard Specifications.

Figure 5.4. Single-Unit Driveway Standards



3. **Garage Access Drive**. A garage access drive, the width of the garage, as measured from the garage door(s) plus an additional one (1) foot on either side of the garage door(s), is permitted to extend for a distance of sixteen (16) feet from the garage doors before tapering, within five (5) feet, back to the maximum driveway width.

Figure 5.5. Garage Access Drive Standards



4. **Parking Pad**.

   a. **Limit of One**. A single-unit driveway may be extended to include one (1) parking pad.

   b. **Configuration**.

      (1) A parking pad shall be a maximum of ten (10) feet in width.

      (2) The portion of the parking pad adjacent to the driveway shall have a maximum length of twenty (20) feet, as measured from the front façade line of the garage. A minimum seven (7) foot taper shall be included in the twenty (20) foot maximum.

      (3) The portion of the parking pad adjacent to the garage shall have a maximum length equal to the depth of the garage, as measured from the front façade line of the garage.

   c. **Location**. The parking pad shall be set back a minimum of five (5) feet from any side property line and shall be outside of all easements.

   d. **Surfacing**. Parking pads shall be surfaced with material and at a thickness as specified in the City of Yorkville's City Standard Specifications.

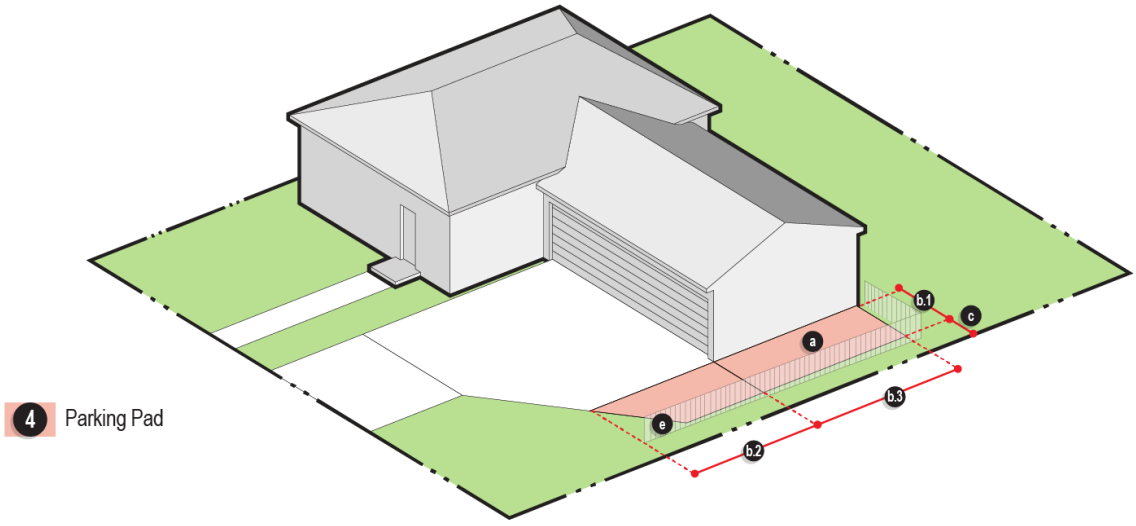
   e. **Screening**. All parking pads located within a required side yard shall be screened from view when facing adjoining property lines with material at least fifty (50) percent opacity and at a minimum height of five (5) feet. The provision of fencing subject to the requirements of Section 10-5-5 shall meet this requirement.

   f. **Covered Structures**. Covered structures located over parking pads shall not be allowed.

   g. **Vehicle Parking**. No vehicle over ten (10) feet in height may be parked on a parking pad.

   h. **Corner Lots**. Parking pads shall not be allowed on corner lots.

Figure 5.6. Parking Pad Standards



D. **Multi-unit and Nonresidential Driveway Standards**.

1. **Location**.

a. Where an off-street parking area of a corner lot abuts an alley or a corner side street, access to the off-street parking area shall be obtained from a driveway off the alley or corner side street.

b. No lot can have multiple driveways for purposes of vehicular ingress and egress without a minimum three hundred (300) foot separation between such curb cuts along a street.

2. **Driveway Design Standards**.

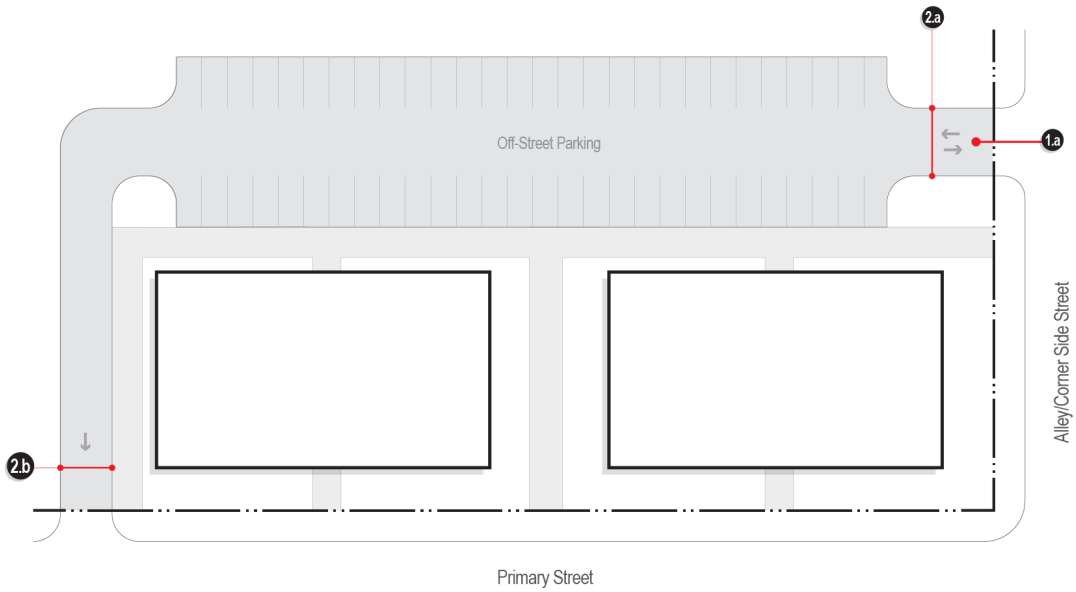
a. Two-way driveways for multi-unit and nonresidential uses shall be a minimum of twenty-five (25) feet and a maximum of thirty-six (36) feet at the property line.

b. One-way driveways for multi-unit and nonresidential uses shall be a minimum of sixteen (16) feet and a maximum of twenty (20) feet at the property line.

c. Driveways for multi-unit and nonresidential uses shall be surfaced with an asphaltic concrete or portland cement pavement.

E. **Vehicle Stacking For Drive Throughs.** Vehicle stacking spaces for drive through uses shall be provided as specified in Section 10-4-15(D).

Figure 5.7. Multi-unit and Nonresidential Driveway Standards



10-5-3. Landscape

Landscape improvements required by this section shall apply to all nonresidential, mixed use, and multi-unit development and consist of living vegetation in a combination of plants, trees, shrubs, native grasses, perennials, and/or groundcover. Unless otherwise stated in this section, all size specifications for plant materials shall be based upon the time of planting. When caliper is specified for tree planting, the caliper of the tree trunk shall be measured at average breast height (DBH typically 4.5 feet above ground). Any plant materials used to meet the requirements of this section shall not include any plant material identified as an invasive species by the Illinois Department of Natural Resources.

A. **Planting Types**.

1. **Canopy Trees**. A woody plant (deciduous or evergreen) having not less than a two and one-half (2.5) inch caliper with single central axis which typically reaches a mature height of not less than forty (40) feet and a mature spread of not less than fifteen (15) feet.

2. **Understory Trees**. A woody plant having not less than a one and one-half (1.5) inch caliper, or six (6) feet tall for multiple stem species, that normally attains a mature height of at least fifteen (15) feet.

3. **Evergreen Trees**. A tree having foliage that persists and remains green throughout the year and has a height of not less than six (6) feet at installation and maturing to a height of not less than twenty (20) feet.

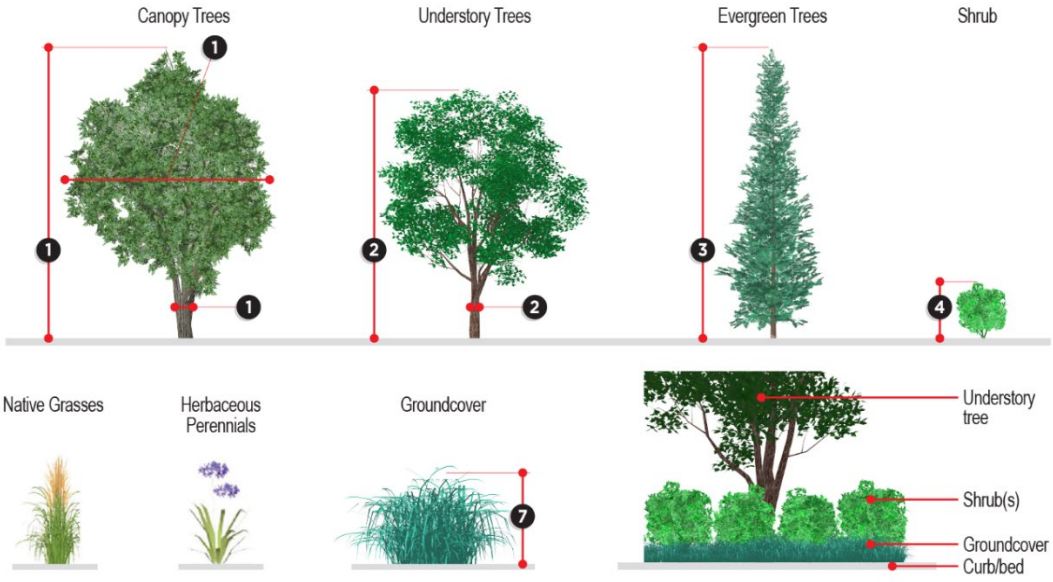
4. **Shrubs**. A woody plant (deciduous or evergreen) of low to medium height characterized by multiple stems continuous from its base and having a height of not less than two (2) feet, unless classified as a shrub by the State of Illinois.

5. **Native Grasses**. Grasses that are native to the State of Illinois or non-invasive ornamentals, but shall not include noxious weeds.

6. **Herbaceous Perennials**. Plants with non-woody stems whose above-ground growth largely or totally dies back during winter months but whose underground plant parts (roots, bulbs, etc.) survive.

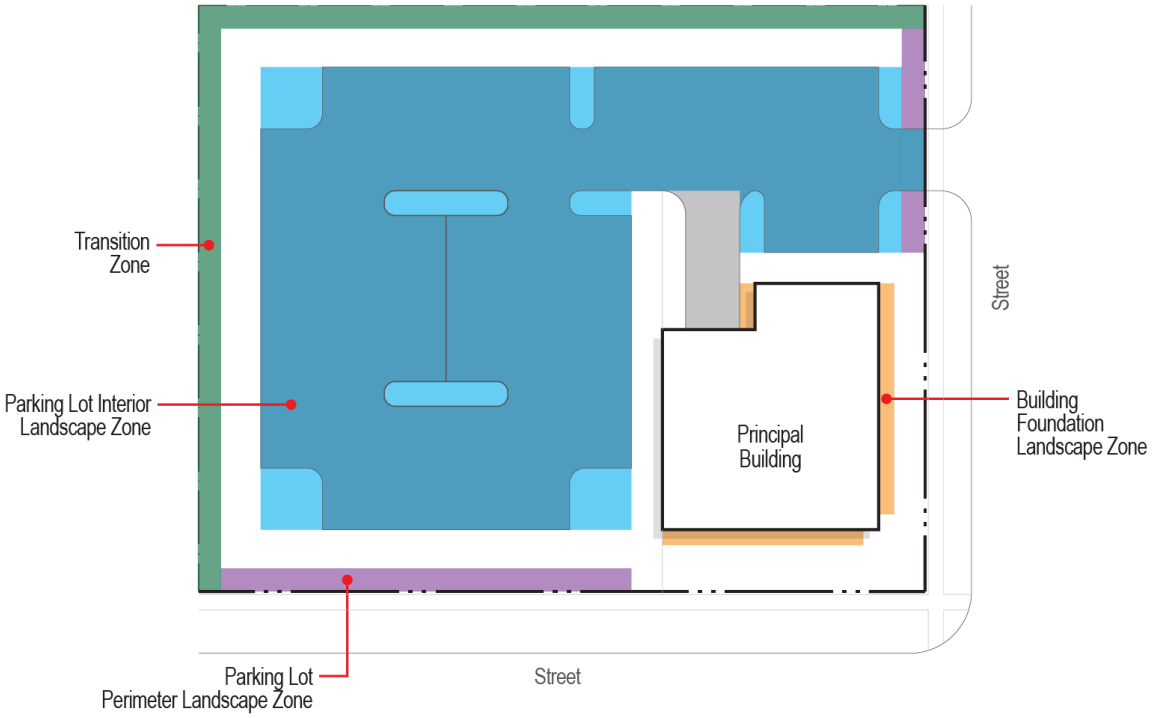
7. **Groundcover**. Spreading herbaceous plants, other than turf grass, prostrate shrubs, or woody vines normally reaching an average maximum height of eighteen (18) inches at maturity.

Figure 5.8. Planting Types



B. **Required Landscape Zones**. Figure 5.9 illustrates the location of the required landscape zones as detailed in the following sections. The Zoning Administrator may approve exceptions to the required landscape zone as they deem necessary allow adequate construction and use of the site.

Figure 5.9. Required Landscape Zones



C. **Building Foundation Landscape Zone**. All nonresidential, mixed-use, and multi-unit development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

1. Applicable development is required to maintain a building foundation landscape zone at front and exterior side yards. Five (5) square feet of landscape area shall be provided per linear foot of building frontage facing the front and exterior side yards and shall be dispersed along the building foundation as approved by the Zoning Administrator.

2. Foundation plantings shall be designed to supplement buffer yard plantings to frame important views, while visually softening long expanses of walls.

3. Foundation plantings shall be installed in a manner that complements the architecture of the building, as approved by the Zoning Administrator, depending on site conditions and the location of walkways and driveways.

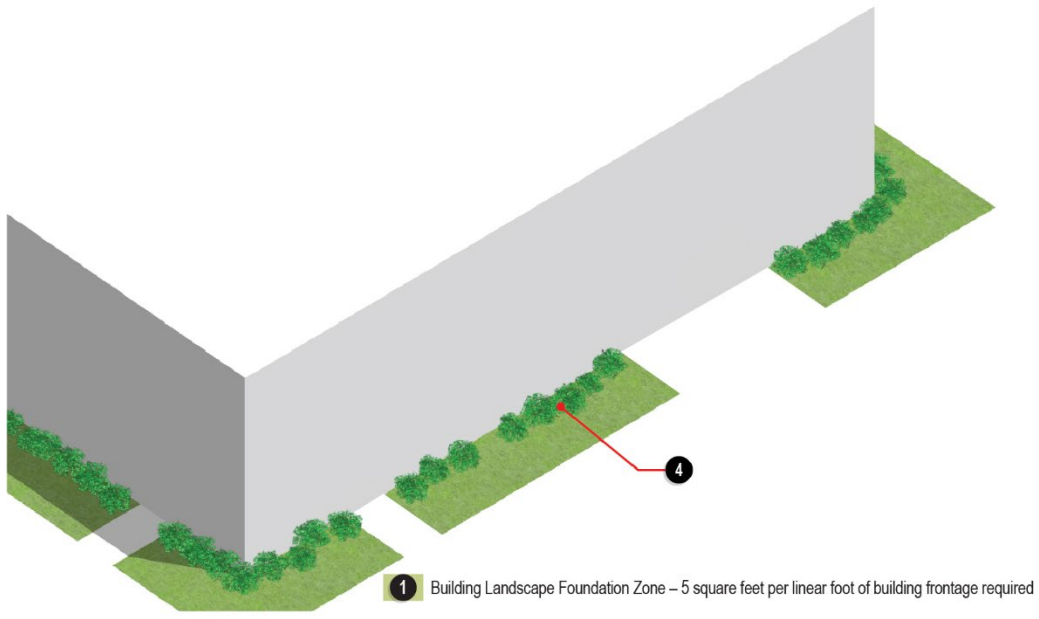
4. Foundation plantings shall be installed in groupings or clusters of individual plants in a manner that enhances the site's appearance as proposed by the developer and deemed appropriate by the Zoning Administrator.

5. Foundation plantings may include a mixture of the planting types specified in Section 10-5-3(A).

6. Where the area between the building and parking lot or street curb is entirely paved for pedestrian use, landscaping may consist of canopy trees planted in structural soils beneath tree grates or permeable pavement, at the rate of one (1) tree per fifty (50) linear feet of building facade. Minimum structural soil volume shall be six hundred (600) cubic feet per tree.

7. Above-ground stormwater planter boxes installed on-site may be substituted for foundation plantings as deemed appropriate by the Zoning Administrator.

Figure 5.10. Building Foundation Landscape Zone



D. **Parking Area Perimeter Landscape Zone**. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

1. **Location**. All off-street parking areas which abut a public or private right-of-way, excluding alleys, shall include landscape and trees as required by this section located between the back of curb of the off-street parking area and the right-of-way.

2. **Applicability**. The parking lot perimeter landscape regulations of this section apply to the following:

   a. The construction or installation of any new off-street parking area; and

   b. The expansion of any existing off-street parking area, in which case the requirements of this section apply only to the expanded area.

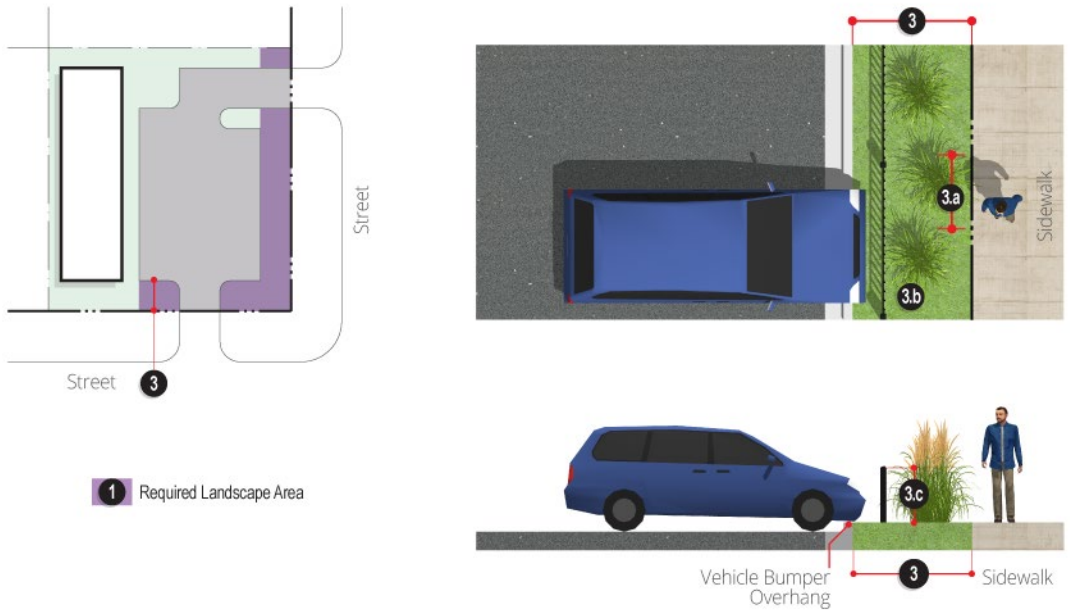
3. **Requirements**. Perimeter landscape shall be established along the edge of the off-street parking area and have a minimum width of seven (7) feet as measured from the back of curb of the off-street parking area, to accommodate vehicle bumper overhang and ensure planting areas that are adequate in size.

   a. One (1) shrub or native grasses shall be planted for every three (3) feet of landscape area length.

   b. Landscaped areas outside of shrubs/native grasses and tree masses shall be planted in finished groundcover including mulch or stonework.

   c. A low masonry wall or fence the height of which provides effective screening to a maximum height of three (3) feet may be used in conjunction with required landscaping as detailed above. Plant materials shall be installed between the sidewalk and the fence or wall to provide a softening effect.

Figure 5.11. Parking Area Perimeter Landscape Zone



E. **Parking Area Interior Landscape Zone**. All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

1. **Applicability**. The parking area interior landscape zone regulations of this section apply to the following:

   a. The construction or installation of any new off-street parking lot containing ten (10) or more parking spaces; and

   b. The expansion of any existing off-street parking area if the expansion would result in ten (10) or more new parking spaces, in which case the requirements of this section apply only to the expanded area.

2. **Requirements**. For off-street parking areas consisting of ten (10) or more continuous spaces, interior parking area landscape as described in this section shall be required. Off-street parking areas consisting of fewer than ten (10) continuous spaces that are located in front or to the side of the principal building shall be required to terminate all rows of parking with a parking area end cap meeting the standards of subsection 4 below. Off-street parking areas consisting of fewer than ten (10) continuous spaces that are located to the rear of the principal building shall be exempt from parking area interior landscape zone requirements.

3. **Amount**. The amount of required parking area interior landscape shall be determined by the location of the off-street parking area in relation to the primary building as detailed below.

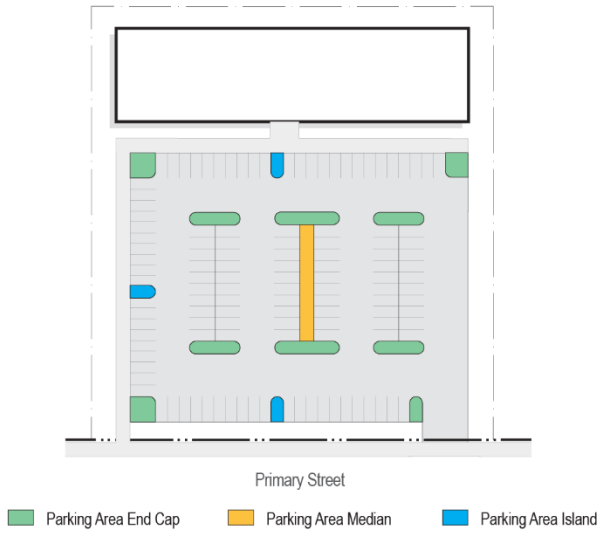
   a. **Off-Street Parking Areas in Front or Side of Primary Building**.

      (1) **Parking Area End Caps**. A parking area end cap shall be located at the end of any bay of parking bordered by a drive aisle, public or private street, or pedestrian circulation system.

      (2) **Parking Area Median Amount Requirement**. Parking area medians shall be placed between every third bay of parking.

      (3) **Parking Area Island Amount Requirement**. Parking area islands shall be located on parking bays which are not required to have parking area medians. Parking area islands shall be spaced not more than ten (10) continuous spaces apart.

Figure 5.12. Off-Street Parking Area Interior Landscape Zone in Front or Side of Primary Building

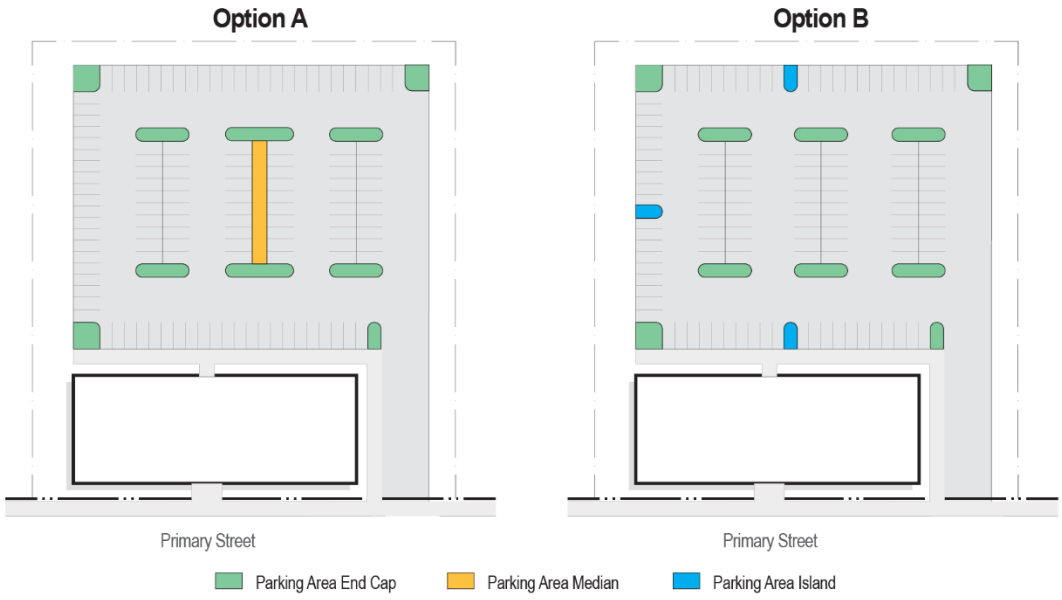


b. **Off-Street Parking Areas in Rear of Primary Building**.

(1) **Parking Area End Caps**. A parking area end cap shall be located at the end of any bay of parking bordered by a drive aisle, public or private street, or pedestrian circulation system.

(2) **Parking Area Median or Parking Area Island Amount Requirement**. The developer may choose to install either parking area medians or parking area islands. If the developer chooses to install parking area medians, they shall be placed between every third bay of parking. If the developer chooses to install parking area islands, they shall be spaced not more than one-hundred eighty (180) feet or more than twenty (20) continuous spaces apart.

Figure 5.13. Off-Street Parking Area Interior Landscape Zone in Rear of Primary Building



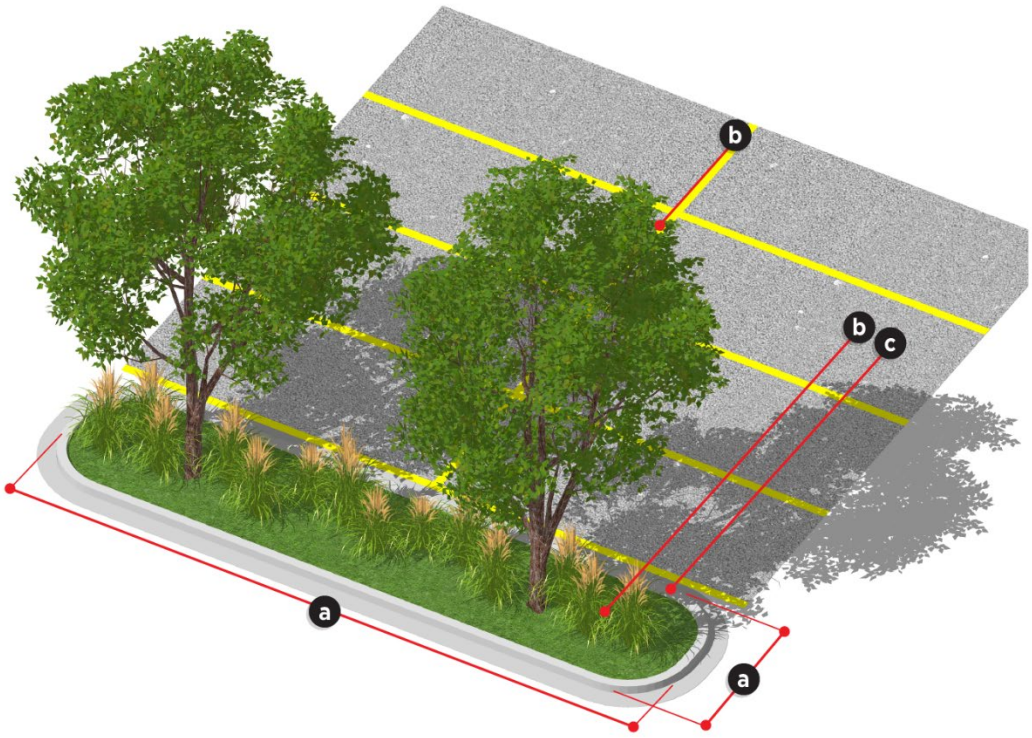
4. **Parking Area End Cap Standards**.

   a. **Size**. Parking area end caps shall be a minimum of ten (10) feet wide by eighteen (18) feet long as measured from the back of the curb to back of the curb and shall have a minimum soil depth of thirty-six (36) inches. Double rows of parking shall provide parking area end caps opposite one another to form a continuous single end cap.

   b. **Planting**. A minimum of one (1) canopy tree and three (3) native grasses shall be provided for every parking area end cap. If the end cap extends the width of a double bay, then two (2) canopy trees shall be provided. The mature height of the shrubs or native grasses shall not exceed thirty-six (36) inches and all canopy trees shall not branch below eight (8) feet to preserve site lines and visibility within the parking lot.

   c. **Design**. Parking area end caps shall be protected with concrete curbing or other suitable barriers approved by the Zoning Administrator. Such end caps shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials and proper stormwater management function.

Figure 5.14. Parking Area End Cap Standards - Double Bay Parking



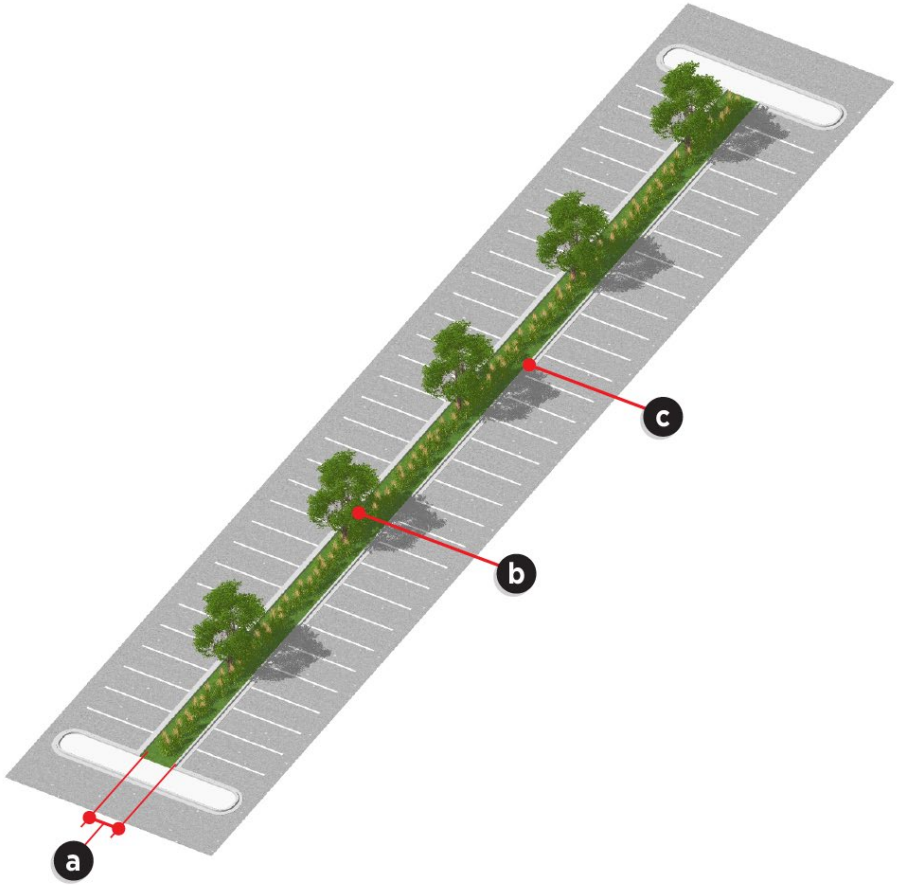
5. **Parking Area Median Standards**.

   a. **Size**. Parking area medians shall have a minimum width of ten (10) feet and minimum soil depth of thirty-six (36) inches.

   b. **Planting**. A minimum of one (1) canopy tree and fifteen (15) shrubs or native grasses shall be planted for each fifty (50) linear feet of parking area median. The mature height of the shrubs or native grasses shall not exceed thirty-six (36) inches and all canopy trees shall not branch below eight (8) feet to preserve site lines and visibility within the parking lot.

   c. **Design**. Parking area medians shall be protected with concrete curbing unless the parking area median is designed to be utilized for stormwater management in which case the perimeter shall be protect by wheel stops, or other suitable barriers approved by the Zoning Administrator. Such medians shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials and proper stormwater management function.

Figure 5.15. Parking Area Median Standards



6. **Parking Area Island Standards**.

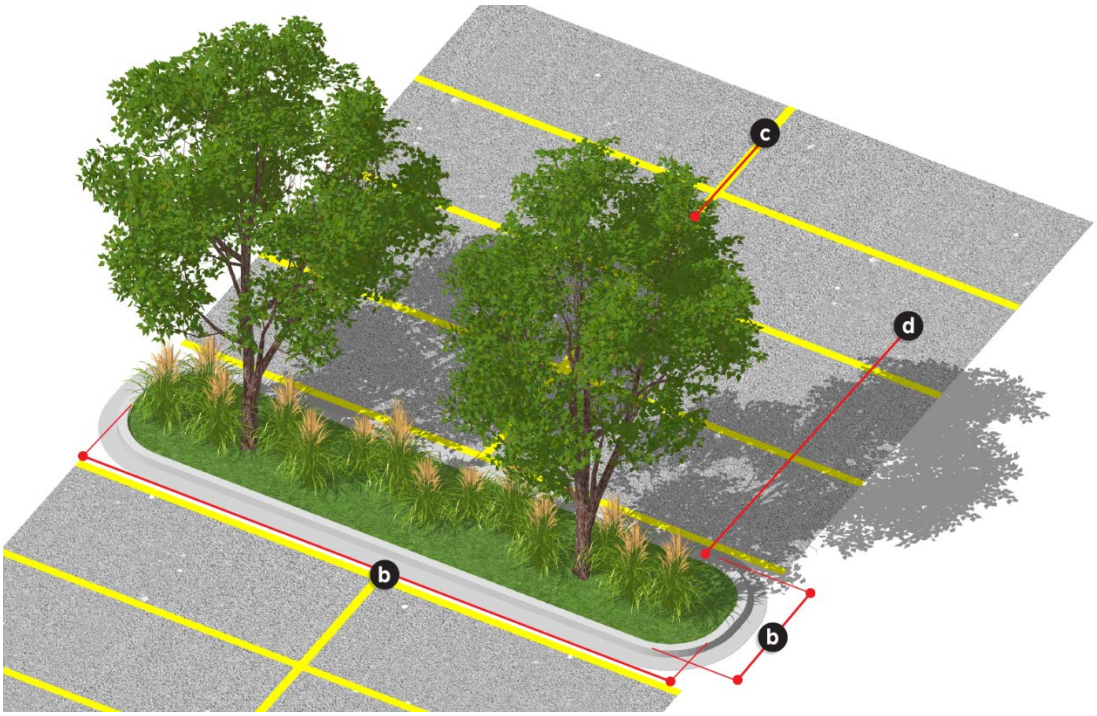
   a. **Requirements**. Parking area islands shall only be required for parking areas with ten (10) or more contiguous spaces in a row.

   b. **Size**. Parking area islands shall be a minimum ten (10) feet wide by eighteen (18) feet long and shall have a minimum soil depth of thirty-six (36) inches. Double rows of parking shall provide parking area islands opposite one another to form continuous single islands.

   c. **Planting**. A minimum of one (1) understory tree shall be provided for every parking area island. If the island extends the width of a double bay, then two (2) understory trees shall be provided. Understory trees shall not branch below eight (8) feet to preserve site lines and visibility within the parking lot.

   d. **Design**. Parking area islands shall be protected with concrete curbing or other suitable barriers approved by the Zoning Administrator. Such islands shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials and proper stormwater management function.

Figure 5.16. Parking Area Island Standards - Double Bay Parking



7. **Pedestrian Circulation Systems**. Pedestrian circulation systems, as required in the interior of off-street parking areas in Section 10-5-1(N) shall be located along parking area medians. The Zoning Administrator may waive or modify this requirement on determining that locating pedestrian circulation systems along parking area medians is impractical due to site conditions or undesirable because it would create unsafe conditions.

8. **Pedestrian-Scale Lighting.** Pedestrian-scale lighting of an adequate height and design is encouraged to be provided at adequate intervals to illuminate the pedestrian circulation systems.

9. **Type of Landscape Material**. Except where areas are designed as vegetated stormwater management areas, canopy trees shall be the primary plant materials used in parking area islands and canopy trees and shrubs or native grasses shall be the primary plant materials used in parking area medians. Understory trees, perennials, groundcover, and other plant materials may be used to supplement the required plantings but shall not create visibility concerns for automobiles and pedestrians. If medians or islands are designed as stormwater management areas, deviations from required plantings may be approved by the Zoning Administrator.

10. **Groundcover**. The surface area of every parking area island and median shall be planted with a mix of rocks, plant material, or other materials approved by the Zoning Administrator.

F. **Transition Zone Landscape Requirements**. Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-unit development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics. Landscape required by this section shall be in addition to landscape required under other sections of this title.

1. **Applicability**. Transition zone landscaping is required as follows:

   a. The construction or installation of any new primary building or primary use; and

   b. The expansion of any existing primary building or primary use that results in an increase in gross floor area by more than five (5) percent or one thousand (1,000) square feet, whichever is greater. In the case of expansions that trigger compliance with transition zone requirements, transition zone landscaping is required only in proportion to the degree of expansion. The Zoning Administrator is authorized to allow the transition zone to be established adjacent to the area of expansion or to disperse transition zone landscaping along the entire site transition zone.

2. **Application of Transition Zone Types**. Transition zones shall be provided based on Table 10-5-3(F)(2), except where adjacent uses are of a similar nature, scale, and intensity as determined by the Zoning Administrator. As per Table 10-5-3(F)(2), the type of required transition zone is dependent upon the land use type of the subject lot and the land use type of the adjacent lot(s).

Table 10-5-3(F)(2) Application of Transition Zone Types

Subject Lot Land Use	Adjacent Lot Land Use										
	Agricultural	*Single-Unit Residential*	*All Other Residential*	*Public/Institutional*	*Retail*	*Service/Medical/Office*	*Lodging*	*Eating/Drinking*	*Entertainment*	*Vehicle Related*	*Industrial/Transportation*
Agricultural	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Single-Unit Residential	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
All Other Residential	n/a	C	A	B	B	B	B	B	B	C	D
Public/Institutional	n/a	C	B	A	B	B	B	B	B	C	D
Retail	n/a	C	B	B	A	A	A	A	A	B	C
Service/Medical/Office	n/a	C	B	B	A	A	A	A	A	B	C
Lodging	n/a	C	B	B	A	A	A	A	A	B	C
Eating/Drinking	n/a	C	B	B	A	A	A	A	A	B	C
Entertainment	n/a	C	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle Related	n/a	D	D	B	A	A	A	A	A	B	C
Industrial/Transportation	n/a	D	D	D	D	D	D	D	D	D	D

3. **Transition Zone Types**. Four (4) transition zone types are established in recognition of the different contexts that may exist, as shown in Table 10-5-3(F)(3). Transition zones may include a combination of elements including setback distances for separation, planting types, solid fencing, green walls, vegetated stormwater management areas, living groundcover, or turf.

Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shrubs/Native Grasses	optional	15	25	35
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					
(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.					

Figure 5.17. Transition Zone Type A Standards

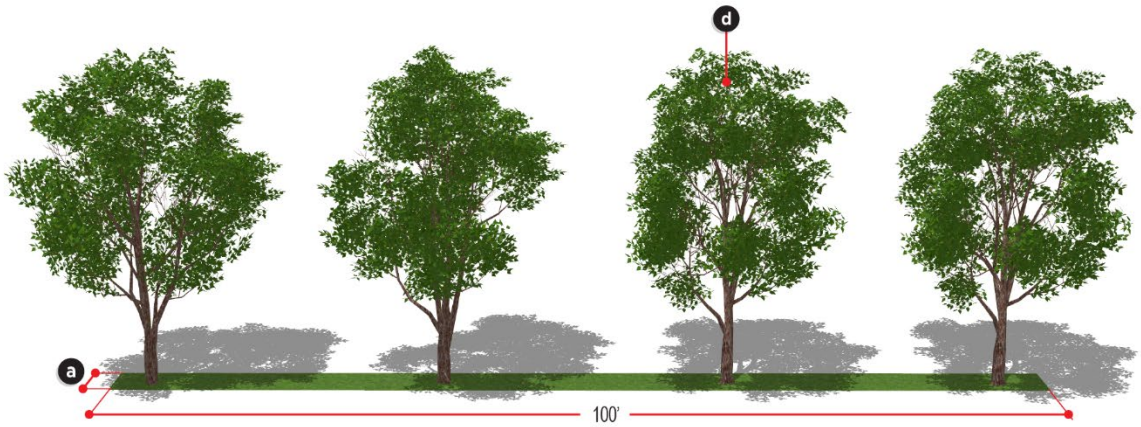


Figure 5.18. Transition Zone Type B Standards

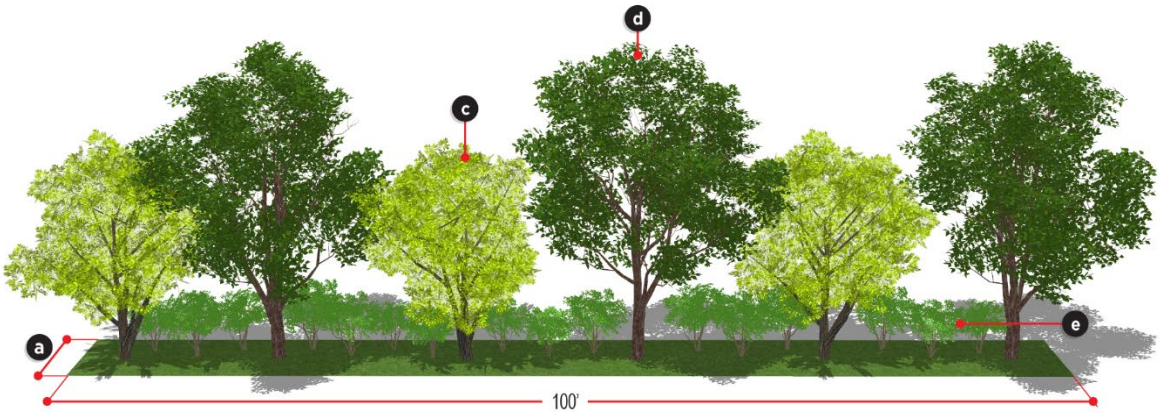


Figure 5.19. Transition Zone Type C Standards

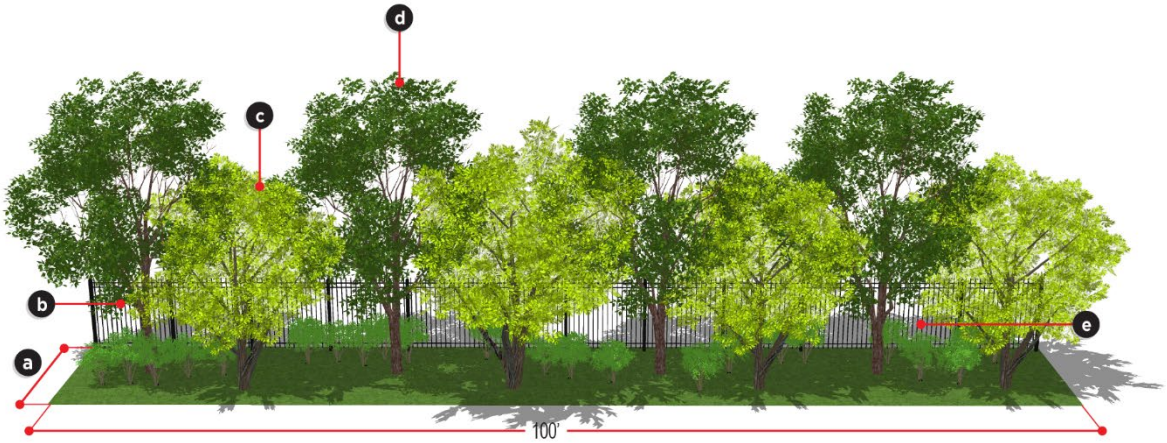


Figure 5.20. Transition Zone Type D Standards

G. **Species Diversity Requirements.** The following species diversity requirements shall be required for all developments, unless otherwise approved by the Zoning Administrator in conjunction with approval of vegetated stormwater management areas

1. Total landscape elements, excluding turf, shall not be comprised of more than thirty (30) percent of any single species or fifty (50) percent of any genus on a parcel that is between one-half (0.5) and five (5) acres.

2. Total landscape elements, excluding turf, shall not be comprised of more than twenty (20) percent of any single species or twenty-five (25) percent of any genus on a parcel that is greater than five (5) acres.

H. **Tree Preservation and Removal**. No live tree(s) with a four (4) inch diameter at breast height may be removed without first applying for tree removal and receiving approval from the City as specified in Section ###.

1. **Tree Preservation and Removal Guidelines.** Every reasonable effort shall be made to retain existing trees shown in the tree survey prepared by a registered landscape architect through the integration of those trees into the site and landscape plan for a proposed development.

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

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

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

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

2. **Tree Survey Requirements.** Every tree survey for any new development shall include the following:

   a. Location, species (botanic and common name), and diameter at breast height (DBH) of all trees four (4) inches DBH or larger.

   b. Survey must clearly identify which trees are proposed to be removed and which are proposed to be preserved.

   c. A summary data table indicating total number of trees removed and trees to be replaced shall be provided on the survey.

3. **Tree Replacement Standards.**

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

Table 10-5-3(H)(3)(a) Tree Replacement Approved For Removal

Caliper (Inches) of tree to be removed	Number of Replacement Trees
30 or Greater	6
13-29	5
8-12	4
4-7	2

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

Table 10-5-3(H)(3)(b) Tree Replacement Identified For Preservation	
Caliper (Inches) of tree to be removed	Number of Replacement Trees
30 or Greater	12
13-29	10
8-12	8
4-7	4

c. All replacement trees shall have a minimum caliper of two and one-half (2½) inches and shall consist of canopy and understory trees as deemed appropriate by Zoning Administrator.

d. If the tree(s) approved for removal is (are) dead from natural causes prior to the date of the tree removal permit, then no replacement tree(s) are required for them.

4. **Preservation of Existing Trees.** Preservation of existing high-quality trees within a new development or redevelopment site is highly encouraged. Preserved trees may fulfill a portion of the landscape requirements established in this section. Should the applicant propose to maintain existing high-quality trees to count toward satisfying certain landscape requirements of this title, the Zoning Administrator may, upon receipt of a tree preservation plan, waive certain landscape requirements if mature, high-quality trees on a lot are proposed to be preserved. If, upon inspection at the conclusion of the project, trees identified for preservation have been removed, damaged, or are otherwise in declining condition, all waived required landscape shall be installed.

5. **Fee in Lieu.** A fee may be provided in lieu of the replacement of trees or preservation of existing trees as established in the City of Yorkville's adopted ordinances. These fees will be based upon wholesale pricing for a two and a half (2 ½) to three (3) inch tree and shall cover the cost of the tree and the estimated cost of the installation of the trees required to be planted. Money collected from the fee in lieu option shall be deposited into a Tree Bank Fund to be used towards tree replacement and plantings throughout the City.

6. **Tree Preservation Plan.** Development on all parcels four (4) acres or greater in area shall require the submittal and approval of a tree removal plan.

I. **Installation and Maintenance of Landscape Areas**.

1. Immediately upon planting, all landscape shall conform to the American Standard for Nurserymen, published by the American Association of Nurserymen, Inc., as revised from time to time.

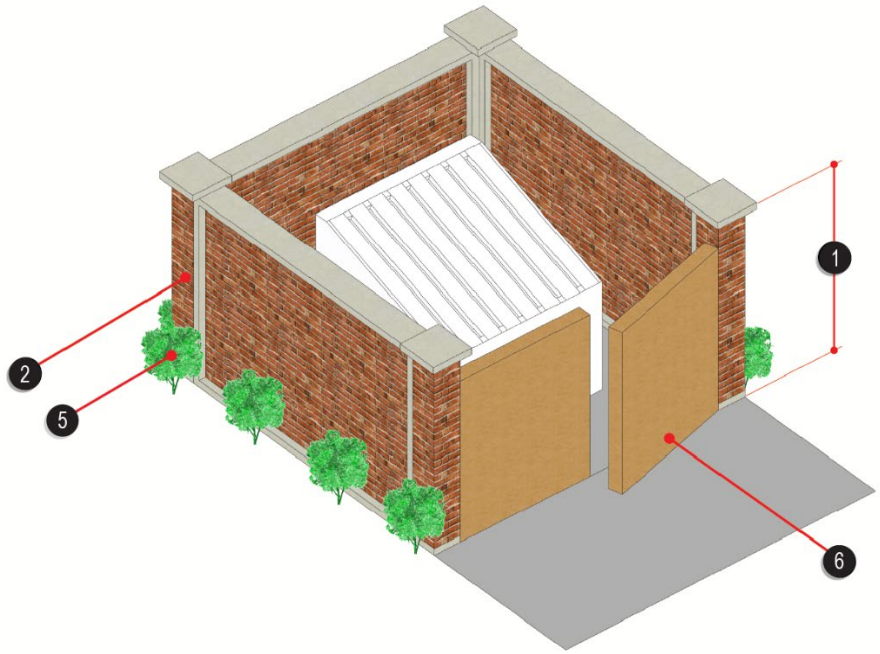
2. The ground surface of landscape areas shall be covered with either turf, sod, mulch, and/or other types of pervious groundcover.

10-5-4. Screening

A. **Trash and Recycling Receptacles**. The following regulations shall apply to all nonresidential, mixed use, and multi-unit development.

1. Trash and recycling receptacles shall be screened on three (3) sides with a solid, opaque material with a minimum height of six (6) feet and a maximum height of eight (8) feet.
2. Materials used for screening shall complement the exterior building cladding materials of the primary building.
3. Materials and elevations for enclosures that are attached to buildings shall be designed to be integrated into the primary building.
4. If enclosures are to be attached to buildings, they shall comply with applicable fire and building codes.
5. Shrubs shall be installed every five (5) feet along the exterior of the enclosure, with the exception of enclosure openings, to provide a softening effect.
6. Enclosure openings shall be gated with an opaque material.
7. Enclosure openings shall be kept closed at all times except for when the receptacle is being accessed.
8. Access drives shall be constructed of materials and to a thickness which accommodates truck loading.
9. Enclosures shall be of an adequate size to accommodate expected containers.
10. Enclosure structures shall be designed to protect the walls from damage by containers. Such protection may be provided by the use of barrier curbing, reinforced masonry walls, or other similar means.
11. Trash and recycling receptacle enclosures shall not occupy areas used for required parking spaces.

Figure 5.21. Trash and Recycling Receptacle Screening Standards



B. **Ground/Wall Mounted Mechanical Units**. The following regulations shall apply to all ground/wall-mounted mechanical units, including but not limited to generators, air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment. Tanks and / or silos accessory to a brewery, winery, and/or distillery are exempt from these requirements.

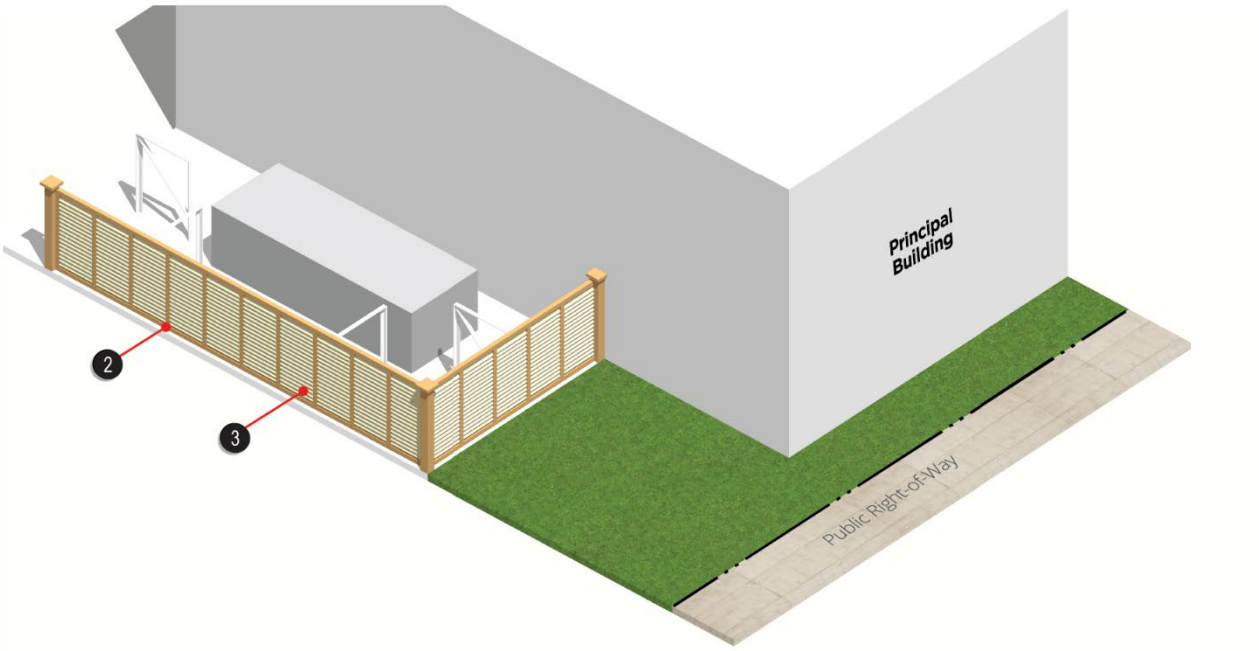
1. Locating mechanical units within the primary building is strongly encouraged in order to minimize exterior visual impacts. Ground mounted mechanical units are prohibited within the front yard, regardless of whether screening is provided.

2. Ground/wall mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view.

3. Materials used for screening shall be designed and established so that the area or element being screened is no more than twenty (20) percent visible through the screen. Evergreen hedges or non-transparent walls such as stone masonry shall be allowed.

4. Chain-link fence or slats in chain-link fence shall not be used to meet this requirement.

Figure 5.22. Ground/Wall Mounted Mechanical Unit Screening Standards



C. **Roof Mounted Mechanical Units**. The following regulations shall apply to all roof mounted mechanical units, including but not limited to air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment which service multi-unit, non-residential, or mixed-use developments.

1. Locating mechanical units within the primary building is strongly encouraged in order to minimize exterior visual impacts.

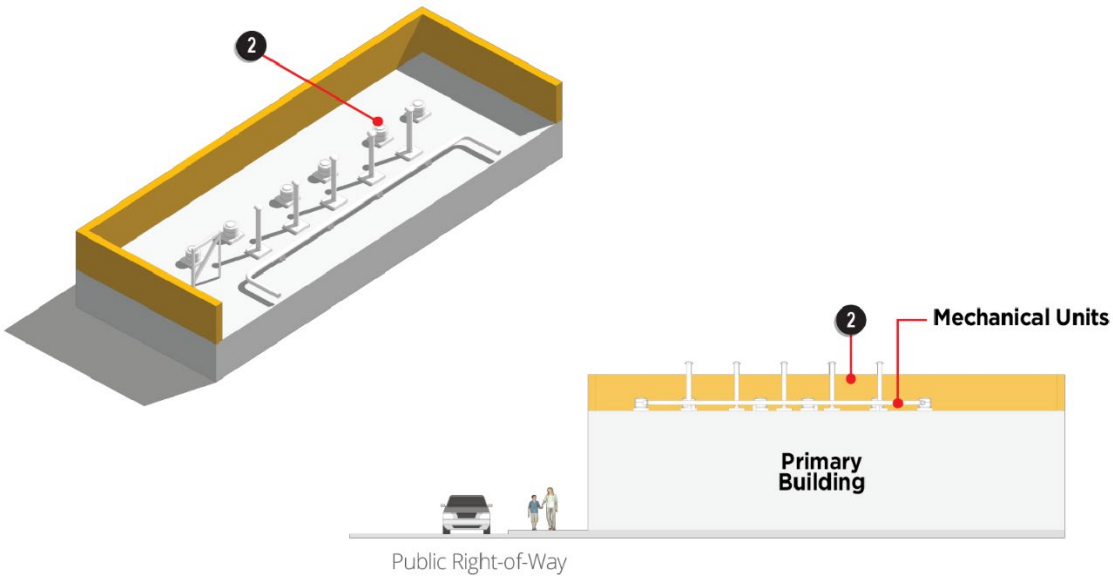
2. Roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be completely screened from public view.

3. Materials used for screening shall be architecturally integrated with the building and shall be continuous and permanent.

4. Screening shall be required when new equipment is installed and shall be provided around both new and existing roof mounted mechanical units in order to provide visual continuity. Normal maintenance of roof mounted mechanical units shall not mandate the screening requirements.

5. Additional screening may be required due to topographic differences in the adjoining properties.

Figure 5.23. Roof-Mounted Mechanical Unit Screening Standards



10-5-5. Fences

A. **Regulations for All Zoning Districts.**

1. Fences thirty-six (36) inches or more in height require a building permit.
2. All fences must be erected so that the finished side of the fence faces outward or away from the lot on which the fence is erected.
3. No more than two (2) different types of fencing material are permitted per lot.
4. **Materials.** The materials listed below are acceptable for a fence in any district unless specific districts are specified in in this subsection. These materials are an example of acceptable fencing. The Zoning Administrator has the right to approve similar materials not listed as long as they are consistent with the surrounding land use.
    a. Stone,
    b. Brick,
    c. Natural rot resistant wood (cedar, cyprus, redwood),
    d. Cast or wrought iron,
    e. Plastic,
    f. Aluminum,
    g. Composite wood and plastic,
    h. Vinyl coated chain-link (rear and side yard only on properties in nonresidential districts).
    i. Galvanized chain-link (only on M-1 or M-2 properties adjacent to other M-1 or M-2 property).

B. **Placement.**

1. Fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts and must be located entirely on the property of the owner constructing it.
2. Fences may be constructed within an easement, though future work within the easement may result in the removal of the fence. Fences are not allowed in some types of restricted easements, such as those dedicated for landscape, sidewalks, trails, access or where otherwise limited by an easement document.
3. The property owner is responsible for locating property lines, prior to the installation of the fence.
4. Fences, walls, or hedges shall not encroach on any public right-of-way.
5. It shall be the responsibility of the property owner to ensure that a fence does not block or obstruct the flow of stormwater.
6. All solid fences, walls, hedges, or shrubberies which exceed three (3) feet above the street grade shall comply with the vision clearance standards of Section 10-5-6 of this title.

C. **Prohibited Fences.**

1. Fences or enclosures charged with or designed to be charged with electrical current are prohibited, except for underground dog fences.
2. Any fence made of, in whole or in part, cloth, canvas or other like material is prohibited.

3. No fence shall be constructed of used or discarded materials in disrepair, including, but not limited to, pallets, tree trunks, trash, tires, junk, or other similar items as determined by the Zoning Administrator.

D. **Height.** Except as otherwise permitted in this title, annexation agreements, planned unit developments or any other development related agreements or ordinances, fences shall not exceed the maximum height as listed in Table 10-5-5(D) of this section.

Table 10-5-5(D) Fence Height Standards

District/Use	Maximum Height per Yard			
	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
Residential Districts	3 feet [1]	6 feet	6 feet [2]	6 feet [2]
Business Districts	3 feet [1]	6 feet	6 feet [2]	6 feet [2]
Manufacturing District	8 feet	8 feet	8 feet	8 feet
Public Uses and Utilities	8 feet	8 feet	8 feet	8 feet

Notes:

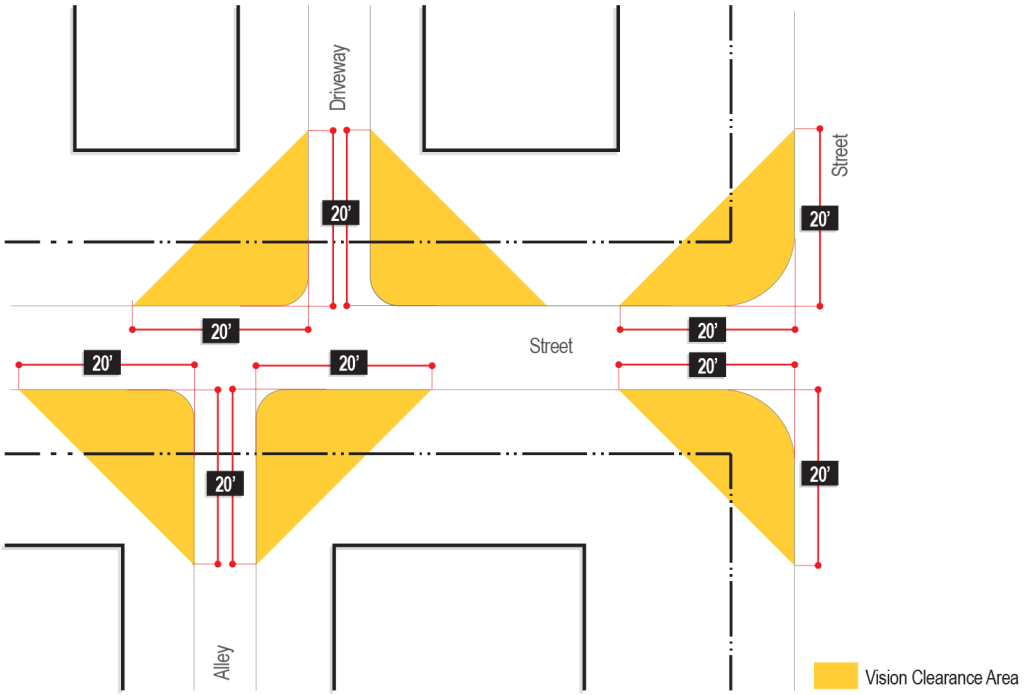
1. Fence may be a maximum of four (4) feet in height if opacity does not exceed fifty (50) percent.

2. Fence may be a maximum of eight (8) feet in height if in a residential district and adjacent to a nonresidential use or in a business district and adjacent to a residential use.

10-5-6. Vision Clearance

Clear sight distance shall be required at the intersection of a driveway and any right-of-way or at the intersection of two (2) or more streets. No building or structure shall be permitted that creates a visual obstruction taller than three (3) feet in the area measured extending twenty (20) feet from the curb at the intersection of the driveway and street, or from the curb at the intersection of two (2) or more streets.

Figure 5.24. Vision Clearance Standards



10-5-7. Outdoor Lighting

A. **Applicability.** This section shall apply to the replacement of existing lighting units and fixtures and any lighting units or fixtures proposed to be added to a site with multiunit and nonresidential uses only.

B. **Exceptions.** Temporary holiday lighting shall be exempt from the standards of this sections.

C. **Fixture Classification**. All outdoor lighting fixtures, with the exception of wall mounted accent lighting and outdoor lighting in the A-1 District, shall either have a fixture cutoff classification of "Full Cutoff" or be fully shielded, unless otherwise expressly permitted in this UDO.

D. **LED Fixtures**. Non light-emitting diode fixtures shall be allowed for building mounted, ornamental, or holiday lighting. Lighting fixtures for parking lots shall utilize a light-emitting diode (LED) fixtures.

E. **Pole Mounted Outdoor Lighting**.

1. **Pole Placement.** Pole-mounted outdoor lighting shall be located outside of utility easements, designed in coordination with required landscape zones as specified in Section 10-5-3.

2. **Maximum Pole Height.**

Table 10-5-7(E) Outdoor Lighting Height Standards	
Districts	Maximum Height
Residential Districts	20 feet
Institutional and Open Space Districts	20 feet
B-2 Mixed Use District	25 feet
Other Business and Manufacturing Districts	35 feet

F. **Wall Mounted Accent Lighting**. Wall mounted accent lighting shall be integrated with the architectural character of the building and shall use low-luminosity lamps, with two thousand (2,000) source lumens or less. The illumination on any vertical surface shall not exceed one-half (0.5) maintained foot candle and shall not spill over roof lines or building edges.

G. **Lighting Intensity.** The average foot-candle of any lighting fixture intensity should be two to two and one-half (2.0—2.5) foot-candles. The average to minimum light intensity ratio should be no more than six to one (6:1), and the maximum to minimum light intensity ratio should be no more than twenty to one (20:1).

H. **Off-Street Parking Area Lighting.** Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to create a nuisance. The City of Yorkville promotes the "dark sky" concept.

I. **Maximum Light Level at Property Line**. All outdoor lighting fixtures, including lights from signage, shall be designed and located so that the maximum light level shall be zero (0) maintained foot candles at any property line.

J. **Fixtures.** All outdoor lighting must employ full cut-off or fully shielded fixtures and the use of wall packs on buildings should be minimized.

K. **Light Level Measurement**.

1. **Location.** Light level measurements shall be made at the property line of the property upon which the light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant. Measurements shall be made at finished grade (ground level), with the sensor in the horizontal position and not mounted more than six (6) inches above ground level, and with the light-registering portion of the meter held parallel to the ground and pointing upward.

2. **Light Meter Specifications**. Light levels shall be measured in foot candles with a direct-reading portable light meter as measured by the City. The meter shall:

    a. Have cosine and color correction,

    b. Have an accuracy tolerance of no greater than plus or minus five (5) percent, and

    c. Have been calibrated within the last two (2) years.

L. **Automatic Lighting Controls.** All outdoor lighting on non-residential lots must be controlled by a photo sensor, occupancy sensor, or timer to automatically reduce outdoor lighting when sufficient daylight is available, and to automatically extinguish lights no more than one hour following the close of business, excluding security lighting.

M. **Photometric Plan**. A photometric plan as specified in the City of Yorkville Standard Specifications shall be required.

Chapter 6. Sign Standards

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10-6-3. Sign Measurement 4
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10-6-8. Comprehensive Sign Plan 23
10-6-9. Prohibited Signs and Content 24
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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.

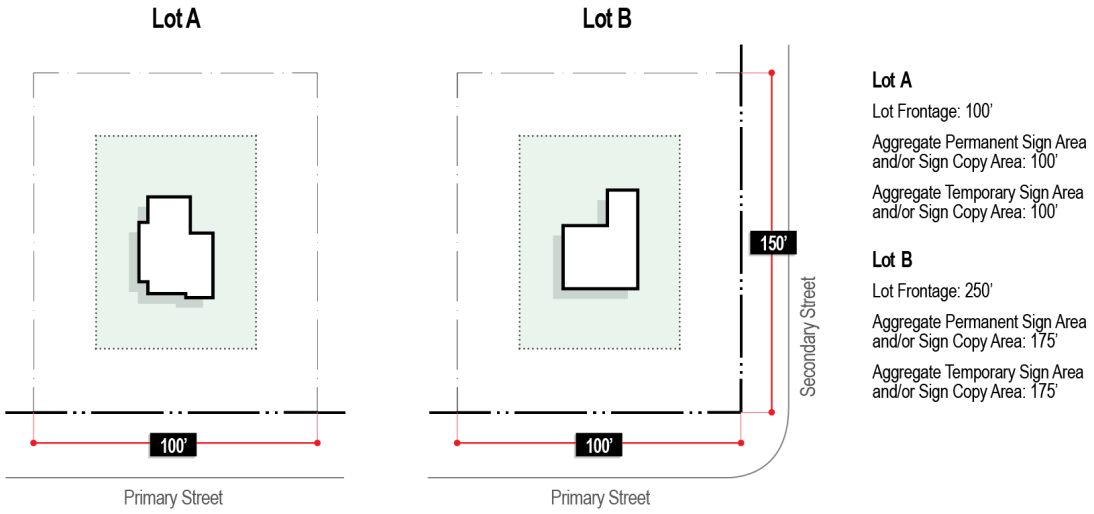
10-6-2. Limit on Sign Area

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.

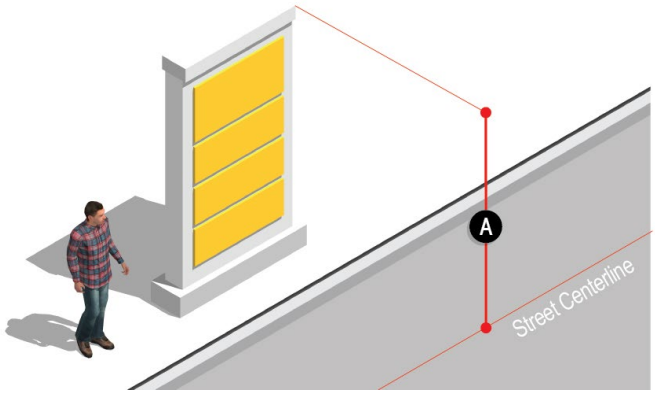
Figure 6.1. Limit on Sign Area



10-6-3. Sign Measurement

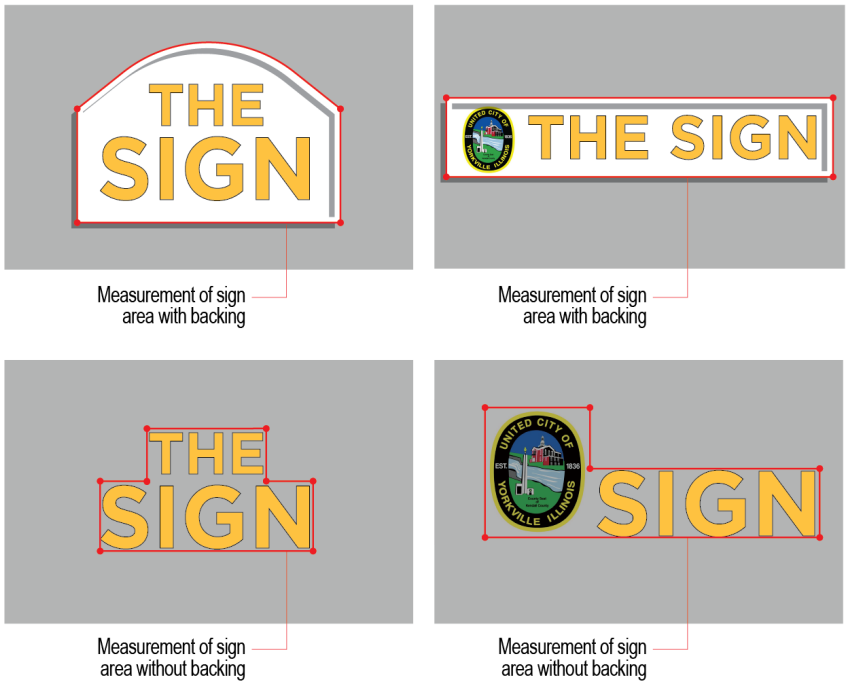
A. **Sign Height**. The height of a sign shall be computed as the distance from the grade of the centerline of the adjacent street to the top of the highest attached component of the sign.

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.

1. **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).

2. **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.

3. **Prohibited Sign Types**. A blank space in the table indicates that a sign type is not allowed in the respective district.

4. **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.

5. **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.

6. **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
Permanent Signs									
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
Temporary Signs									
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
Notes:									
(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.

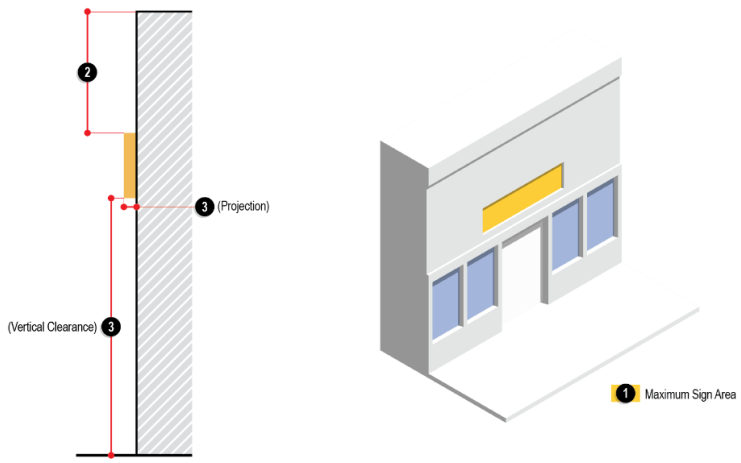
2. **Sign Height**. No wall sign shall be closer than one (1) foot from the highest roofline or the top of the parapet wall or mansard root.

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,

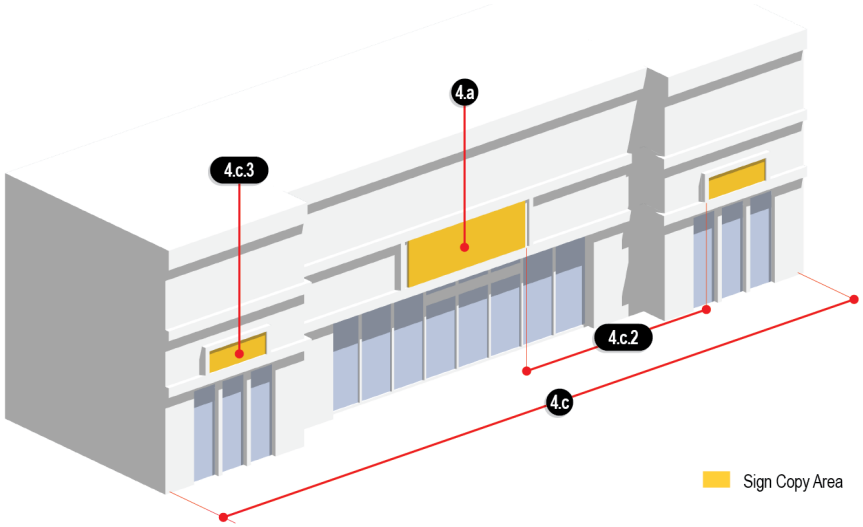
      (4) Accessory to the building's primary/painted wall sign(s), and

      (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.

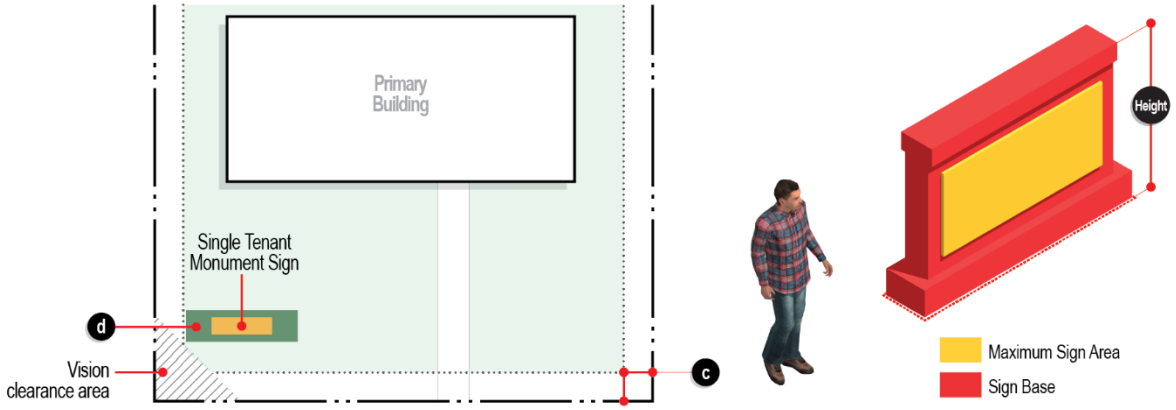
   c. **Location**. Single-tenant monument signs shall be located the minimum distance established below per district type from property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be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

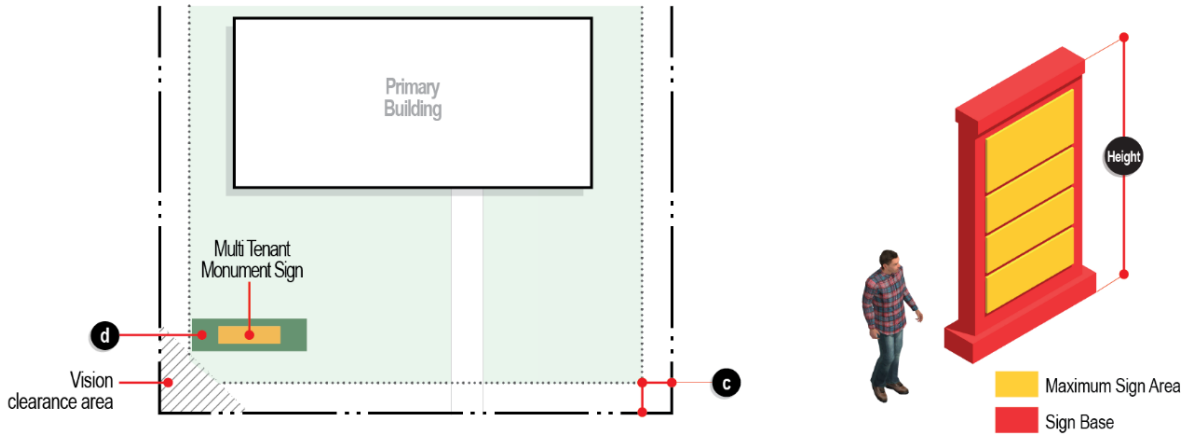
   b. **Number of Signs**. A maximum of one (1) multi-tenant monument sign shall be permitted per lot frontage.

   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**.

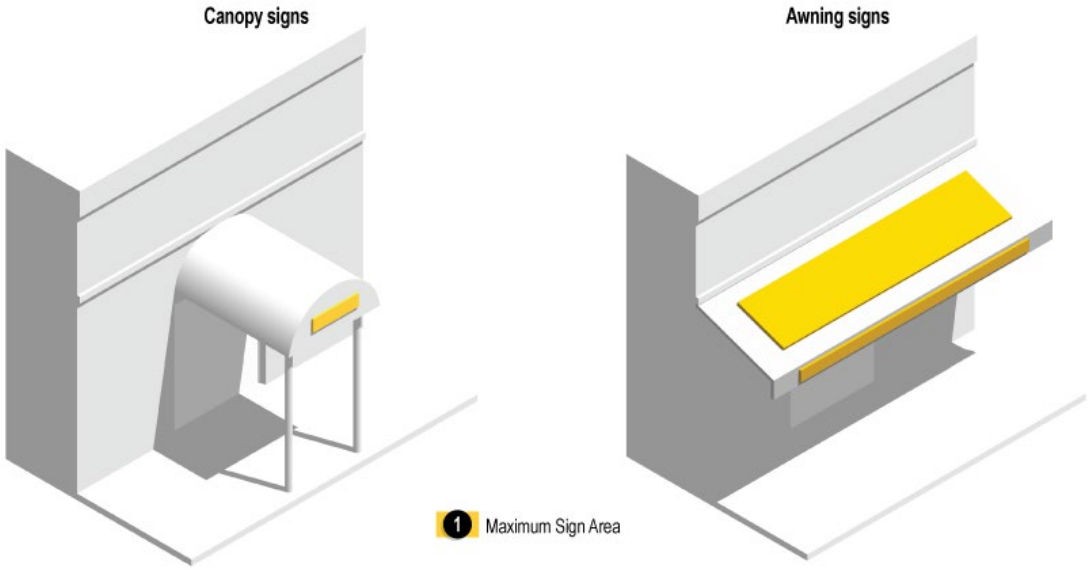
1. **Sign Area**. The maximum sign area of awning/canopy signs shall be fifty (50) percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign copy shall count towards the maximum amount of sign area permitted for wall signs as detailed 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.

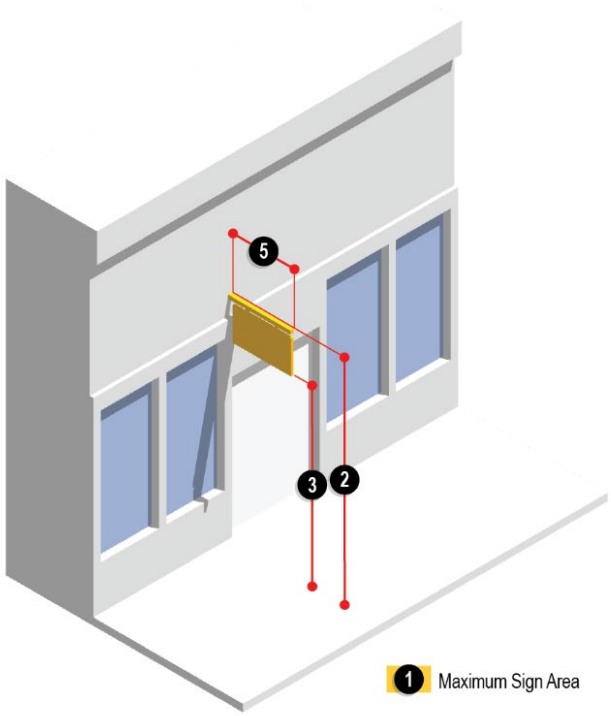
5. **Projection.**

   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.

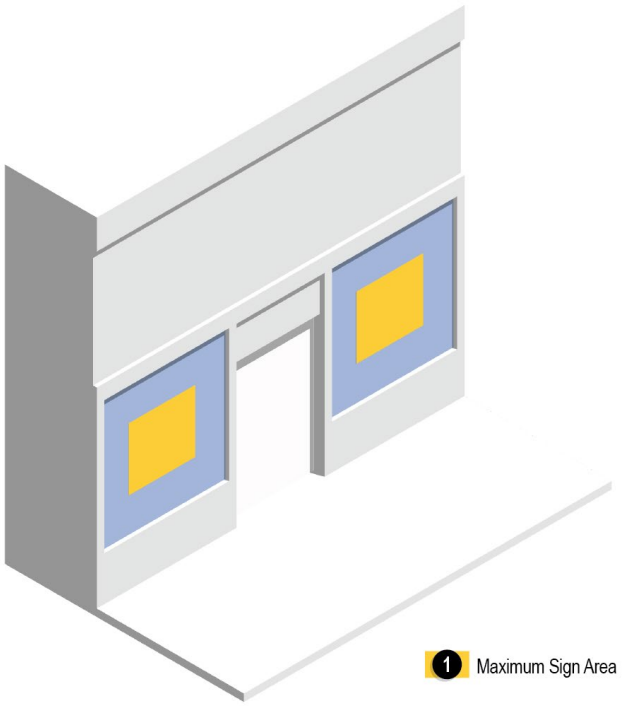
Figure 6.9. Projecting Sign Standards



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



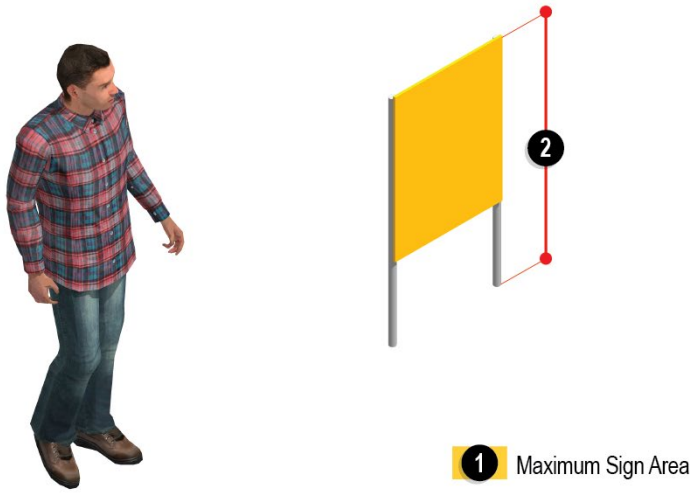
F. **On-Site Traffic Directional Signs**.

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.

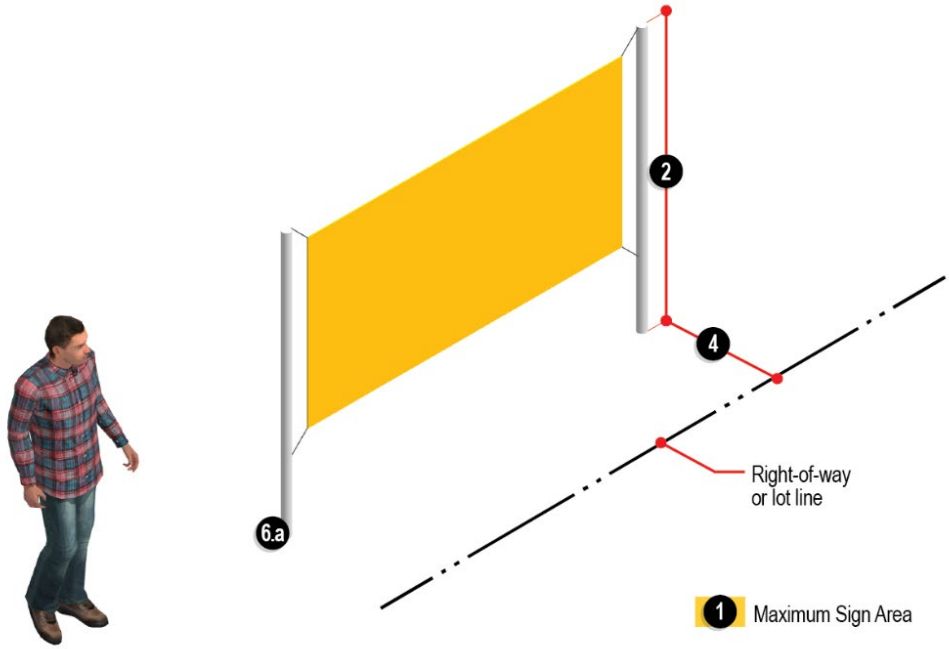
5. **Duration**. Ground mounted banner signs shall be limited to ninety (90) days in any calendar year.

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.

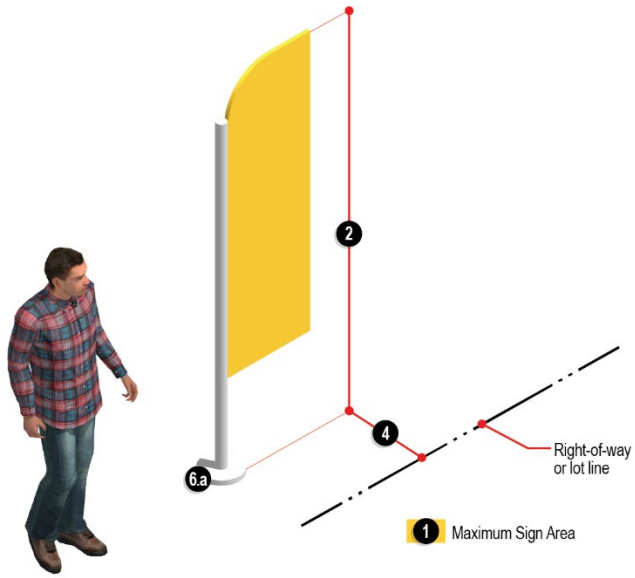
   c. Nonconcurrent display periods shall be separated by a minimum of thirty (30) days.

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.

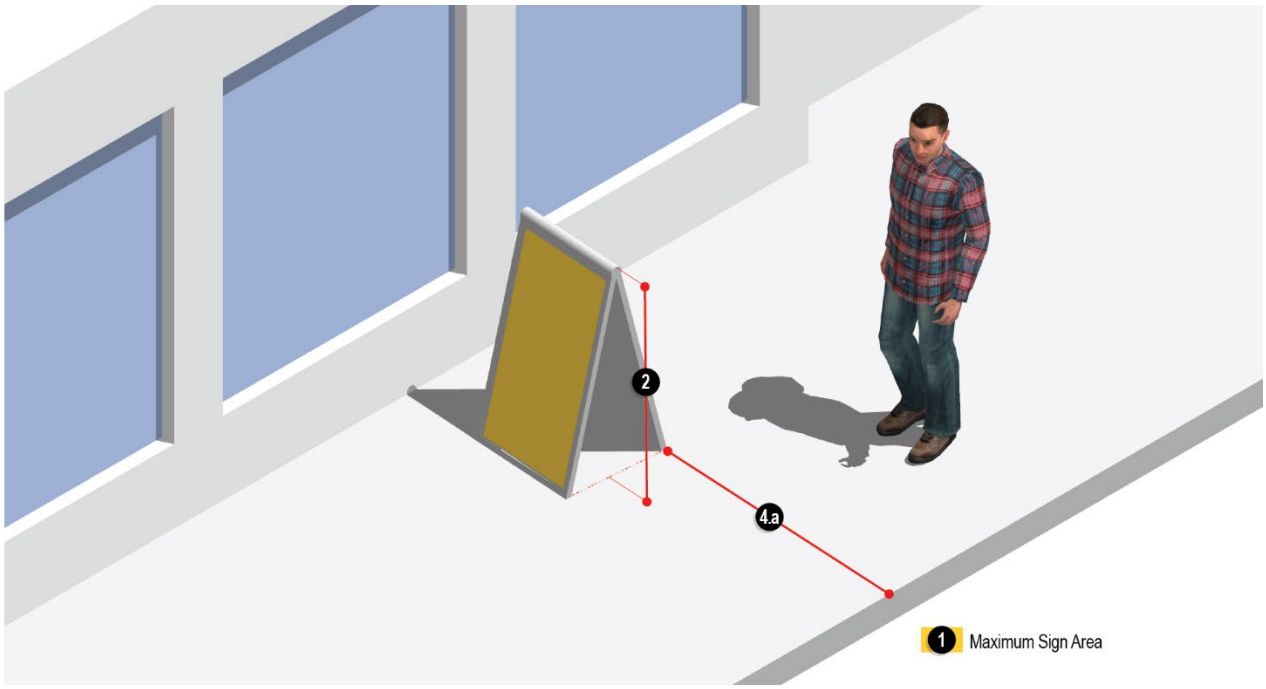
5. **Other Provisions For Parcels within the Downtown Overlay District**.

   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**.

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

   b. 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.

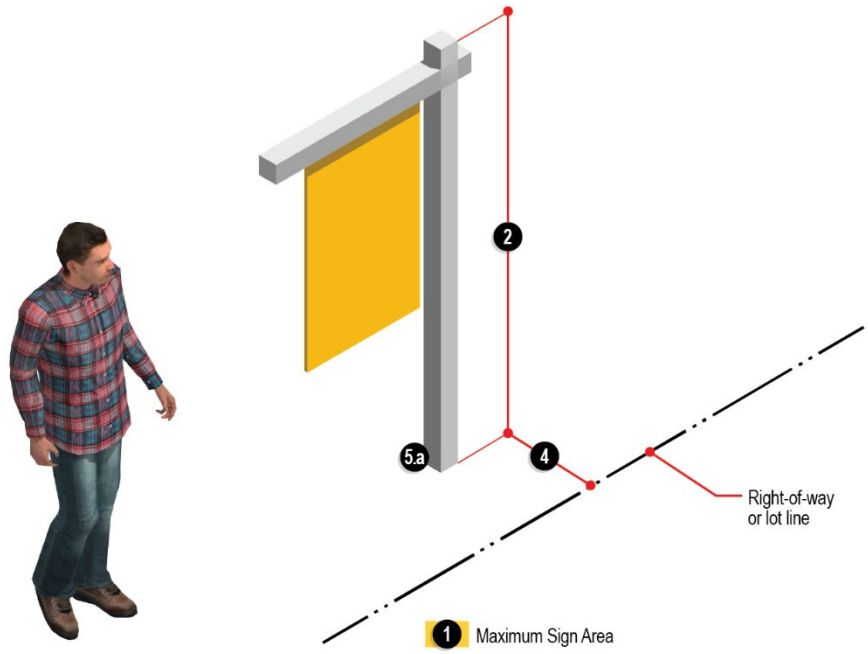
4. **Location**. Post signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-5-6.

5. **Other Provisions**.

   a. Post signs shall be securely anchored into the ground or secured in a portable base designed for such function.

   b. 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.

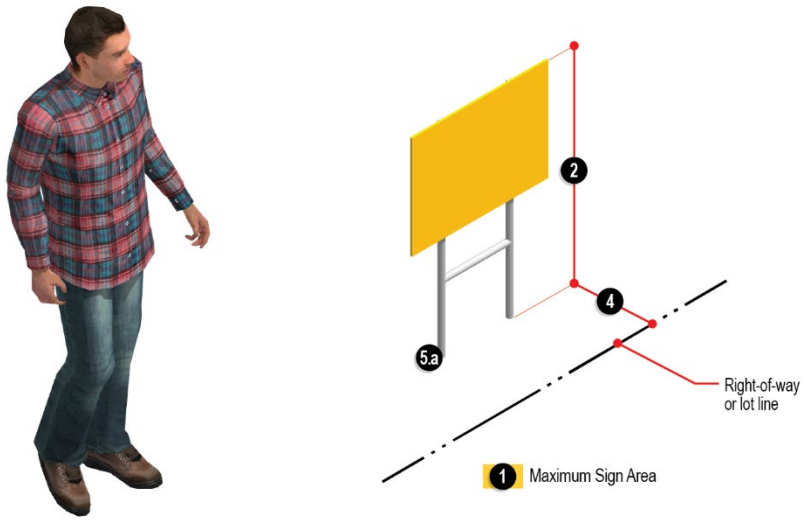
5. **Other Provisions**.

   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.

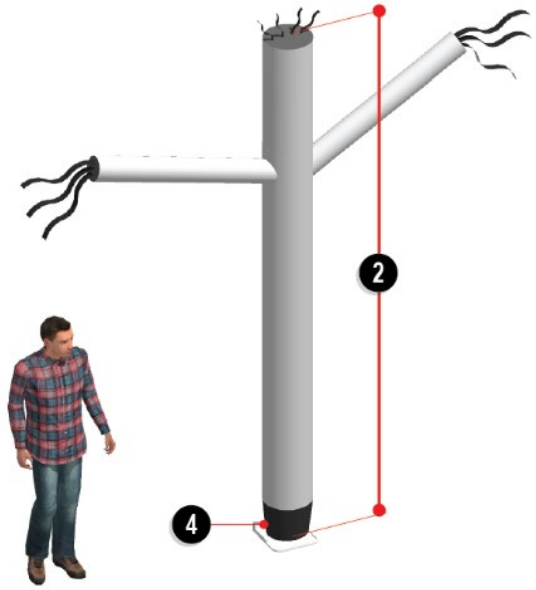
Figure 6.17. Yard Sign Standards



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-eight (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.

Chapter 7. Subdivision Standards

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10-7-1. Intent and Purpose

A. The regulations of this Chapter are adopted to:

1. Protect the interests of the landowner, the investor in land, the homeowner, and the municipal unit;
2. Conserve, protect, and enhance property and property values; to secure the most efficient use of land; and to facilitate the provisions of public improvements;
3. Provide for orderly growth and development; to afford adequate facilities for the safe and efficient means for traffic circulation of the public; and to safeguard the public against flood damage;
4. Prescribe reasonable rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width, and course of streets and highways; the installation of utilities, street pavements, and other essential improvements; and the provision of necessary public grounds for schools, parks, playgrounds, and other public open space; and
5. Establish procedures for the submission, approval, and recording of plats, to provide the means for enforcement of this title, and to provide penalties for violations.

B. **Provision of Improvements.** All improvements required by this Chapter shall be installed by the developer as part of a Subdivision as detailed in Section 10-8-6.

C. **Conformance With Standard Specifications and Ordinances.** All improvements required in this Chapter shall be as specified in the City's standard specifications for improvements, the Kendall County Stormwater Management Ordinance, and other applicable County ordinances.

10-7-2. Lots

A. **Conformance With District Standards.** All lots shall meet the minimum depth, width, and area requirements of the governing district, unless otherwise approved as a cluster development.

B. **Lot Size and Shape.** The size, shape, and orientation of lots shall be appropriate for the location of the subdivision, and for the type of development and use contemplated, as determined by the Planning and Zoning Commission and City Council.

C. **Orientation.** Where appropriate, lot orientation along an east-west longitudinal axis is recommended for increased energy efficiency for potential solar panels.

D. **Double Frontage and Reverse Frontage Lots**.

1. Double frontage and reverse frontage lots shall be avoided, except where necessary to overcome disadvantages of topography and orientation, and where a limited access highway, railroad right-of-way, major street, or similar situation exists.

2. In these instances, double frontage lots shall be provided with suitable screen planting when adjoining roadways as follows:

    a. **Local or Collector Roads.** Double frontage lots adjoining a local or collector road shall provide a type C transition yard as specified in Table 10-5-2(F)(3).

    b. **Arterial Roads.** Double frontage lots adjoining a local or collector road shall provide a type D transition yard as specified in Table 10-5-2(F)(3).

3. Double frontage lots may be subdivided and utilize a separate lot or outlot where the rear property line fronts an adjoining roadway for required transition yards.

E. **Subdivisions to Include Entirety of Parent Parcels.** Subdivisions must include and plan for the entire parcel or parcel(s) being divided and shall not exclude portions of the parcel or parcel(s) being divided from the subdivision.

F. **Access.**

1. All lots shall front or abut on a public street.

2. The fronting of residential lots on state and county highways or major thoroughfares, major collectors as designated in the comprehensive plan is prohibited. Each subdivision entrance shall be located not less than one thousand three hundred (1,300) feet apart, centerline to centerline, unless topography or existing street locations dictate otherwise.

3. Non-access provisions controlling ingress and egress to streets may be required by the Planning and Zoning Commission and City Council to assure traffic safety and to relieve congestion at intersections.

4. The distance between access points shall adhere to the City's standard specifications and be approved by the City Engineer.

10-7-3. Street Design and Improvements

A. **Street Network Design**

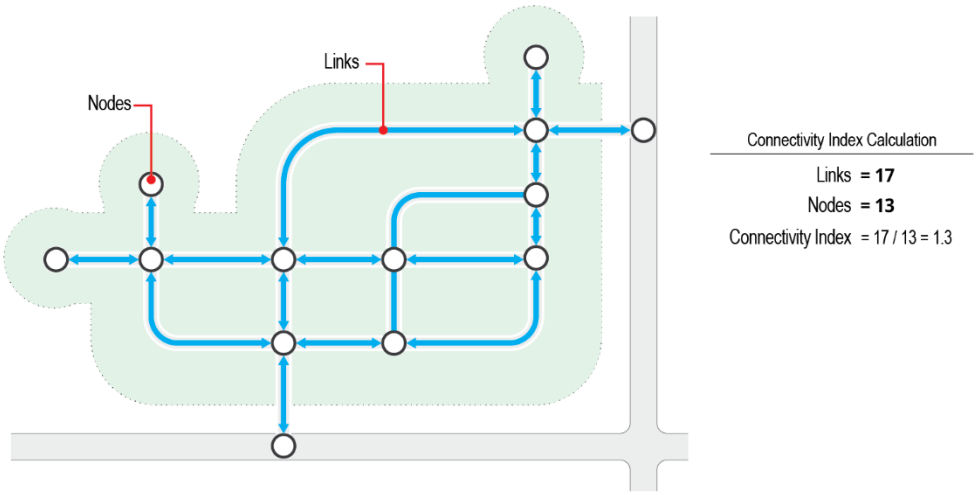
1. **General Street Layout**.

a. In general, streets should be designed and located so that they relate to the topography, preserve natural features such as streams and tree growth, and provide adequate public safety and convenience for motorists, cyclists, and pedestrians alike.

b. The proposed street layout shall also be coordinated with the existing street system of the surrounding area. Where a through street or a series of streets establishes a connection between two (2) public streets, such street shall be a public street.

c. **Connectivity Index**. A connectivity index shall be used to determine the adequacy of street layout design. A connectivity index is calculated as the ratio of the number of street links (road sections between intersections) in the subdivision street layout divided by the number of street nodes (intersections and cul-de-sac heads). Streets within a subdivision shall have a minimum connectivity index measurement of one and two-tenths (1.2).

Figure 7.1. Connectivity Index Calculation

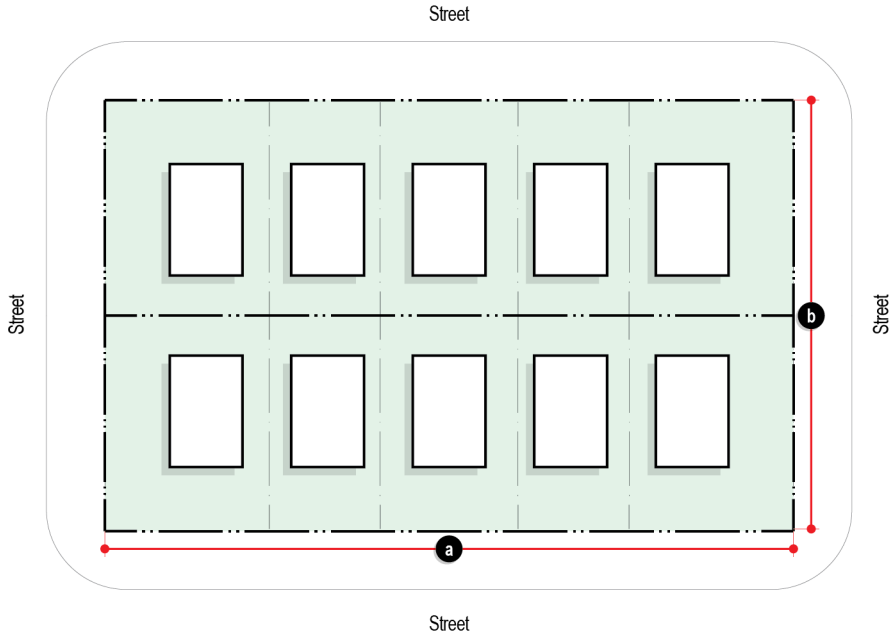


2. **Blocks.**

   a. **Length.** Blocks shall not exceed one thousand three hundred twenty (1,320) feet in length. Shorter blocks of eight hundred (800) feet or less in length are encouraged.

   b. **Width.** Lots shall have sufficient width to provide two (2) tiers of lots of appropriate depth, except on boundaries of a proposed subdivision or where required to separate and discourage through traffic between residential subdivisions and nonresidential development.

Figure 7.2. Blocks



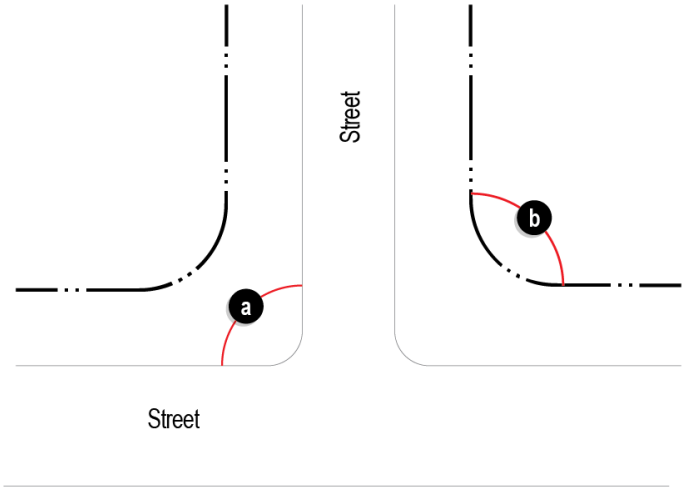
3. **Street Jogs.** Street intersection jogs with centerline offsets of less than one hundred fifty (150) feet shall be prohibited. Horizontal changes in alignment shall have a radius of twenty (20) feet to permit safe vehicular turning movements.

4. **Street Intersections.**

   a. Streets shall be laid out so as to intersect at right angles. Proposed intersections at angles of less than eighty (80) degrees shall not be acceptable. Proposed intersections at less than ninety (90) degrees shall be approved only when the proposed layout enhances the subdivision's overall layout and circulation pattern or is required due to natural constraints on the site as determined by the Zoning Administrator.

   b. Property lines at minor street intersections shall be rounded with a minimum radius of twenty-five (25) feet. Property lines at major streets or highway intersections shall be rounded with a minimum radius of thirty (30) feet.

Figure 7.3. Street Intersections



5. **Cul-de-sacs.**

   a. Cul-de-sacs shall not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn-around.

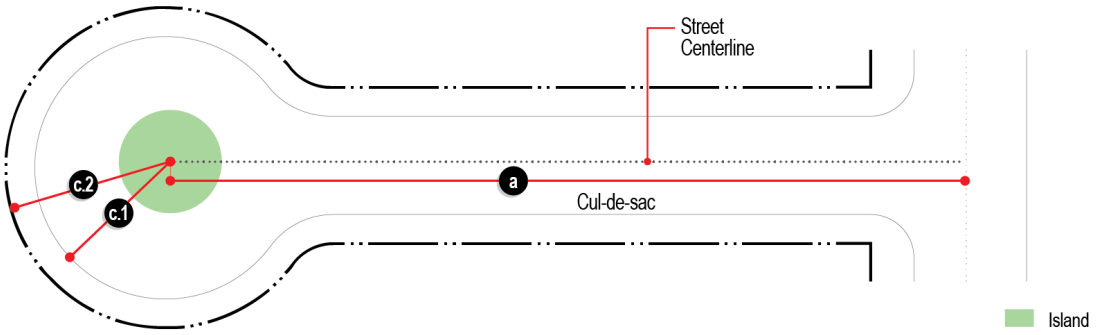
   b. **Islands.** Islands in the center of cul-de-sacs with a minimum radius of fifteen (15) feet shall be required. Islands shall use mountable curbing only that allows vehicular access to the islands. Islands may be planted with vegetation, however, such vegetation shall not exceed four (4) feet at maturity to allow for vision clearance across the cul-de-sac's diameter.

   c. **Adequate Turn-Around Required.** Cul-de-sac streets shall terminate in a circular paved area allowing for vehicular turn around and having a minimum radius of:

      (1) Fifty (50) feet from the center of the island to the outside curb.

      (2) Sixty (60) feet the center of the island to the edge of right-of-way.

Figure 7.4. Cul-De-Sac Standards



6. **Street Stubs**.

   a. In new developments the subdivider shall terminate streets as stubs at the outer perimeter boundaries of the development based on the criteria below. If the street in question meets at least two (2) of the criteria, then the street must be built to an appropriate collector street standard:

      (1) The street intersects directly with any street designated as an arterial street and provides access to an area with an overall density of ten (10) dwelling units per acre or provides access to more than one hundred fifty (150) dwelling units.

      (2) The street by its general configuration, in relationship to the existing development of the area, serves any collector function.

      (3) The street extends into an undeveloped area in such a manner as to serve any future collector function.

      (4) The street serves as the primary access to a significant nonresidential, institutional, or recreational land as well as an access to a residential area of twenty (20) or more acres.

   b. Street stubs shall be clearly demarcated and identified for future street extension by street signage.

   c. All street stubs shall terminate with a turn-around for vehicles.

   d. All stub streets shall conform to the City's adopted version of the International Fire Code.

   e. The City Engineer may deem that the street stub is impractical due to topographic conditions, environmental constraints, property shape, or property accessibility.

7. **Dead End Streets**. Dead end streets shall not be permitted except as street stubs per the requirements of this section.

B. **General Improvement Requirements.**

1. **Sidewalks.** Concrete sidewalks shall be at least five (5) feet in width.

2. **Shared Use Paths.** Shared use paths shall be at least eight (8) feet in width.

3. **Bicycle Facilities**.

   a. Bicycle lanes shall be at least four (4) feet in width.

   b. Shared bicycle and vehicle lanes and bike lanes shall be delineated in accordance with NACTO standards.

4. **Parkways**.

   a. Parkways shall be at least seven (7) feet in width, however, parkways may be reduced to five (5) feet in width along minor streets or lower-traffic volume street types as approved by the City.

   b. Parkways shall be located between the back of curb and sidewalk.

   c. **Street Trees.** A minimum of one (1) canopy tree shall be planted per every forty (40) linear feet of parkway. Where overhead utility line conflicts are present, a minimum of one (1) understory tree shall be planted every twenty (20) feet. The spacing of trees shall take into consideration site-specific conditions and clear vision triangles.

      (1) **Substitution on Private Property Allowed.** Up to twenty-five (25) percent of the street trees required in Section 10-7-3 (B)(4)(c) may be planted on private property within the subdivision provided the following are met.

         (a) The trees located on private property shall be located within the same subdivision as the parkway trees they will be substituted for.

         (b) The trees shall be located within the required front yard on each subject lot.

         (c) The trees provided on private property shall be provided in addition to any landscaping required per Section 10-5-3.

         (d) The trees provided on private property shall meet the planting specifications of Section 10-5-3(A) above.

         (e) The substitution of street trees on private property shall enhance the visual quality of the neighborhood and achieve the same visual effects as trees planted in parkways as proposed by the developer and approved by the Zoning Administrator.

   d. A complete streetlight system shall be installed in the required parkway in all subdivisions.

5. **On-Street Parking**.

   a. On-street parking shall be parallel.

   b. On-street parking spaces shall have the following minimum dimensions:

      (1) Width: Eight (8) feet.

      (2) Length: Twenty-three (23) feet.

   c. On-street parking spaces shall be delineated with striping with a minimum width of four (4) inches. For all types of local streets, the striping of the on-street parking spaces may be provided but shall only be required when no curbing is provided.

d. On-street parking spaces shall be visually delineated from drive aisles with striping or other means.

6. **Medians**.

a. Medians shall have a minimum width of ten (10) feet.

b. Medians shall taper to a minimum of four (4) feet in width at intersections.

c. Medians shall be planted with a minimum of fifteen (15) shrubs or native grasses every fifty (50) linear feet. Landscaped elements shall be maintained privately by a homeowners association or another organization associated with the development in which they are located.

C. **Street Design Requirements.**

1. **Right of-Way Widths.** The minimum right-of-way widths of proposed streets shall be as detailed in Table 10-7-3(C)(1).

Table 10-7-3(C)(1): Minimum Right-of-Way Widths	
Type of Street	**Minimum Right-of-Way Widths (Feet)**
Arterial	85
Collector	70
Local Nonresidential	80
Local Residential	66

2. **Paving Widths.** The minimum paving widths from curb face shall be as detailed in Table 10-7-3(C)(2).

Table 10-7-3(C)(2): Minimum Paving Widths	
Type of Street	**Minimum Paving Width (Feet)**
Arterial	51
Collector	41
Local Nonresidential	39
Local Residential	30

3. **Required Street Design Elements.** Required street design elements shall be as established per street type in Table 10-7-3(C)(3).

a. A "●" indicates an element that is required on one (1) side of a given street.

b. A "○" indicates an element that is required on both sides of a given street.

c. A "◊" indicates an element that is required.

d. A "□" indicates an element that is required at the discretion of the City.

Table 10-7-3(C)(3): Required Street Design Elements							
	Required Street Design Element						
Type of Street	*Sidewalk*	*Shared Use Path*	*Parkway*	*Bicycle Lane*	*Shared Bicycle & Vehicle Lane*	*On-Street Parking*	*Median*
Freeway or Expressway	As required by the IDOT						
Arterial	•	•	○	○			◊
Collector, Bike Lane & Median	•	•	○	○			◊
Collector, On-Street Parking	•	•	○		□	○	
Local Nonresidential, Bike Lane & Median	○		○	○			◊
Local Nonresidential, On-Street Parking	○		○		□	○	
Local Residential	○		○		□	○	

Figure 7.5. Arterial Design Standards

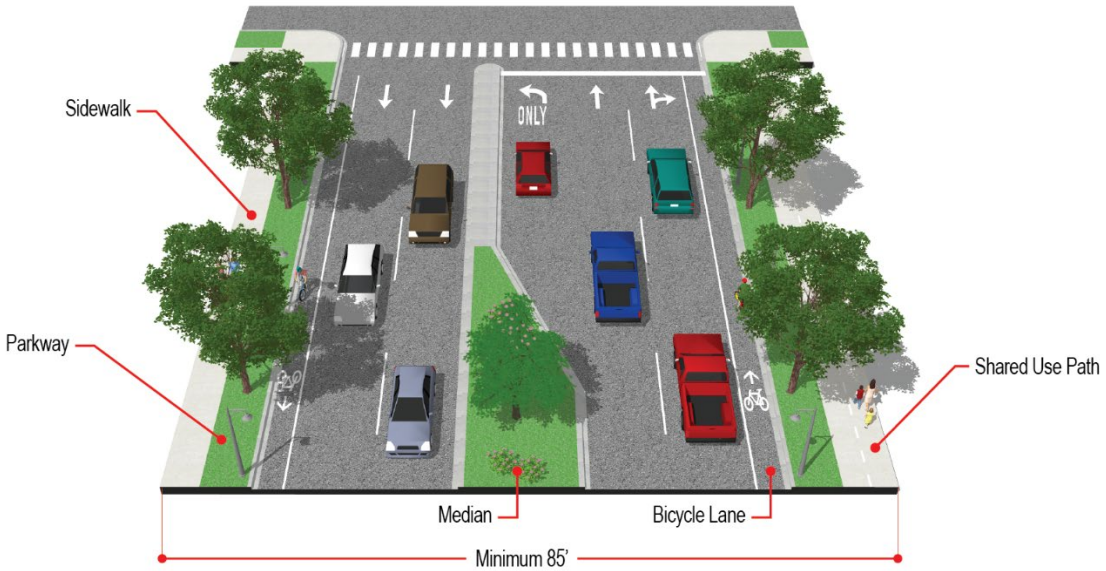


Figure 7.6. Collector Street With Bicycle Lane and Median Standards

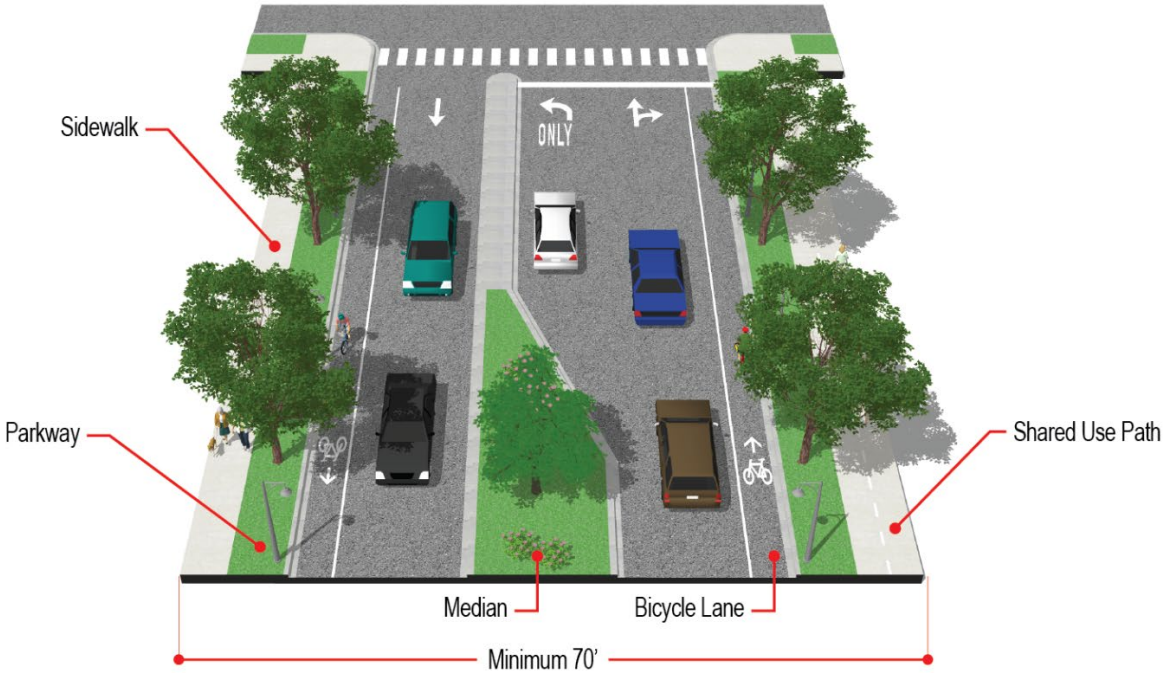


Figure 7.7. Collector Street With On-Street Parking Standards

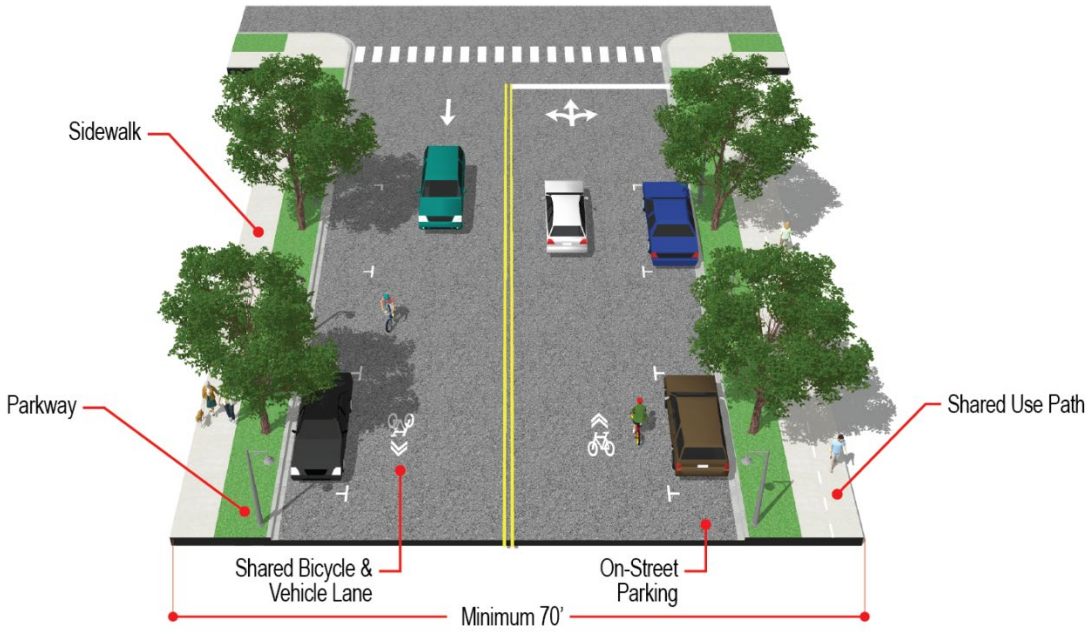


Figure 7.8. Local Nonresidential Street With Bicycle Lane and Median Standards

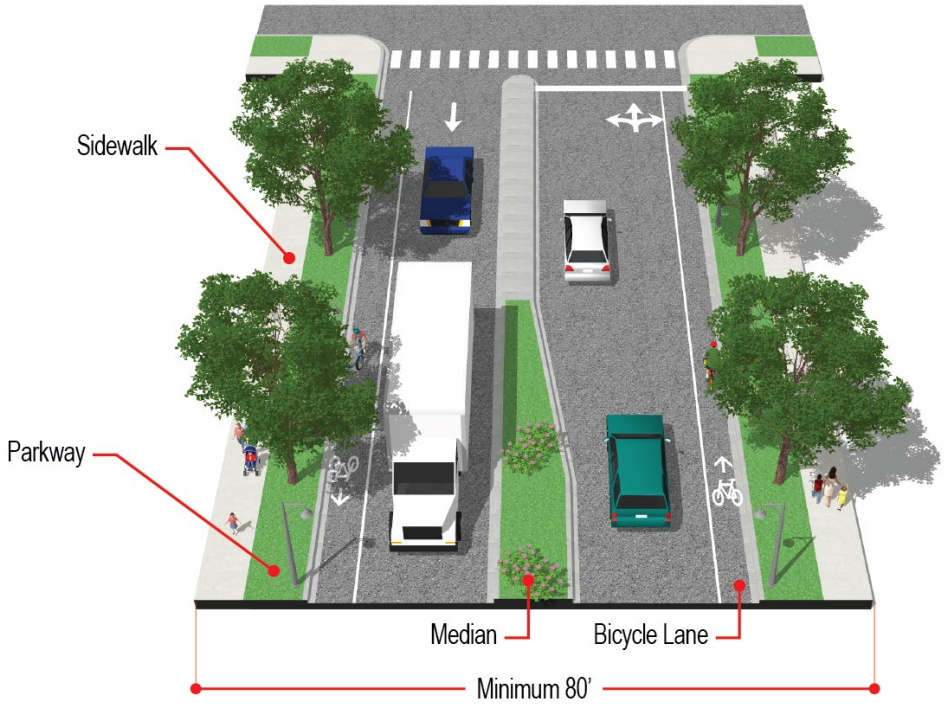


Figure 7.9. Local Nonresidential Street With Bicycle Lane and Median Design Standards

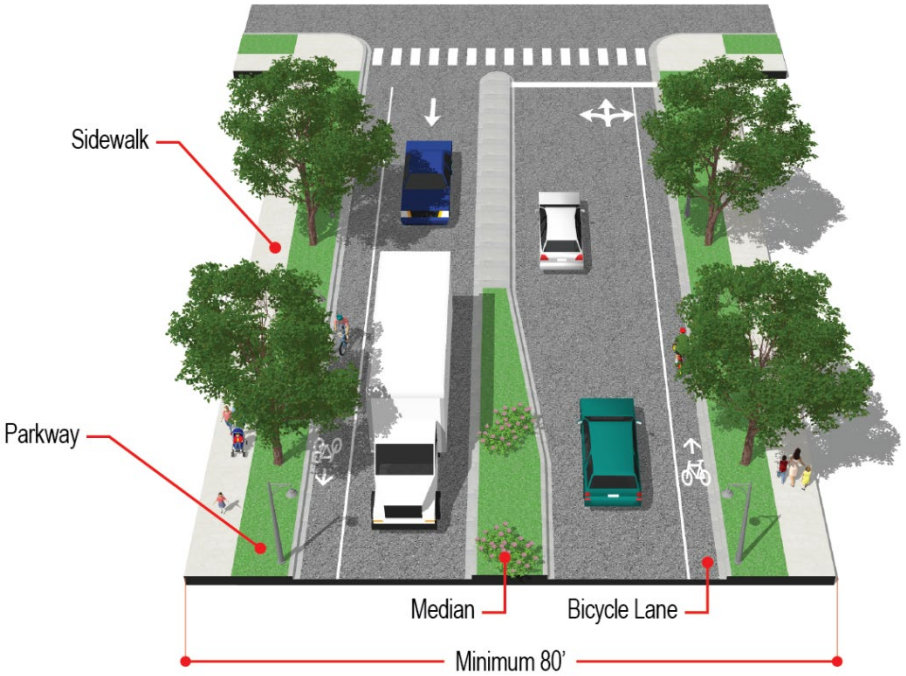
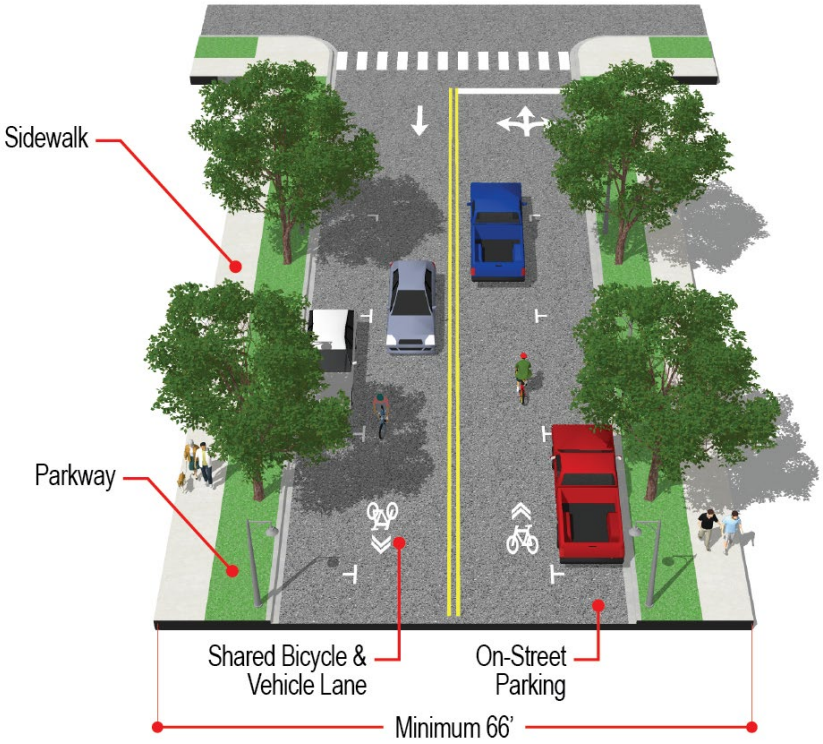


Figure 7.10. Local Residential Street Design Standards



10-7-4. Circulation and Connectivity

A. **Half Streets.**

1. Half streets shall be prohibited, except where the Planning and Zoning Commission deems them essential to the reasonable development of the subdivision and where the Planning and Zoning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided.

2. A right-of-way width of not less than forty (40) feet, and a pavement width of not less than twenty-two and one-half (22½) feet, shall be required for the half street.

3. Where a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted and constructed within such tract.

4. In cases where half streets are accepted, the owner and subdivider shall be required to grade and improve the half street, the same as all other subdivision streets.

B. **Alleys.**

1. **All Alleys.** All alleys shall be privately maintained.

2. **Commercial and Industrial.** Alleys shall be provided for all commercial and industrial districts, except that the City may waive this requirement where another definite and assured provision is made for service access, such as off-street loading and parking consistent with, and adequate for, the uses proposed.

3. **Residential.** Alleys are encouraged in subdivisions in the R-2D, R-3, and R-4 Districts and when provided shall have a minimum right-of-way width twenty (20) feet. Alleys shall be prohibited in the A-1, R-1, and R-2 Districts, unless deemed necessary by the City Engineer because of topography or other exceptional circumstances.

4. **Dead End.** Dead end alleys shall be avoided where possible, but where unavoidable, shall be provided with an adequate vehicle turn-around at the terminus as determined by the City Engineer.

5. **Obstructions.** No obstructions shall be permitted in areas reserved for alleys.

10-7-5. Easements

A. **Utility Easements Required.**

1. Utility easements at least ten (10) feet wide shall be provided at the rear of all lots and shall be centered on the rear or side lot lines, unless otherwise approved by the City Council due to topography, natural features, or other site constraints.

2. Utility easements may be required at other locations than the rear of lots and at greater widths than ten (10) feet to accommodate proposed utilities and to provide space for future utilities, as deemed appropriate by the City Engineer.

3. Utility easements shall be provided along both sides of all road right-of-ways.

B. **Stormwater Control Facilities Easements Required.** Easements shall be required for all stormwater control facilities and for overflow routes.

C. **Watercourse Easements Required.** Where a watercourse, drainage channel, stream, or other body of water traverses a subdivision, appropriate dedications or easement provisions, with adequate width to accommodate the observed, computed, or anticipated stormwater drainage through and from the subdivision shall be made. The width of the easement shall depend on the area of land drained by the watercourse and shall be of adequate width to allow access for construction and maintenance equipment.

D. **Transition Area Easements.** Transition zone easements may be required in accordance with the standards of Section 10-5-3(F). If said easement is to also be used for public utilities, only such plant materials that have an ultimate growth not exceeding fifteen (15) feet shall be used.

10-7-6. Water, Sewer, and Stormwater

A. **Water System Connection Required.**

1. All parcels within a subdivision shall be required to connect to the United City of Yorkville's Public Water Supply System, including required water main extensions off-site, to the sizes required by the City.

2. All subdivisions shall provide a looped, double fed water system, and extensions to the boundaries of the development, as directed by the City.

B. **Sanitary Sewer Connection Required.**

1. All parcels within a subdivision shall be required to provide connection to the sanitary sewer system, including required sewer extensions off-site, to the sizes and depths required by the City.

2. The sanitary sewers shall be extended to the far boundaries of the development, as directed by the City.

C. **Stormwater Drainage Required.**

1. Surface water drainage improvements consisting of storm sewers or open channels, inlets, catch basins, manholes, and/or detention facilities, shall be designed and constructed to adequately drain the area being developed and any other areas that naturally drain through the area being developed.

2. If the natural surface water drainage will be changed by the construction of the subdivision, adequate provision shall be made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use. Surface waters shall not be deposited on the property of adjoining landowners in a manner that causes erosion or other damage.

3. The property owner shall maintain any drainage course across their property and shall keep their property free from features that restrict the natural drainage.

10-7-7. Cluster Development

Cluster development is allowed in residential subdivisions in the R-1, R-2, and R-2D Districts to encourage and accommodate, in a unified project, creative and imaginative approaches to development that preserve sensitive natural areas and encourage compact, walkable design of subdivisions and neighborhoods.

A. **Resources to be Conserved**. To qualify for cluster development any land located in a special flood hazard area, as determined by the Federal Emergency Management Agency, shall be placed in a conservation easement.

B. **Maximum Density per Acre**. The gross density of a cluster development shall not exceed the maximum dwelling units per acre detailed in Table 10-7-7(B).

Zoning District	Maximum Density
R-1	3.63 dwelling units/acre
R-2	4.36 dwelling units/acre
R-2D	2.90 dwelling units/acre

C. **Maximum Dimensional Standards Reduction**. The dimensional standards established in Table 10-3-9(A) may be reduced by thirty (30) percent or by the cumulative total land area to be placed in a conservation easement, whichever is less.

D. **Density Bonus**. The maximum gross density per acre, per district, may be exceeded by a maximum of thirty (30) percent if either the natural resource conservation or subdivision design standards below are met.

1. **Natural Resource Conservation.** A minimum of one (1) of the following sensitive natural areas are placed in a conservation easement. The maximum allowed density bonus shall be as determined by the City Council and shall be directly tied to the amount of land area placed in a conservation easement.

    a. Native landscapes,

    b. Mature tree stands,

    c. Prime farmland,

    d. Critical habitat, and/or

    e. Other as approved by the Zoning Administrator.

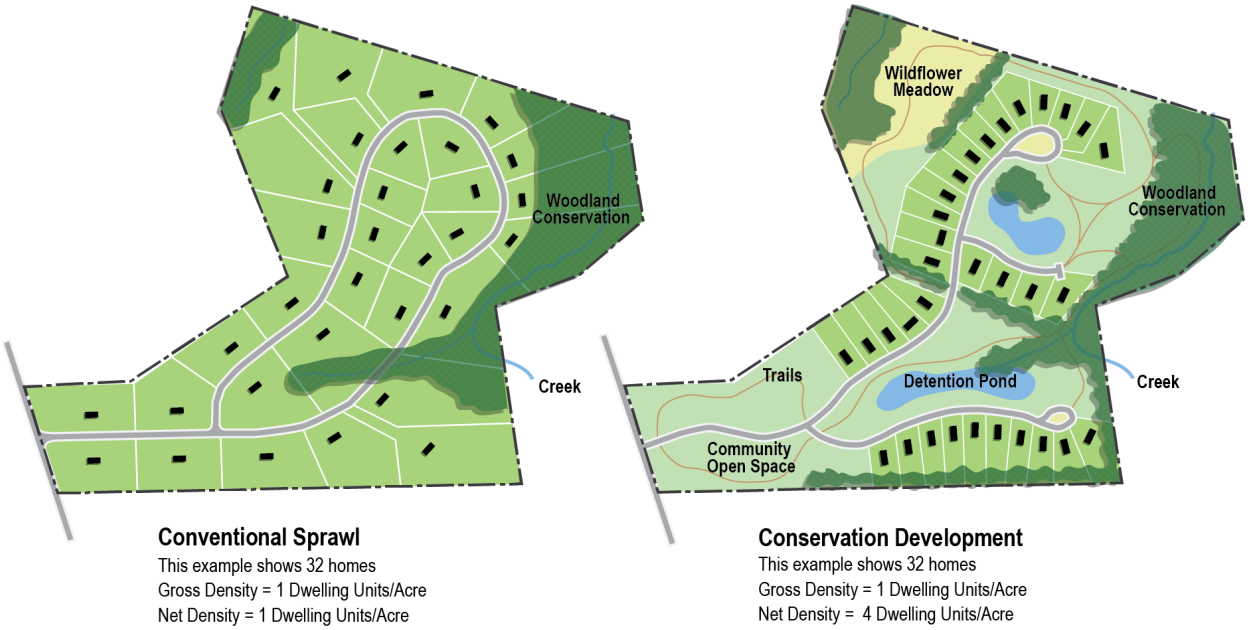
2. **Subdivision Design.** The subdivision provides an enhanced pedestrian environment throughout the neighborhood by fulfilling at least one (1) of the following standards. The maximum allowed density bonus shall be as determined by City Council and shall be directly tied to the enhancements to the pedestrian environment provided.

    a. At least twenty (20) percent of blocks in the subdivision are eight-hundred (800) feet or less in length.

    b. At least twenty (20) percent of the cul-de-sacs in the subdivision are four-hundred (400) feet or less in length.

E. **Planned Unit Development Required.** Any subdivision employing cluster development techniques shall require approval through the Planned Unit Development Process as specified in Section 10-8-8.

Figure 7.11. Cluster Development



10-7-8. Anti-Monotony Standards

A. **Building Variety Standards.**

1. No new single-unit detached or duplex dwelling units shall be similar in appearance to any other single-unit detached or duplex dwelling units within two (2) units on either side of the subject property or on any of the five (5) units across the street from the subject property.

2. On cul-de-sac turnarounds, no single-unit detached or duplex dwelling shall be similar in appearance to another dwelling on the turnaround.

B. **Similarity Standards.** Any two (2) dwelling units shall be considered similar in appearance if they are identical or nearly identical to one another in any three (3) or more of the following characteristics:

1. Roof type (gable, hip, mansard, gambrel, flat, or combination);

2. Similar roof pitch at an angle of ten (10) degrees or less;

3. Dimensions (height and/or length) of the front wall closest to the front lot line that are within twenty (20) percent the same as either the height or width shall constitute similarity;

4. Shape of the front elevation silhouette;

5. Relative location and size of windows on the front elevation;

6. Relative location and dimensions of garage door(s), if included on the front elevation; and

7. Type(s) of exterior building cladding materials on the front elevation. The following differences in construction material shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar.

    a. Four (4) inch exposure horizontal siding;

b. Eight (8) inch exposure horizontal siding;

c. Brick facing;

d. Vertical siding;

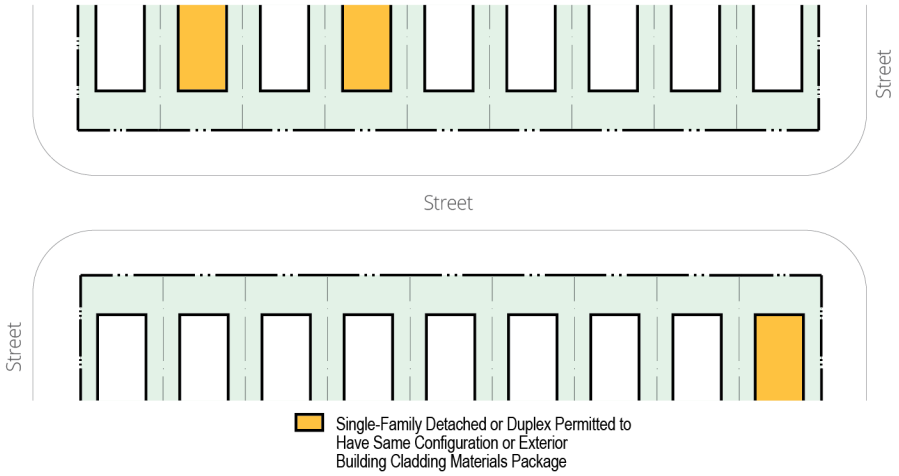
e. Stone facing; and

f. Stucco/staccato board and trim.

g. When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one story in height.

h. Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.

Figure 7.12. Anti-Monotony Standards



10-7-9. Park and Recreation Land and School Site Dedication

As a condition of approval of a final plat of a subdivision, the developer shall dedicate land for park and recreational purposes and for school sites to serve the needs of residents of the development, or a cash contribution in lieu of the land dedication, or a combination of both, at the discretion of the City, in accordance with the criteria and formula below.

A. **Criteria For Requiring Park and Recreation Land Dedication.**

1. **Requirements and Population Ratio.** The quantity of land required for park dedication shall result directly from the total population of the proposed development. The total requirement shall be five and one half (5 ½) acres of land per one thousand (1,000) residents. The required five and one-half (5 ½) acres shall be allocated into different types of recreation areas as shown in Table 10-7-9(A)(1), or as may be required by City Council at its discretion.

Table 10-7-9(A)(1): Parkland Dedication Requirements

Type of Recreation Area	Size Range	Minimum Acres Per 1,000 People
Play lot	Minimum - 8,000 square feet	n/a
School/park (neighborhood playground)	Minimum - 5 acres	1.25
Neighborhood park	Minimum - 3 1/2 acres	1
District-wide park or play field	Minimum - 4 acres, up to 30 acres	1.25
Community-wide recreation park	Minimum - 12 acres, up to 30 acres	2
Total		5.5

B. **Criteria For School Site Dedication.**

1. **Requirement and Population Ratio.** The required dedication of land for school sites shall depend on the quantity of students projected to be generated within the subdivision. The land dedication requirement shall be determined by obtaining the ratio of the maximum number of students to be served in each such school classification as defined in Table 10-7-9(B)(1) and the minimum number of acres for a school site of each school classification defined in Table 10-7-9(B)(1). The product shall be the number of acres of land required for sufficient school sites to serve the estimated children in each such school classification.

Table 10-7-9(B)(1): School Dedication Requirements

School Classification Grade	Maximum Number of Students For Each School Classification	Minimum Number of Land Acres For Each School Site For Such Classification
Elementary Schools - Grades K-5	600 students	11 acres
Junior High Schools - Grades 6-8	900 students	19 acres
High Schools - Grades 9-12	2,300 students	48 acres

C. **Contribution in Lieu Procedure.** At the City's discretion, it may require the developer to pay a contribution in lieu of the land dedication required. The cash contribution required in lieu of park and recreation and/or school facilities shall be per the City's adopted ordinances. The cash contributions in lieu of park and recreation land dedication shall be held in trust solely for the acquisition of park and recreation land which will be available to serve the needs of the residents of the subdivision.

D. **Estimated Population Per Dwelling Unit.** Table 10-7-9(D) of population density shall be used to calculate the quantity of dedicated acres of land for parkland or schools or to determine the required cash contribution in lieu of.

Table 10-7-9(D): Estimated Population Per Dwelling Unit						
Type of Unit	**Preschool**	**Elementary**	**Junior High**	**High School**	**Adults**	**Total Per Dwelling Unit**
	0-4 Years	5-10 Years	11-13 Years	14-17 Years	18+ Years	All Ages
Dwelling, Single-Unit						
2 Bedroom	0.113	0.136	0.048	0.020	1.700	2.017
3 Bedroom	0.292	0.369	0.173	0.184	1.881	2.899
4 Bedroom	0.418	0.530	0.298	0.360	2.158	3.764
5 Bedroom	0.283	0.345	0.248	0.300	2.594	3.770
Dwelling Duplex, Dwelling, Townhome						
1 Bedroom	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.088	0.048	0.038	1.752	1.990
3 Bedroom	0.212	0.234	0.058	0.059	1.829	2.392
4 Bedroom	0.323	0.322	0.154	0.173	2.173	3.145
Dwelling, Multi-Unit						
Efficiency	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.001	1.754	1.758
2 Bedroom	0.047	0.086	0.042	0.046	1.693	1.914
3 Bedroom	0.052	0.234	0.123	0.118	2.526	3.053
Note: Estimated population per dwelling unit formula is based on standards in use in the Village of Sleepy Hollow, Illinois						

Chapter 8. UDO Review and Approval Procedures

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10-8-1. Administrative Authorities

A. **Zoning Administrator.** The Director of the Department of Community Development shall be the Zoning Administrator and shall enforce and administer the regulations of this Title, including the following responsibilities:

1. Assist in providing public information relative to all matter pertaining to this title and open records for public inspection, as deemed required by law.
2. Receive and review applications for all procedures related to this Title.
3. Receive applications for County mile and one-half reviews and forward to the Planning and Zoning Commission and City Council.
4. Forward materials to the applicable review and/or decision-making committees as applicable.
5. Interpret the regulations when questions arise, including but not limited to:
    a. Determine which uses, though not contained by name in a zoning district list of permitted uses, are of the same general character and permit their establishment.
    b. Determine the parking or loading class of a use which is not contained by name in a parking or loading class.
6. Maintain permanent and current records pertaining to this Title, including, but not limited to, all maps, amendments, variations, appeals, and publications thereof.
7. Administer the comprehensive plan and interpret the provisions pertaining to building and site design considering such factors as contextual appropriateness, consistency with the City's general policies, and community need or benefit.

8. Identify all nonconforming structures and uses.
9. Delegate other duties as may be placed upon them by this Title.

B. **Zoning Officer.** The Building Code Official shall be the Zoning Officer and be responsible for enforcing this Title, including the following responsibilities:

1. Issue all certificates of use and occupancy and maintain records thereof.
2. Conduct inspections of building, structures, and use of land to determine compliance with the terms of this Title.
3. Issue violation notices and citations for violations of this Title.
4. Require that all construction or work of any type be stopped when such work is not in compliance with this Title; and revoke any permit which was unlawfully issued.
5. Review all cases of encroachment in required yards.
6. Issue citations and notify violators from decisions made by the Administration Adjudication Hearing Officer, Planning and Zoning Commission and City Council.

C. **Plan Council.** The Plan Council may consist of the City Administrator, Community Development Director, City Engineer, Building Code Official, Public Works Director, Director of Parks and Recreation, Police Chief, Sanitary District Director, Fire District representative, or designee from each respective department. The Plan Council shall have the following responsibilities and procedures:

1. The Plan Council shall meet on an as needed basis and the petitioner(s) shall also be present at the meeting.
2. The City Administrator shall have final authority regarding members and meeting schedule for the Plan Council.
3. Review all development applications, requests, and documents including but not limited to site plans, concept plans, annexations, planned unit developments, map amendments, text amendments, special use, variance, preliminary and final plats for compliance with City ordinances, standards, and policies.
4. Work cooperatively with the applicant(s) to find mutually acceptable site design and improvement solutions to specific site problems, in accordance with City ordinances, standards and policies.
5. Prepare recommendations based upon review of site plans and documents to the applicant(s), committee(s), and Planning and Zoning Commission prior to holding of a public hearing on the application.

D. **Economic Development Committee.** The Economic Development Committee consists of four (4) City Council members which are appointed by the mayor and shall have the following authorities and responsibilities:

1. Review development applications and serve as an advisory body to any petitioner(s) seeking approval on all documents including but not limited to text amendments, map amendments, planned unit developments, variations, special uses, and plat applications.
2. Comments and advice given by the Economic Development Committee to any petitioner(s) is for general informational knowledge and to address any potential issues with an application with regards to City ordinances, standards, and policies.

E. **Planning and Zoning Commission.** The Planning and Zoning Commission, which has been created and appointed by the mayor, shall have the following authorities and responsibilities.

1. To hear and make recommendations to the Mayor and City Council on all applications including but not limited to text amendments, map amendments, planned unit developments, variations, special uses, and plat applications.
2. To initiate, direct, and review, from time to time, studies of the provisions of this Title, and to make reports of its recommendations to the Mayor and City Council.

3. To perform such duties of a Plan Commission as authorized by division 12 of the Illinois Municipal Code (65 ILCS 5/11-12-1 et seq.).

4. To hear and make recommendations to the Mayor and City Council on all matters upon which it is required to pass under this Title.

5. To prepare and recommend to the Mayor and City Council a comprehensive plan or updates thereto for the present and future development or redevelopment of the City.

6. To hear and act upon requests for interpretations of this Title and appeals of decisions made by the Zoning Administrator or Zoning officer.

7. To hear and decide all matters referred to it and upon which it is required to pass under the zoning ordinance as prescribed by statute.

8. To perform such duties of a Zoning Board of Appeals as authorized by division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.).

9. Grant authorized Variations from the regulations as stated in Section 10-8-9 of this Title.

10. To perform such additional duties as are outlined in this Ordinance, the City of Yorkville Code of Ordinances, or the Illinois Municipal Code.

10-8-2. General Application Requirements

A. **Authorization**.

1. An application for any request or procedure, except for amendments, may be filed only by the owner or lessee of the property, or by an agent or contract purchaser specifically authorized by the owner to file such application.
2. An application for an amendment may be filed by an owner, lessee, agent, or contract purchaser of property located in the City or by the City Council, Planning and Zoning Commission, Zoning Administrator, or City Administrator.

B. **Filing**.

1. An application for any request or procedure shall be filed with the Zoning Administrator.
2. The application shall be on forms provided by the City and shall be filed in such number as the instructions provide.
3. All plans shall be at a scale sufficient to permit a clear and precise understanding of the proposal.
4. The application shall include all information, plans, and data, specified in the forms provided by the City and sufficient to determine whether the application will conform to the requirements set forth in this Title.

C. **Completeness**.

1. The Zoning Administrator shall determine whether the application is complete.
2. If the application is not complete, the Zoning Administrator shall notify the applicant of any deficiencies and shall take no steps to process the application until the deficiencies are remedied.
3. **Dormant Applications.**
    a. If the Zoning Administrator determines that the application is incomplete, it will become dormant under these circumstances:
        (1) The applicant has been notified of such deficiencies and has not responded or provided a timeline for completing the application within ninety (90) days from the time of notification.
        (2) The applicant has not responded in writing to a request for information or documentation from staff or the initial Planning and Zoning Commission review within six (6) months from the date of that request.
        (3) The applicant has not responded to a request for legal or engineering deposit replenishment for City incurred costs and fees within ninety (90) days from the date of the request.
    b. If the Zoning Administrator has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.
    c. Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant.
4. Once the Zoning Administrator has determined that the application is complete, the application shall be scheduled for consideration at the appropriate meeting, as needed.

D. **Fees**.

1. Every application shall be accompanied by the required filing fee as established and modified, from time to time, by the City Council provided in Section 1-7-9 of the Yorkville Municipal Code.
2. No fees shall be waived, and no fees shall be refunded except those authorized by the Mayor, City Administrator, or their designee in their sole discretion.

E. **Withdrawal of Application**. An applicant shall have the right to withdraw an application at any time prior to the decision on the application by the Planning and Zoning Commission or City Council. Such withdrawal shall be in writing.

F. **Successive Applications**.

1. A subsequent application shall not be reviewed or heard within one (1) year of the date of denial unless there is substantial new evidence available or if a significant mistake of law or of fact affected the prior denial.
2. Such subsequent applicant shall include a detailed statement of the grounds justifying its consideration.
3. The Zoning Administrator shall decide as to whether the subsequent application provides substantial new evidence.
4. If the Zoning Administrator finds that there are no grounds for consideration of the subsequent application, they shall summarily and without hearing deny the request.

10-8-3. Permits, Certificates, and Administrative Review

A. **Summary of Administrative Review and Action.** Table 10-8-3(A) summarizes the Administrative Review and Approval Procedures and identifies the administrator that serves as the review and decision-making body.

Table 10-8-3(A): Summary of Administrative Review and Approval Procedures		
Administrative Review Procedure	**Zoning Administrator**	**Zoning Officer**
Building Permit	○	●
Certificate of Occupancy	○	●
Lot Split	●	
Sign Permit	○	●
Temporary Use Permit	●	○
Key:		
● = Review and Decision Making Body		
○ = Review Body		

B. **Building Permit.**

1. **Permit Required.** A building permit issued by the Zoning Officer shall be required for the construction, reconstruction, enlargement, or relocation of any building or structure. It shall be unlawful for any person to erect, move, add to, or structurally alter any building or structure, or to use or change the use of any building or land without a building permit.
2. **Placement.** The permit shall be posted in a prominent place on the premises prior to and during the period of construction, reconstruction, enlargement, or moving.
3. **Compliance.** Before a building permit is issued for the erection, moving, alteration, enlargement or occupancy of any building or structure or use of premises, the plans and intended use shall indicate conformity in all respects to the provisions of this Title.
4. **Requirements.**
   a. **Site Plan.** Every application for a building permit submitted to the officer shall be accompanied by a site plan and/or plat of survey, drawn to scale, showing the lot and the building site and the location of existing building on the lot, accurate dimensions of the lot, yards and building or buildings, together with locations and uses, together with such other information as may be necessary to the enforcement of this title.
   b. **PIN Number and Address.** Every application shall include the Property Index Number (PIN), lot number, and/or address of the parcel where the improvement is being located.
   c. **Fees.** No approval shall be issued until appropriate fees have been paid as stated in Section 1-7-9 of the Yorkville Municipal Code.

5. **Review Process.**

   a. A building permit application shall be reviewed by both the Zoning Officer and Zoning Administrator or an appointed designee of their choosing.

   b. The Zoning Officer and Zoning Administrator or their appointed designee will ensure that every application is in compliance with this Title and all other adopted municipal regulations.

   c. Site plan review is required prior to the issuance of a building permit to certify compliance and shall be required for any development meeting one of the following criteria.

      (1) New development, including the construction or placement of any new building(s) or expansion of any existing building.

      (2) Any development which will increase the overall impervious lot coverage of a parcel.

      (3) Any development subject to off-street parking and loading requirements.

   d. The Zoning Officer shall act upon each application after it is filed in compliance with the provisions of this Title and provide the applicant(s) with a fee receipt.

   e. In the case that an application is not in compliance with this Title or the application provided insufficient information then the Zoning Officer shall notify the applicant, in writing, of said official's refusal to issue an approval detailing the reason(s) for the refusal.

6. **Expiration and Lapse of Approval**. The applicant shall have six (6) months from the date of approval to secure a building permit to carry out the proposed improvements. If a building permit has not been obtained within six (6) months of the date of approval, the approval shall expire. An extension of the time requirements may be requested in writing and granted by the Zoning Administrator for good cause shown by the applicant, provided a written request is filed with the City at least two (2) weeks prior to the respective deadline.

C. **Certificate of Occupancy.**

1. A Certificate of Occupancy shall be required for any of the following, except buildings incidental to agricultural operations other than residences:

   a. Occupancy and use of a building hereafter erected or enlarged.

   b. Change in the use of an existing building.

   c. Occupancy and use of vacant land except for the raising of crops.

   d. Change in the use of land to a use of a different classification except for the raising of crops.

   e. Any change in the use of a nonconforming use.

2. No such occupancy, use or change of use shall take place until a Certificate of Occupancy therefor shall have been issued.

3. **Review Process.**

   a. A Certificate of Occupancy shall be reviewed by both the Zoning Officer and Zoning Administrator.

   b. The Zoning Officer and Zoning Administrator shall ensure that every application is in compliance with this Title and all other adopted municipal regulations.

   c. **Zoning Officer Action.** The Zoning Officer shall act on an application for a Certificate of Occupancy within ten (10) business days after a written request for the same has been submitted to the Zoning Officer.

4. **Temporary Certificate of Occupancy.** Pending the issuance of such a certificate, the Zoning Officer may issue a temporary Certificate of Occupancy for a period of not more than six (6) months during the completion of the construction of the building or of alterations which are required under the terms of any law or ordinance.

    a. **Renewal.** Such temporary certificate may be renewed an additional six (6) months, but it shall not be construed in any way to alter the respective rights, duties, or obligations of the owner or of the City relating to the use or occupancy of the land or building, or any other matter covered by this title, and such temporary certificates shall not be issued except under such restrictions and provisions as will adequately ensure the safety of the occupants.

5. **Records Of Action.** A record of all certificates of occupancy shall be kept on file by the Zoning Officer and a copy shall be forwarded, on request, to any person having proprietary or tenancy interest in the building or land affected.

D. **Lot Splits.**

1. **Applicability**. A lot split is a subdivision which meets any one (1) if the following conditions.

    a. The split of a single lot into three (3) or fewer lots.

    b. Subdivisions solely for the creation of public right of way or other public tracts of land.

    c. Lot line or boundary adjustments to a filed Final Plat.

    d. Correction of errors or omissions on a filed Final Plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.

2. **Lot Split Review Criteria.**

    a. **Comprehensive Plan Alignment**. The Lot Split is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

    b. **Compliance**. The Lot Split is consistent with the provisions of this Title and the governing zoning district.

3. **Zoning Administrator Review and Action.** Upon the determination of completeness, the application shall be reviewed by the Zoning Administrator to ensure the application conforms to the criteria in Subsection 2 above. Based upon their review, the Zoning Administrator shall approve or deny the Lot Consolidation/Split application in writing.

4. **Advancement To Variance.** The Zoning Administrator may advance any Lot Consolidation/Split application to a Subdivision in instances that, in the opinion of the Zoning Administrator, require public input and review by the Planning and Zoning Commission to approve or deny. Any Lot Consolidation/Split advanced to a Subdivision shall follow the procedure in Section 10-8-6.

E. **Sign Permit.**

1. **Purpose**. A Sign Permit shall be required prior to the display, copy change, construction, erection, or alteration of a sign, and its structural components, on any property to verify compliance with all applicable standards of this Title and the applicable sections of the building code as adopted by the City. All electrical installations associated with the erection and installation of a sign must be done in accordance with the adopted Building and Electrical Codes.

2. **Exemptions**. Signs exempt from a permit are listed in Section 10-6-4 of this Title.

3. **Sign Permit Review Criteria**. To approve the issuance of a Sign Permit, the Zoning Administrator and Zoning Officer shall make an affirmative finding that all applicable provisions of this Title, the Building Code, and all other City ordinances are met.

4. **Review Process.**

    a. A Sign Permit application shall be reviewed by both the Zoning Officer and Zoning Administrator.

b. The Zoning Officer and Zoning Administrator shall ensure that every application complies with this Title, the Building Code, and all other adopted municipal regulations.

c. **Zoning Officer Action.** Based upon their review, the Zoning Officer shall approve or deny the Sign Permit application in writing.

5. **Expiration and Lapse of Approval**. A Sign Permit shall become null and void, if work authorized under the permit has not been completed within six (6) months of the date of issuance.

6. **Comprehensive Sign Plan**. Signage may also be approved through a Comprehensive Sign Plan as specified in Section 10-6-8.

F. **Temporary Use Permit.**

1. **Purpose.** A Temporary Use Permit shall be required prior to the commencement of a Temporary Use identified in Table 10-3-12.

2. **Temporary Use Permit Review Criteria**. To approve a Temporary Use Permit, the Zoning Administrator shall make an affirmative finding that the following criteria are met:

a. **Land Use Compatibility**. The Temporary Use shall be compatible with the purpose and intent of this Title and the district in which it will be located. The Temporary Use shall not impair the normal, safe, and effective operation of a permanent use on the same site. The Temporary Use shall not endanger or be materially detrimental to the public health, safety, or welfare, or injurious to property or improvements in the immediate vicinity, given the nature of the activity, its location on the site, and its relationship to parking and access points.

b. **Compliance with Other Regulations**. A Building Permit or temporary Certificate of Occupancy may be required before any structure used in conjunction with the Temporary Use Permit is approved, constructed, or modified. All structures and the site shall meet all applicable building code, UDO, and fire code standards and shall be promptly removed upon the cessation of the use or event. Upon cessation of the use or event, the site shall be returned to its previous condition, including the removal of all trash, debris, signage, attention attracting devices, or other evidence of the special event or use.

c. **Hours of Operation and Duration**. The duration and hours of operation of the Temporary Use shall be consistent with the intent of the event or use, and compatible with the surrounding land uses. The duration and hours of operation shall be established by the Zoning Administrator at the time of approval of the Temporary Use Permit.

d. **Traffic Circulation**. The Temporary Use shall not cause undue traffic congestion or accident potential given anticipated attendance and the design of adjacent streets, intersections, and traffic controls, as determined by the City Engineer.

e. **Off-Street Parking**. Adequate off-street parking shall be provided for the Temporary Use, as determined by the Zoning Administrator, and it shall not create a parking shortage for any of the other existing uses on the site.

f. **Public Conveniences and Litter Control**. Adequate on-site restroom facilities and on-site solid waste containers may be required as deemed appropriate by the Zoning Administrator. The applicant shall provide a written guarantee that all litter generated by the event or use shall be removed at no expense to the City.

g. **Appearance and Nuisances**. The Temporary Use shall be compatible in intensity, appearance, and operation with surrounding land uses, and shall not impair the usefulness, enjoyment, or value of adjacent property due to the generation of noise, dust, smoke, glare, spillover lighting, or other forms of environmental or visual pollution.

h. **Other Conditions**. The Zoning Administrator may establish any additional conditions deemed necessary to ensure land use compatibility and to minimize potential adverse impacts on nearby uses, including, but not limited to, time and frequency of operation, temporary arrangements for parking and traffic circulation, screening/buffering

requirements, and guarantees for site restoration and cleanup following the Temporary Use. Conditions may include, but shall not be limited to:

(1) Modifications or restrictions on the hours of operation, duration of the event, size of the activity or other operational characteristics.

(2) If the permit applicant requests the City to provide extraordinary services or equipment or if the Zoning Administrator otherwise determines that extraordinary services (e.g., traffic control or security personnel) or equipment should be provided to protect public health or safety, the applicant shall pay to the City a fee sufficient to reimburse the City for the costs of these services if not provided by the applicant. This requirement shall not apply if the event or use has been anticipated in the budget process and sufficient funds have been included in the budget to cover the costs incurred.

3. **Review Process.**

a. A Temporary Use Permit shall be reviewed by both the Zoning Officer and Zoning Administrator or an appointed designee of their choosing.

b. The Zoning Officer and Zoning Administrator shall ensure that every application complies with this Title, the Building Code, and all other adopted municipal regulations.

c. **Zoning Administrator Review and Action.** Upon determination of completeness, the application shall be reviewed by the Zoning Administrator to ensure the application conforms to the criteria in Subsection (F)(2) above. Based upon their review, the Zoning Administrator shall approve or deny the Temporary Use Permit application in writing.

10-8-4. Board/Commission General Review and Action Procedures

A. **Summary of Board/Commission Review and Approval Procedures.** Table 10-8-4(A) summarizes the Board and Commission Review and Approval procedures and identifies the appropriate boards or commissions that serve as recommending or decision-making bodies.

Table 10-8-4(A): Summary of Board/Commission Review and Approval Procedures				
Petition Review Procedure	**Plan Council**	**Economic Development Committee**	**Planning and Zoning Commission**	**City Council**
Special Use	A	A	R[1]	D
Subdivision	A	A	R	D
Planned Unit Development	A	A	R[1]	D
Variation	A	A	R[1]	D
Appeal			D	
Text Amendment		A	R[1]	D
Map Amendment	A	A	R[1]	D
Annexations	A	A		D
Economic Incentive/Development Agreement	A[2]	A		D
Key:				
A = Advisory Body				
R = Recommending Body				
D = Decision Making Body				
1 = Public Hearing Notice Required				
2 = Optional Review Step at the Zoning Administrator's discretion				

B. **Notice Requirements.**

1. **Notice Requirements by Procedure.** Table 10-8-4 (B)(1) summarizes the notice requirements per Board and Commission review and approval procedure.

Table 10-8-4(B)(1): Notice Methods by Board/Commission Review and Action Procedure		
Petition Review Procedure	**Published Notice**	**Mailed Notice**
Special Use	●	●
Special Use Major Amendment	●	●
Planned Unit Development	●	●
Planned Unit Development Major Amendment	●	●
Variation	●	●
Map Amendment	●	●
Text Amendment	●	
Annexations	●	●
Economic Incentive/Development Agreement		
Key:		
● = Required Notice Method		

2. **Published Notice.** The City shall cause a notice to be published in a newspaper of general circulation within the City. The notice shall include the date, time, place and purpose of such hearing, the name of the applicant and the address of the subject property. Such notice shall be published not less than fifteen (15) days nor more than thirty (30) days in advance of the scheduled hearing date.

3. **Mailed Notice.** The applicant shall mail notice by certified mail properly addressed as shown on the county tax assessor's rolls and with sufficient postage affixed thereto, with return receipt requested, to all owners of record whose lot or portion of a lot lies within five-hundred (500) feet of the applicable site's outermost property line.

    a. **Affidavit Required.** The applicant shall file a sworn affidavit containing a complete list of the names and last known addresses of all owners of record entitled to notice and served, and attach thereto all United States Post Office return receipts as documentation of compliance with provisions in this subsection 3. Such affidavit and the return receipts must be submitted to the Zoning Administrator no later than twenty-four (24) hours in advance of the public hearing.

4. **Cost of Notice**. All costs associated with mailed and published notice, as required by this UDO, shall be the responsibility of the applicant.

C. **Recording of Documents**. Recording of documents as required by the City in instances of special use, variation, subdivision, consolidation, amendment, or Planned Unit Development or otherwise required by state statutes, shall be completed by the City Clerk and at the expense of the applicant. Notice of all fees shall be furnished to the applicant by the Zoning Administrator and paid prior to the recording of documents.

10-8-5. Special Uses

A. **Purpose.** The Special Use process is intended to provide the City additional discretion in the approval process for uses which, because of their unique characteristics, require additional consideration due to the potential impact on neighboring land and of the public need for the particular use at the particular location.

B. **Procedure.** The Special Use process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

1. **Plan Council.** The Plan Council shall review the application and report to the Planning and Zoning Commission its findings and recommendations.

    a. A community meeting of area/neighborhood property owners explaining the proposed Special Use conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

2. **Economic Development Committee.** The Economic Development Committee shall review the application and report to the Planning and Zoning Commission its findings and recommendations.

3. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations, including the recommended stipulations of conditions and guarantees as part of the approval.

4. **City Council.** The City Council shall consider the Planning and Zoning Commission's recommendation, the Zoning Administrator report, and public comment received at the Planning and Zoning Commission public hearing, and shall approve, conditionally approve, or deny the Special Use, or refer the Special Use back to the Planning and Zoning Commission for further consideration.

5. **Recordation.** Any approved Special Use shall be recorded with the City Clerk.

C. **Protest.** In the event of written protest against any proposed Special Use, signed and acknowledged by the owners of twenty (20) percent of the frontage adjacent thereto, or across an alley, or directly opposite therefrom, such Special Use shall not be granted except by the favorable vote of two-thirds (⅔) of all members of the City Council. In such cases of written protest, a copy of the written protest shall be served by the protestor(s) on the applicant for the proposed Special Use and a copy upon applicant's Attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed Special Use.

D. **Standards.** No Special Use shall be recommended by the Planning and Zoning Commission or approved by the City Council unless the following are found:

1. The establishment, maintenance or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within or near the neighborhood in which it is to be located.

3. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.

5. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

E. **Conditions and Guarantees.** Prior to the granting of any Special Use, the Planning and Zoning Commission may recommend and the City Council may require conditions and restrictions, upon establishment, location, construction, maintenance, and operation of the Special Use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in Subsection F of this section. In all cases in which Special Uses are considered the Planning and Zoning Commission may recommend and the City Council may require such evidence and guarantees as it may deem necessary as proof that the conditions in connection with the Special Use are being and will be complied with as required.

F. **Approval.** Any application for a Special Use which fails to receive a majority vote for favorable recommendation or favorable recommendation with conditions from the Planning and Zoning Commission shall not be approved except by the favorable vote of two-thirds (⅔) of all the members of the City Council, and any Special Use application which receives the favorable recommendation or favorable recommendation with conditions from the Planning and Zoning Commission may be denied by a majority vote of the City Council.

G. **Expiration and Lapse of Approval.** In any case where a Special Use has been granted pursuant to the provisions of this chapter, such approval shall become null and void unless it is constructed and in active use within three (3) years of the date of issuance. An applicant may request an extension of an additional year, to be approved by a majority vote of the City Council.

H. **Amendments to Approved Special Uses.**

1. **Determination of Level of Change**. Upon receiving a Special Use amendment application, the Zoning Administrator shall determine whether the amendment is a minor amendment, or a major amendment based on the criteria detailed in Section 10-8-5(H)(2) below.

2. **Major Amendment.** A major amendment is any proposed change to an approved Special Use that results in one or more of the following:

a. Increase in the intensity of the site's use,

b. Additional noise, glare, odor, or other impacts that are detectable from off-site

c. Affects the subject property in a manner that inhibits its continued use or reuse, or

d. Results in a change inconsistent with any standards or conditions imposed by the City Council in approving the Special Use, as determined by the Zoning Administrator

3. **Minor Amendment.** A minor amendment is any proposed change to an approved Special Use that is consistent with the standards and conditions upon which the Special Use was approved, which does not alter the concept or intent of the Special Use and is not considered a major amendment as detailed in Section 10-8-5(H)(2).

4. **Approval Process.**

   a. **Major Amendments.** A major amendment to an approved Special Use shall follow the procedure for a Special Use approval set in Section 10-8-5(B).

   b. **Minor Amendments.**

      (1) **Zoning Administrator Review.** The minor amendment shall be reviewed by the Zoning Administrator for compliance with the Comprehensive Plan and the applicable standards of this UDO. The Zoning Administrator shall then make a recommendation to City Council to approve or deny the application.

      (2) **City Council Review.** The minor amendment shall be reviewed by the City Council to ensure that the application meets the applicable review criteria. Based on the review, the City Council shall approve or deny the application. Any amendment shall not be approved except by the favorable vote of two-thirds (⅔) of all the members of the City Council. Any minor amendment shall be approved by the City Council by ordinance.

      (3) **Recordation.** The minor amendment shall be recorded with the City Clerk.

Figure 8.1. Special Use Procedure

10-8-6. Subdivision Procedures

A. **Purpose.** The purpose of this section is to establish the procedures regarding the subdivision, development, and platting of land, the preparation of plats, installation of utilities, and extension of streets and highways.

B. **General Provisions.**

1. **Zoning District Compliance.** No subdivision shall be approved unless it conforms to all of the requirements of this Title. Whenever there is a discrepancy between minimum standards or dimensions of this Title, building codes or other adopted regulations, codes, or ordinances, the most restrictive shall apply.

2. **Comprehensive Plan Conformance.**

a. All proposed subdivisions shall conform to the most recently adopted Comprehensive Plan.

b. The arrangement, character, extent, width, grade, and location of all streets shall conform to all the elements of the Comprehensive Plan and shall be designed in accordance with sound planning and engineering principles as well as the improvement provisions outlined in this Section.

3. **Subdivision Review Criteria.**

a. **Comprehensive Plan Alignment**. The Final Plat is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

b. **Compliance**. The Final Plat is consistent with the provisions of this Title and the governing zoning district.

C. **Subdivisions.**

1. **Applicability.** Any subdivision of land dividing or consolidating two (2) or more lots or parcels.

2. **Easements.** When a subdivision will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Zoning Administrator and the City Engineer.

3. **Access and Streets.** The splitting of land shall provide each lot with access to a public street or highway, so that access to each lot is assured.

4. **Preliminary Plan.** The petitioner or landowner may submit for a Preliminary Plan prior to a Final Plat.

a. Approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months. If the Final Plat has not been recorded within this time limit, the Preliminary Plan must again be submitted for approval, unless upon application by the subdivider, the City Council grants an extension. An extension period shall not exceed two (2) twelve-month periods.

b. The procedure for a Preliminary Plan will follow the procedures outlined in Section 10-8-6(C)(7) of this Title.

5. **Final Plan.** The petitioner or landowner may submit directly for a final plat.

6. **Plat of Subdivision, Plat of Resubdivision or Plat of Consolidation Requirements.**

a. **Size.** The plat of subdivision shall be drawn in ink, at a scale of one (1) inch equals one hundred (100) feet or larger, on a nonfading, stable, Mylar material.

b. **Numbering.** When more than one (1) sheet is used for any document, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the document and shall show the relation of that sheet to the other sheets.

c. **Information.**

(1) **Legal Description.** Legal descriptions shall commence at the intersections of section lines and/or quarter section lines when reasonably practical to do so. The developer shall also submit the final plat to the City in digital form, in a format acceptable to the City. The coordinate system for the final plat shall be the Illinois State Plane Coordinate System, East Zone, NAD 83, or the current National Spatial Reference System.

(2) **Monuments.** All monuments erected, corners, and other points established in the field in their proper places. The material of which monuments, corners, or other points are made shall be noted as the representation thereof, or by legend, except lot corners need not be shown.

(3) **Exterior Boundary Lines.** The exact length and bearing of all exterior boundary lines, public grounds, meander lines, and easements, unless they parallel a noted boundary.

(4) **Widths.** The exact width of all easements, streets, and alleys.

(5) **Lot Lines.** The dimensions of all lot lines, to the nearest one-hundredth of a foot.

(6) **Setback Lines.** Building setback lines on all lots.

(7) **Consecutive Numbering.** All lots consecutively numbered within consecutively numbered blocks.

(8) **Lot Angles.** The number of degrees, minutes, and seconds of all lot angles or bearings of same, other than ninety (90) degrees, except that when the line in any tier of lots is parallel, it shall be sufficient to mark only the outer lots. When any angle is between a curve and its tangent, the angle shown shall be that between the tangent and the main chord of the curve. When between curves of different radii, the angle between the main chords shall be shown.

(9) **Circular Curves.** When a street is on a circular curve, the main chord of the centerline shall be drawn as a dotted line in its proper place; and, either on it, or preferably in adjoining table, shall be noted its bearing and length, the radius of the circle of which the curve is a part, and the central angle extended. The lot lines on the street sides may be shown in the same manner, or by bearings and distances. When a circular curve of thirty-foot radius or less is used to round off the intersection between two (2) straight lines, it shall be tangent to both straight lines; it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to a point of intersection of the straight lines.

(10) **Street Names.** The name of each road or street in the plat shall be printed thereon, which name shall not duplicate the name of any other street, unless it is an extension thereof.

(11) **Abutment.** Abutting state highway lines and streets of adjoining plats shown in their proper location by dotted lines. The width, names, and recording document numbers of these streets and highways and plats shall also be given.

(12) **Dedicated Lands.** All lands dedicated to public or private use, including roads, streets, and existing easements, shall be clearly marked and recording document numbers shown on the plat.

(13) **Watercourses and Drainage.** All watercourses, drainage ditches, and other existing features pertinent to subdivision.

(14) **Access to Lakes or Streams.** Where provisions are made for access from any subdivision to any lake or stream, the plat shall show the area over which the access is provided to the lake or stream, together with a small-scale drawing, clearly indicating the location of the subdivision in relation to the lake or stream, and the location of the area over which access is provided.

(15) **Survey Monuments.** The description and location of all survey monuments placed in the subdivision shall be shown upon final plat. Permanent monuments shall be of concrete, reinforced with one (1) number four

vertical rod, and not less than five (5) inches in diameter by twenty-four (24) inches long or four (4) inches square by twenty-four (24) inches in length, set flush with the adjacent ground. Each permanent monument shall have a suitable mark in the center of the top. Concrete monuments shall be erected at a minimum of two (2) exterior boundary corners. Metal monuments not less than one-half inch in diameter and twenty-four (24) inches in length shall be placed in the ground at all lot corners, intersections of streets, intersections of streets and alleys with plat boundary lines, and at all points on street, alley, and boundary lines where there is a change in direction or curvature. All monuments and stakes shall be set in the ground before the streets and alleys are accepted for public maintenance.

(16) **Survey.** A surveyor holding a current, valid registration in Illinois shall perform the survey, and if the error in the latitude and departure closure of the survey is greater than the ratio of 1/5,000, the plat may be rejected.

(17) **Certificates of Approval.** The current City approved certificates of approval to be shown on final plat, as applicable:

(a) Surveyor.

(b) Owner.

(c) Notary.

(d) City Administrator.

(e) Township Highway Commissioner, if applicable.

(f) County Supervisor of Highways, if applicable.

(g) Illinois Department of Transportation, if applicable.

(h) City Clerk.

(i) City Planning and Zoning Commission, Chairman.

(j) City Council Certificate.

(k) County Clerk.

(l) County Recorder.

(m) City Engineer.

7. **Procedure.** The subdivision process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

a. **Plan Council.** The Plan Council shall review the Final Plat and report to the Planning and Zoning Commission its findings and recommendations.

(1) A community meeting of area/neighborhood property owners explaining the proposed Subdivision conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission meeting.

b. **Economic Development Committee.** The Economic Development Committee shall review the Final Plan and report to the Planning and Zoning Commission its findings and recommendations.

c. **Planning and Zoning Commission.** After reviewing the Final Plat, the Planning and Zoning Commission shall recommend either approval or denial of the Final Plan to City Council in writing and its reasons for such recommendation.

d. **City Council.** The Final Plat shall be reviewed by the City Council to ensure that the application meets all the applicable review criteria. Based on the review, the City Council shall approve or deny the Final Plat. Any final plat shall be approved by the City Council by ordinance.

e. **Recording of Final Plat.** The Final Plat shall be recorded by ordinance with the County Recorder of Deeds, within ninety (90) days from the date of final approval, or final approval shall be considered null and void. This requirement shall not apply when delay in recording a plat is due to circumstances beyond the control of the City or developer. All necessary fees owed to the City shall satisfied in relation to the project and any required security posted prior to the recordation of the final plat is also required.

D. **Amendments to Approved Subdivisions.**

1. **Determination of Level of Change.** Upon receiving a Subdivision Amendment application, the Zoning Administrator shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria in Section 10-8-6(D)(2) below.

2. **Major Amendment.** A major amendment is any proposed change to an approved Subdivision that results in one or more of the following changes:

   a. Increase in density,

   b. Increase in the number of dwelling units

   c. Reduce open space by more than five (5) percent,

   d. Modify the proportion of the housing types proposed,

   e. Change parking areas in a manner that is inconsistent with those in the approved subdivision,

   f. Alter alignment of roads, utilities, or drainage, or

   g. Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Subdivision as determined by the Zoning Administrator.

3. **Minor Amendment**. A minor amendment is any proposed change to an approved Subdivision that is consistent with the standards and conditions upon which the Subdivision was approved, which does not alter the concept or intent of the Subdivision and is not considered a major amendment as detailed in Section 10-8-6(D)(2).

4. **Approval Process.**

   a. **Major Amendments.** A major amendment to an approved Subdivision shall follow the procedure set in Section 10-8-6(C)(7).

   b. **Minor Amendments.** A minor amendment to an approved Subdivision shall be reviewed as follows.

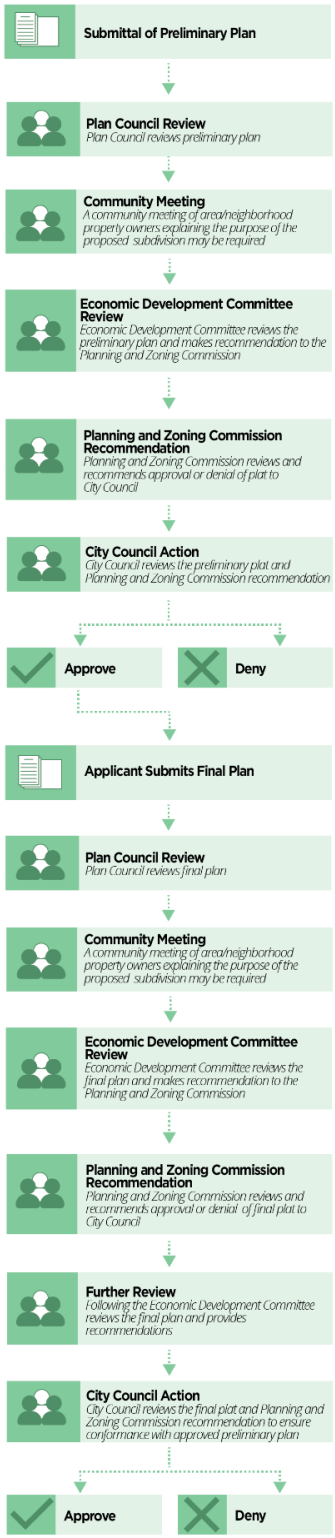
      (1) **Zoning Administrator Review.** The minor amendment shall be reviewed by the Zoning Administrator for compliance with the Comprehensive Plan and the applicable standards of this UDO. The Zoning Administrator shall then make a recommendation to City Council to approve or deny the application.

      (2) **City Council Review.** The minor amendment shall be reviewed by the City Council to ensure that the application meets all the applicable review criteria. Based on the review, the City Council shall approve or deny the minor amendment. Any minor amendment shall be approved by the City Council by ordinance.

      (3) **Recordation.** An approved minor amendment shall be recorded by ordinance with the County Recorder of Deeds, within ninety (90) days from the date of final approval, or final approval shall be considered null and void. This requirement shall not apply when delay in recording a plat is due to circumstances beyond the

control of the City or developer. All necessary fees owed to the City shall be satisfied in relation to the project and any required security posted prior to the recordation of the final plat is also required.

Figure 8.2. Subdivision Procedure



10-8-7. Required Improvements.

1. **Improvement Requirements Prior to Filing Final Plat.** Upon approval of both the Final Plan and the plans and specifications for the required subdivision improvements by the Planning and Zoning Commission, Director of Public Works, and the City Engineer, and upon approval of the appropriate agencies as evidenced by state and county permits, where required, the applicant may construct and install the required subdivision improvements prior to filing the final plat with the Planning and Zoning Commission for final approval or post a construction guarantee for the public improvements. If construction does not begin within four (4) years of Final Plat approval, the subdivider may be required to revise the plat to comply with new City requirements.

2. **Subdivision Securities.**

   a. **Construction Guarantee.** In lieu of construction in Section 10-8-7(E) of this chapter, the subdivider shall post with the City prior to recordation of the Final Plat, a construction guarantee in the form of an irrevocable letter of credit or irrevocable performance bond, payable to the United City of Yorkville, sufficient to cover the full cost, plus twenty (20) percent, of the required improvements, as estimated by the engineer employed by the subdivider and approved by the City Engineer, to ensure the satisfactory installation of required improvements as outlined in this chapter, and contained in the approved plans and specifications prior to the recording of the final plat. A surety or bank recognized by the State of Illinois, and carrying a rating sufficient to cover the cost of construction, and approved by the City Attorney, shall issue the bond or letter of credit posted. The subdivider shall use the standard bond form or letter of credit form used by the City. Construction guarantee shall not be reduced to below twenty (20) percent of the approved engineer's estimate prior to acceptance of the public improvements by the City. The construction guarantee shall not expire for at least one (1) year. Subsequent renewals of the construction guarantee shall also be for a period of at least one (1) year.

   b. **Projects Nearing Two (2) Years.** Projects nearing (2) two years into construction will receive a status inquiry letter from the City Engineer and require an updated public improvement completion (PIC) schedule.

   c. **Projects Nearing Three (3) Years.** Projects nearing (3) three years into construction will receive a status inquiry letter from the City Engineer with a punchlist of uncompleted improvements and will require an updated PIC schedule.

   d. **Projects Nearing Four (4) Years.** Projects nearing four (4) years into construction will receive a status inquiry letter from the City Engineer with a punchlist of uncompleted improvements, require an updated PIC schedule and formal notification that the project will be in default if an extension is not requested and approved prior to the four-year construction deadline.

   e. **Projects Over Four (4) Years.** Projects over four (4) years into construction will receive notification of default from the City Engineer, at the City Council direction, indicating that the letter of credit or performance bond is subject to a demand for call within sixty (60) days of the date of the notice should the developer not seek an extension for completion.

   f. **Reduction of Subdivision Securities.** Final acceptance, approval of land improvements and corresponding reduction or release of letters of credit and/or performance bonds shall be as follows:

      (1) The City Engineer shall issue a written recommendation including the basis for approving, denying, or modifying a request for reduction. The recommendation shall include the amount of the reduction based upon the engineer's estimate of probable cost as adjusted by an inflation factor from the initial date of issuance of the letter of credit or performance bond to the date of reduction. In order to calculate the inflation factor, the "Engineering News Record" construction cost index shall be used. The City Engineer shall also determine the remaining amount of the letter of credit and/or performance bond after the reduction.

      (2) The City Engineer's written recommendation shall be forwarded to the City Administrator for approval.

(3) Following the City Administrator's concurrence with the City Engineer's recommendation, the reduction shall be deemed approved or denied and the City Engineer is authorized to issue a letter to implement the decision.

(4) In the event the City Administrator does not concur with the City Engineer's recommendation, the Mayor shall have the final authority to approve or deny the City Engineer's recommendation.

(5) A developer may appeal the decision of the City Administrator to the Mayor, who shall review and make a final determination to affirm or reverse the City Administrator's initial decision.

(6) The City Administrator or designee shall issue reports quarterly or more frequently as deemed appropriate, to the Mayor and City Council that summarize letter of credit and/or performance bond reduction requests that have been received and actions taken pursuant to those requests.

3. **Construction Warranty.**

a. The subdivision irrevocable performance bond or letter of credit shall be released after an appropriate City Council action accepting the improvements for public ownership. Except as provided in subsection (b) of this section, this subdivision letter of credit or performance bond will not be released until a one-year maintenance bond or letter of credit is posted with the City Clerk for ten (10) percent of the land improvement cost, to ensure that all improvements will properly function as designed, with no defects before the City Council formal acceptance.

b. A maintenance guarantee shall be required for all landscaping but shall not be required for improvements that are on private property that do not serve, benefit, or impact properties other than the one (1) being developed.

c. It is a violation of this Code to fail to complete an infrastructure component that results in harm to the public improvement system or in the potential failure of the system.

4. **Filing.** Not more than ten (10) months after Final Plan approval, four (4) copies of the proposed Final Plans and specifications, engineer's estimates prepared and sealed by a professional engineer currently registered with the State of Illinois, and subdivision bond or letter of credit, shall be filed with the City Engineer, and shall provide all necessary information for the following, as applicable:

a. Streets,

b. Curbs and gutter,

c. Storm drainage, including storm sewers and stormwater detention, building storm drains (footings, roof, etc.),

d. Comprehensive drainage plan, including grades of surface drainageways,

e. Sanitary sewerage system,

f. Water supply and distribution,

g. Public utility locations,

h. Streetlights,

i. Sidewalks,

j. Street signs, guardrails, and other special requirements,

k. Parkway trees, and

l. Payment in full of all City fees.

5. **Construction and Inspection.**

   a. Written notice to proceed shall be obtained from the City Engineer prior to beginning any work covered by the approved plans and specifications for the above improvements. Authorization to begin work will be given upon receipt of all necessary permits, including all culvert permits required when proposed new or changed subdivision roads intersect any presently existing road, and work must proceed in accordance with construction methods of this section and the City's standard specifications for improvements.

   b. The subdivider shall pay all expenses incurred by the United City of Yorkville to provide field inspections and testing of all construction work and materials before, during, and after construction.

   c. On-street parking during build out of the development shall be limited to one (1) side only of all streets. In general, parking will not be allowed on the side of the street where fire hydrants are located. The developer shall post signage, as required by the Yorkville Police Department.

   d. Dumpsters, work trailers, and construction materials shall not be stored or located in roadways or public rights-of-way at any time, without exception.

   e. The subdivider is required to submit an acknowledgment of public improvement completion (PIC) schedule in a form approved by the City Attorney and City Engineer. The PIC schedule shall include the following information:

      (1) The schedule when public improvements are to be completed.

      (2) The schedule shall state that the City will place as a condition in the Final Plat of subdivision approval ordinance or PUD ordinance that the development must have all streets, sewers, water mains, streetlights, and other public improvements installed in a workmanship-like manner within four (4) years of initial construction.

      (3) The schedule will require the subdivider/developer to provide proof by a title search that all accepted infrastructure is free and clear of all liens and encumbrances.

      (4) The schedule shall state that the subdivider/developer will maintain the public improvements until they are approved and accepted by the City.

6. **As-Built Plans.** After completion of all public improvements, and prior to final acceptance of said improvements, the subdivider shall make, or cause to be made, a map showing the actual location of all valves, manholes, stubs, sewer and water mains, and such other facilities as the Director of Public Works shall require. This map shall bear the signature and seal of an Illinois registered professional engineer. The presentation of this map shall be a condition of final acceptance of the improvements, and release of the subdivision bond or letter of credit assuring their completion. The coordinate system for as built drawings shall be NAD27 Illinois State planes, east zone, U.S. foot (IL-E). The "as built" plans shall be submitted on reproducible Mylar, and digitally in a format acceptable to the City.

7. **Acceptance of Dedication, Improvements.**

   a. Final acceptance of the dedication of open space or other public areas shall mean the responsibility for the maintenance of the same. Approval of the Final Plat does not constitute final acceptance.

   b. Recordation of the Final Plat shall be dependent on presentation of proof of responsibility for the maintenance of all community improvements.

   c. All public improvements shall be accepted only by resolution of the City Council, after a formal petition for approval has been submitted by the subdivider to the City Clerk. Such petition shall be filed after completion of the public improvements. The City Engineer and the Director of Public Works shall, make recommendations in report form to the City Council. All petitions shall be acted upon by the City Council within thirty (30) days from receipt of such recommendations of the City Engineer and Director of Public Works. A maintenance bond will then be

required in the amount of ten (10) percent of the cost of the land improvements, as specified in this title, after City Council acceptance.

10-8-8. Planned Unit Development

A. **Purpose and Intent.** The purpose of the regulations, standards, and criteria contained in this Section is to provide an alternate procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this Section. The objective of the Planned Unit Development process is to accommodate a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of City plans and policies, including but not limited to the Comprehensive Plan, while departing from the strict application of the regulations of this UDO. The Planned Unit Development is intended to permit and encourage such flexibility and to accomplish the following purposes:

1. To promote long term planning pursuant to the City of Yorkville Comprehensive Plan and other relevant plans and City policies.

2. To stimulate creative approaches to the commercial, residential, and mixed-use development of land.

3. To provide more efficient use of land.

4. To preserve natural features and provide open space areas and recreation areas in excess of that required under this UDO.

5. To develop new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities.

6. To unify buildings and sites through design.

B. **General Provisions.**

1. Any development encompassing four (4) or more acres in area shall be approved as a Planned Unit Development in accordance with this UDO.

2. Each Planned Unit Development shall be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development except to the extent such Planned Unit Development has been approved as part of a development master plan.

3. The burden of providing evidence and persuasion that any Planned Unit Development is necessary and desirable shall rest with the applicant.

C. **Planned Unit Development Relation to Base District Standards**.

1. A Planned Unit Development, if approved, shall be a Special Use.

2. A Planned Unit Development, if approved, may allow for modifications to the standards of the base district. All such modifications shall be referred to as site development allowances.

3. Notwithstanding any limitations on Variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance in the Planned Unit Development application and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one (1) of the modification standards detailed in Section 10-8-8(D).

4. All approved site development allowances shall be delineated in the ordinance approving the Planned Unit Development as a Special Use as it applies to the subject property.

D. **Modification Standards.** An applicant seeking a site development allowance shall be required to justify their request through the provision of tangible benefits to the City of Yorkville by meeting a minimum of one (1) of the modification standards detailed below.

1. **Landscape Conservation and Visual Enhancement**. The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

2. **Sustainable Design**. The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, employment of an alternative energy system or solution, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.

3. **Public Gathering Space**. The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.

4. **Placemaking**. The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.

5. **Universal Design**. the Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

6. **High Quality Building Materials**. The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.

7. **Age-Targeted Development.** The Planned Unit Development includes residential dwelling units, amenities, and design characteristics intended to accommodate the lifestyles and needs of senior citizens.

8. **Affordability**. The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to eighty (80) percent of the Kendall County median income.

9. **Provision of a Public School.** The Planned Unit Development includes a facility that directly supports the functioning or operation of the Yorkville Community Unit School District or another public school district.

10. **Provision of a Regional Park.** The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville. The regional park is integrated into the design of the Planned Unit Development and has a direct relationship to the other main buildings and uses on-site.

11. **Funding or Construction of Public Roadways.** The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.

12. **Regional Utility Improvements.** The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

E. **Standards of Review.** The following standards for review shall be utilized in the review of a Planned Unit Development application as a whole, including any requested site development allowances and the modification standards proposed to justify those requests. The standards of review in this Section shall be considered in addition to the standards for Special Use Permits as specified in Section 10-8-5. No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:

1. **Plan and Policy Alignment**. The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

2. **Integrated Design with Identifiable Centers and Edges**. The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

3. **Public Welfare**. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

4. **Compatibility with Adjacent Land Uses**. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

5. **Impact on Public Facilities and Resources**. The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.

6. **Archaeological, Historical or Cultural Impact**. The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.

F. **Procedure.**

1. **Plan Council Review.** Plan Council shall review and discuss the Planned Unit Development and make a recommendation to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria to the Planning and Zoning Commission.

   a. A community meeting of area/neighborhood property owners explaining the proposed Special Use for Planned Unit Development conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

2. **Economic Development Committee.** The Economic Development Committee shall review the Planned Unit Development and report to the Planning and Zoning Commission its findings and recommendations.

3. **Public Hearing, Review, and Recommendation by the Planning and Zoning Commission**. The Planning and Zoning Commission shall hold a public hearing on the proposed Special Use for Planned Unit Development, and, at the close of the public hearing and after consideration of the staff report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review standards. The Zoning Administrator, on behalf of the Planning and Zoning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the application to the City Council.

4. **City Council Action**. The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the Planning and Zoning Commission recommendation, Zoning Administrator Report, and public comment either:

    a. Approve the application,

    b. Approve the application with modifications,

    c. Deny the application,

    d. Refer the application back to the Planning and Zoning Commission for further review, or

    e. Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.

G. **Amendments to Approved Planned Unit Development.**

1. **Determination of Level of Change**. Upon receiving a Planned Unit Development Amendment application, the Zoning Administrator shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in Section 10-8-8(G)(2) below.

2. **Major Amendment.** A major amendment is any proposed change to an approved Planned Unit Development that results in one or more of the following changes:

    a. Increase density,

    b. Increase the height of buildings,

    c. Reduce open space by more than five (5) percent,

    d. Modify the proportion of housing types,

    e. Change parking areas in a manner that is inconsistent with this UDO,

    f. Increase the approved gross floor area by more than five hundred (500) square feet,

    g. Alter alignment of roads, utilities, or drainage, or

    h. Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved Site Plan, as determined by the Zoning Administrator.

3. **Minor Amendment**. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in Section 10-8-8(G)(2).

4. **Approval Processes.**

    a. **Major Amendment.** A major amendment to an approved Planned Unit Development shall follow the procedure set in Section 10-8-8(F).

    b. **Minor Amendment.**

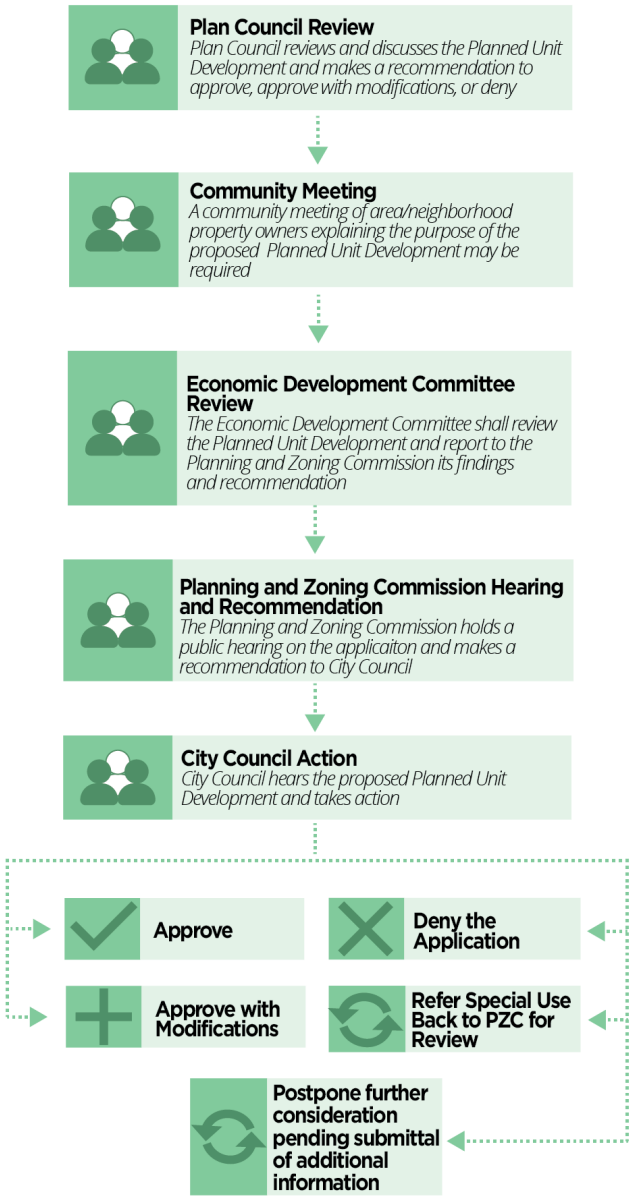
        (1) **Zoning Administrator Review.** The minor amendment shall be reviewed by the Zoning Administrator for compliance with the Comprehensive Plan and the applicable standards of this UDO. The Zoning Administrator shall then make a recommendation to City Council to approve or deny the application.

(2) **City Council Review.** The minor amendment shall be reviewed by the City Council to ensure that the application meets the applicable review criteria. Based on the review, the City Council shall approve or deny the application. Any amendment shall not be approved except by the favorable vote of two-thirds (⅔) of all the members of the City Council. Any minor amendment shall be approved by the City Council by ordinance.

(3) **Recordation.** The minor amendment shall be recorded with the City Clerk.

H. **Expiration and Lapse of Approval.** For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

Figure 8.3. Planned Unit Development Procedure



10-8-9. Variations

A. **Authority.** The Planning and Zoning Commission, after a public hearing, may recommend a Variation to the regulations of the UDO in harmony with their general purpose and intent, only in the specific instances hereinafter set forth, where the Planning and Zoning Commission holds a public hearing and makes findings of fact in accordance with the standards of this section, and further finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this UDO.

B. **Authorized Variations.** Variations from the regulations of this title shall be granted by the Planning and Zoning Commission only in accordance with the standards established in subsection (C) of this section and may be granted only in the following instances:

1. To permit any yard or setback less than the yard or setback required by the zoning district, but by no more than twenty-five (25) percent.

2. To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient size or widths of the lot or lots. In no event shall the respective size and width of the lot or lots be less than ninety (90) percent of the required area and width. The percentage set forth in this subsection is not to be reduced by any other percentage for minimum lot width and area set forth in this title.

3. To reduce the applicable off-street parking facilities required by not more than one (1) parking space or loading space, or twenty (20) percent of the applicable regulations, whichever number is greater.

4. To increase by not more than twenty-five (25) percent the maximum distance that required parking spaces are permitted to be located from the use served as specified in Section 10-5-1(G).

5. To allow for the deferment, or land banking, of required parking facilities for a reasonable period.

6. To increase by not more than ten (10) percent the maximum gross floor area of any use so limited by the applicable regulations as specified in Chapter 4.

7. To exceed any of the authorized Variations allowed under this subsection when a lot of record or a zoning lot, vacant or legally used on the effective date hereof, is, by reason of the exercise of the right of eminent domain by any authorized governmental domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one (1) or more of the regulations of the district in which said lot of record or zoning lot or structure is located.

C. **Standards for Variations.**

1. The Planning and Zoning Commission shall not grant a Variation from the regulations of this UDO unless it shall make findings based upon the evidence presented that the standards for hardships set forth in the Illinois Municipal Code are complied with in addition to the following:

   a. A particular hardship to the owner would result because of the physical surroundings, shape, or topographical conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

   b. The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district.

   c. The difficulty or hardship is not created by any person presently having an interest in the property.

   d. The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

e. The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood.

f. The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City.

2. **Land Banked Parking Facilities Review Standards.**

a. Sufficient evidence is provided by the applicant that supports the reduced parking needs.

b. Approval of a land bank parking plan which illustrates the area proposed for land banking of parking spaces in an area suitable for parking at a future time.

c. Landscaping of the land banked area must be in full compliance of the zoning regulations with this title and, at a minimum, landscaped with turf. As a result of the site plan review process, the Zoning Board of Appeals Planning and Zoning Commission may require additional landscaping of the land banked area.

d. The land banked area cannot be used for any other use and must be part of the same zoning lot and all under the same ownership.

e. As part of the variance process, the applicant must show the area to be banked on the overall site plan and marked as "Land Banked Future Parking".

3. **Conditions.** The Planning and Zoning Commission may impose such conditions and restrictions upon the premises benefited by a Variation as may be necessary to comply with the standards established in this subsection to reduce or minimize the effect of such Variation upon other property in the neighborhood and to better carry out the general intent of this title.

4. **Procedure.** The variation process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

a. **Plan Council.** The Plan Council shall review the variation request and report to the Planning and Zoning Commission its findings and recommendations.

b. **Economic Development Committee.** The Economic Development Committee shall review the variation request and report to the Planning and Zoning Commission its findings and recommendations.

c. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations, including the recommended stipulations of conditions and guarantees as part of the approval.

d. **City Council.** The application shall be reviewed by the City Council to ensure that the application meets all the applicable review criteria. Based on the review, the City Council shall approve or deny the application.

5. **Expiration and Lapse of Approval.** Where a Variation has been granted pursuant to the provisions of this section, such approval shall become null and void unless construction thereon is substantially under way within twelve (12) months of the date of issuance, unless extended by the Zoning Administrator.

10-8-10. Appeals

A. **Purpose.** An Appeal may be taken to the Planning and Zoning Commission for any order, requirement, decision, interpretation, or determination of the regulations of this title made by the Zoning Administrator by any individual aggrieved by the action taken under. The Planning and Zoning Commission shall hear the Appeal, hold a public meeting, and render a decision.

B. **Initiation.** An Appeal may be taken within thirty (30) days of the action of the Zoning Administrator by filing a notice of Appeal specifying the grounds thereof, who shall forward such Appeal to the Planning and Zoning Commission.

C. **Procedure.**

1. **Planning and Zoning Commission.** The Planning and Zoning Commission shall review the Appeal at a regularly scheduled meeting. The Planning and Zoning Commission may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination relating to this title, made by the Zoning Administrator subject to the criteria in Section 10-8-10(D).

D. **Appeal Review Criteria.** An Appeal of administrative decisions shall be granted only if the Planning and Zoning Commission makes one of the following findings.

1. The decision constituted an erroneous application or interpretation of this UDO.

2. The decision constituted an abuse of the administrative official's discretion to interpret or apply this UDO.

3. The decision was rendered based upon an erroneous material fact.

E. **Record of Action.** The Planning and Zoning Commission's decision shall be filed and recorded with the City Clerk.

10-8-11. Text Amendments

A. **Initiation of Text Amendments.** Text Amendments to this UDO may be proposed by the Mayor and City Council, the Planning and Zoning Commission, City staff, majority beneficiary of land trust, contract purchaser, any property owner, or an authorized agent.

B. **Text Amendment Review Criteria.**

1. The proposed Text Amendment is consistent with the purpose of this UDO and the City's Comprehensive Plan.

2. The Text Amendment will not adversely affect the public health, safety, or general welfare.

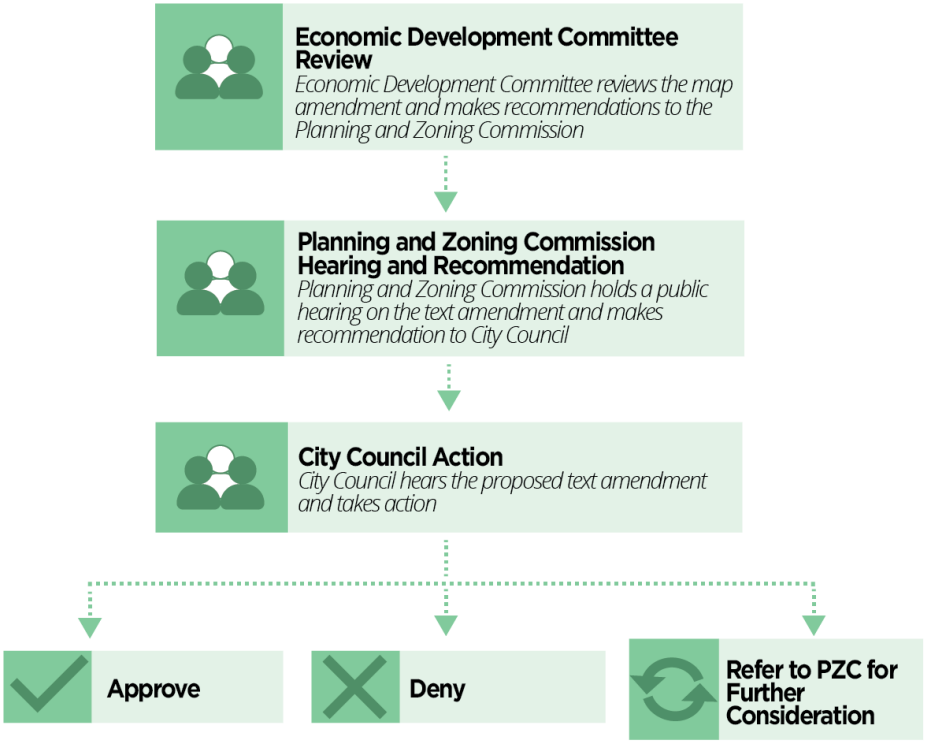
C. **Procedure.** The text amendment process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

1. **Economic Development Committee.** The Economic Development Committee shall review the text amendment request and report to the Planning and Zoning Commission its findings and recommendations.

2. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations, including the recommended modifications and guarantees as part of the approval.

3. **City Council.** The City Council, upon receiving the recommendation of the Planning and Zoning Commission, may approve or deny a proposed Text Amendment in accordance with applicable Illinois Statutes or may refer to the Planning and Zoning Commission for further consideration.

Figure 8.4. Text Amendment Procedure



10-8-12. Map Amendments

A. **Initiation of Amendments**. Map Amendments may be proposed by the subject property owner, the Mayor and City Council, the Planning and Zoning Commission, Zoning Administrator, or another City official.

B. **Map Amendment Review Standards.** The Planning and Zoning Commission shall approve Map Amendments only if the following standards are satisfied.

1. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of this UDO.

2. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of this UDO.

3. The proposed Map Amendment is consistent with the existing and planned uses and zoning of nearby properties.

4. The subject property is suitable for the purposes of the proposed zoning district.

5. The proposed Map Amendment will not result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels, and

6. The proposed parcel(s) to be rezoned shall meet the minimum frontage and area requirements of the requested zoning district as specified in Section 10-3-9(A).

C. **Procedure.** The map amendment process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

1. **Plan Council.** The Plan Council shall review the map amendment request and report to the Planning and Zoning Commission its findings and recommendations.

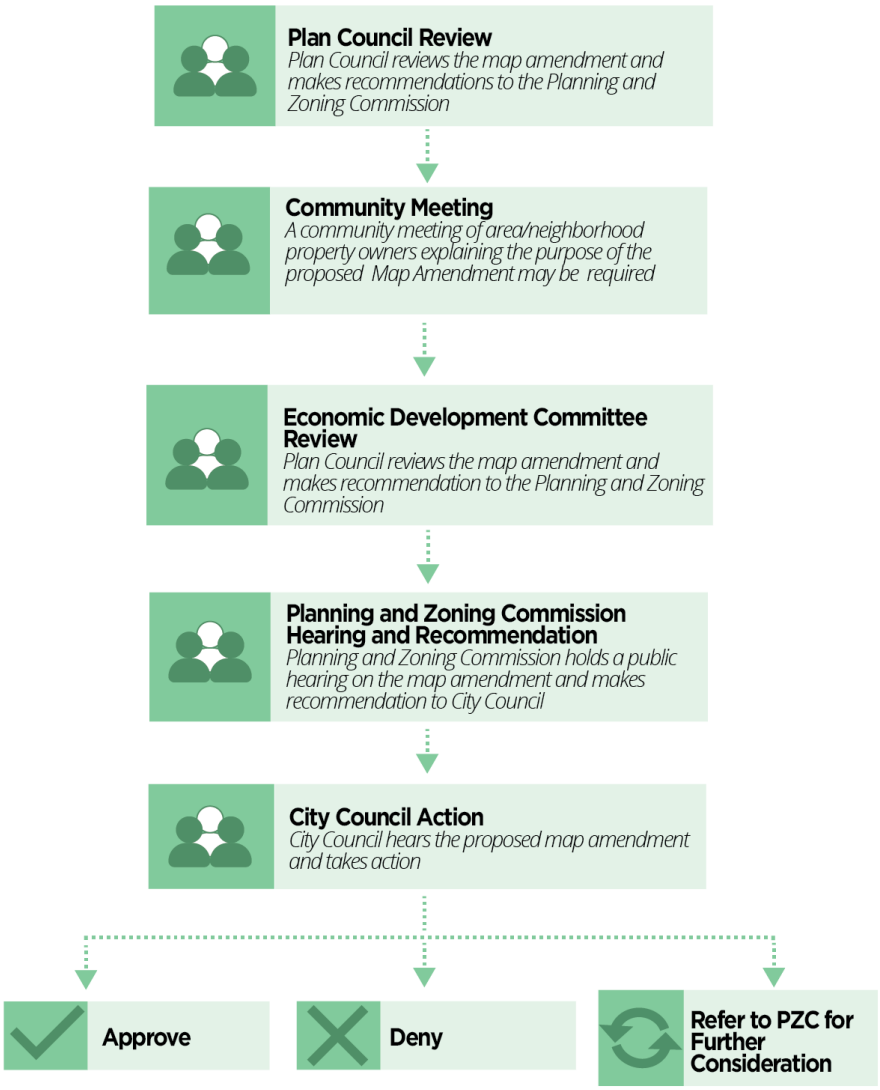
   a. A community meeting of area/neighborhood property owners explaining the proposed Map Amendment conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

2. **Economic Development Committee.** The Economic Development Committee shall review the map amendment request and report to the Planning and Zoning Commission its findings and recommendations.

3. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations.

4. **City Council.** The City Council, upon receiving the recommendation of the Planning and Zoning Commission, may approve or deny a proposed Map Amendment in accordance with applicable Illinois Statutes or may refer to the Planning and Zoning Commission for further consideration.

Figure 8.5. Map Amendment Procedure



10-8-13. Annexations

A. **Petition for Annexation.** All Annexations shall be initiated by the filing of a petition with the Zoning Administrator. Such petitions shall be verified under oath by all the record title owners, including mortgage holders, of all the lands included within the Annexation.

B. **Procedure.** The annexation process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

1. **Plan Council.** Plan Council shall review the application for annexation and report to the City Council its findings and recommendations as part of the approval.

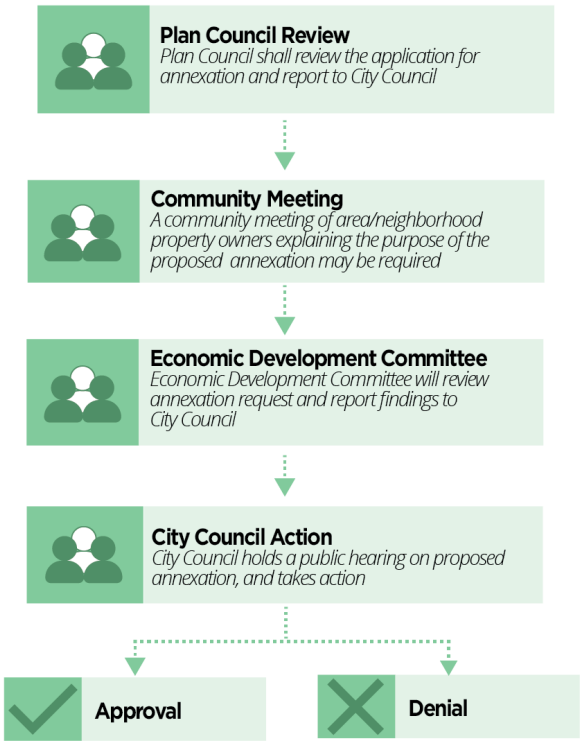
   a. A community meeting of area/neighborhood property owners explaining the proposed Annexation conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

2. **Economic Development Committee.** The Economic Development Committee shall review the annexation request and report to the City Council its findings and recommendations.

3. **City Council.** The City Council shall hold a public hearing on the proposed annexation. The City Clerk shall publish notice of the public hearing as required in Section 10-8-4(B). City Council shall approve or deny a proposed by a majority vote in accordance with applicable Illinois Statute.

C. **Request for Zoning Map Amendments.** All petitions for Annexation agreement requesting a zoning classification other than the R-1, Single-Unit Suburban Residence Zoning District shall be processed in the same manner as a petition for a request for a Map Amendment as provided in Section 10-8-12 for lands within the jurisdictional limits of the City. All such requests for a Map Amendment or Variations shall be accompanied by the fees as provided in Section 10-7-9 of the Yorkville Code of Ordinances and the said fees shall be paid at the time of filing the petition for Annexation agreement.

Figure 8.6. Annexation Procedure



10-8-14. Economic Incentive/Development Agreement

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

B. **Procedure.** The economic incentive/development agreement process will require review of the following bodies unless otherwise determined by the Zoning Administrator:

1. **Plan Council.** The Plan Council shall review the economic incentive/development agreement request and report to the City Council its findings and recommendations.

2. **Economic Development Committee.** The Economic Development Committee shall review the economic incentive/development agreement request and report to the City Council its findings and recommendations.

3. **City Council.** The City Council, upon receiving the recommendation of the Economic Development Committee, may approve or deny a proposed economic incentive/development agreement in accordance with applicable Illinois Statutes or may refer to the Economic Development Committee for further consideration.

Figure 8.7. Economic Incentive/Development Agreement Procedure

Chapter 9. Nonconforming Buildings, Structures, and Uses

10-8-1. Continuance of Uses and Structures 1
10-8-2. Nonconforming Uses 1
10-8-3. Nonconforming Structures 2
10-8-4. Elimination of Nonconforming Buildings, Structures, and Uses 3
10-8-5. Exempted Buildings, Structures, and Uses 3

10-8-1. Continuance of Uses and Structures

A. Any lawfully established use of a building or land on January 1, 2024, including any use which is rendered nonconforming by a subsequent amendment to this title, that does not conform to the use regulations for the district in which it is located shall be deemed to be a legal nonconforming use and may be continued subject to the provisions of this chapter.

B. Any lawfully established building or structure on January 1, 2024, including any building or structure which is rendered nonconforming by a subsequent amendment to this title, that does not conform to the regulations for the district in which it is located shall be deemed to be a legal nonconforming building or structure and may be continued in use subject to the provisions of this chapter.

10-8-2. Nonconforming Uses

A. **Relocation**. A nonconforming use shall not be relocated in whole or in part to any other location on the same property or to any other property unless the nonconforming use complies with all of the regulations of the zoning district into which it relocates.

B. **Change in Use.** A nonconforming use of land shall not be changed to any other use except to a land use, specifically enumerated in the list of permitted uses for the zoning district in which the land is located. Whenever any part of a building, structure or land occupied by a nonconforming use is changed to or replaced by a conforming use, such premises shall not thereafter be used or occupied by a nonconforming use.

C. **Expansion.** A nonconforming use shall not be extended, expanded, enlarged, or increased in any manner including, but not limited to, the following:

1. A nonconforming use that does not involve a structure or which is accessory to the nonconforming use of a structure shall not be expanded or extended to any land area not occupied by such nonconforming use.

2. A nonconforming use shall not be expanded within a structure to any portion of the floor area that was not occupied by such nonconforming use. A use permitted in the district in which it is located may expand in a nonconforming structure.

D. **Abandonment.** A nonconforming use of any land or structure, including any accessory uses, shall not be reestablished subsequent to abandonment as follows:

1. Whenever a nonconforming use of a building or structure, or part thereof, has been discontinued for a period of twelve (12) consecutive months, or whenever there is evident a clear intent on the part of the owner to abandon a

nonconforming use, such use shall not, after being discontinued or abandoned, be reestablished, and the use of the premises thereafter shall be in conformity with the regulations of the district.

2. Where there is a change in use, regardless of whether or not such change was made in compliance with all applicable codes and ordinances, the nonconforming use of any land or structure shall not be reestablished. Any subsequent use of such land or structure shall comply with the regulations of the zoning district in which it is located and with the provisions of the other titles of this UDO.

3. Where no building or structure is involved, discontinuance of a nonconforming use for a period of six (6) months shall constitute abandonment and shall not thereafter be used in a nonconforming manner.

10-8-3. Nonconforming Structures

A. **Relocation.** A nonconforming structure shall not be relocated in whole or in part to any other location on the same property or to any other property unless the nonconforming structure complies with all of the provisions of this UDO.

B. **Maintenance, Repair, Alteration and Enlargement.**

1. A nonconforming structure which is designed or intended for a use that is not permitted in the zoning district in which it is located may be maintained or repaired, not including structural alterations, subject to compliance with all of the regulations of the zoning district in which it is located and with the provisions of the other titles of this Code, but such nonconforming structure shall not be altered or enlarged, unless such alteration or enlargement and the use thereof, conform to all of the regulations of the zoning district in which it is located, and does not extend or intensify the nonconforming use.

2. No structural alteration shall be made in a building or other structure containing a nonconforming use, except in the following situations:

   a. When the alteration is required by law, or

   b. When the alteration will actually result in elimination of the nonconforming use, or

   c. When a building is in a residential district containing residential nonconforming uses, it may be altered in any way to improve livability, provided no structural alterations shall be made which would increase the number of dwelling units or the bulk of the building.

3. A nonconforming structure which is nonconforming only with respect to the bulk regulations for the zoning district in which it is located may be maintained, repaired, altered, or enlarged, provided that the maintenance, repair, alteration, or enlargement does not establish any additional nonconformity and complies with all of the regulations of the zoning district in which it is located and the provisions of the other titles of this UDO.

C. **Damage and Destruction.**

1. If a building or other structure containing a nonconforming use is damaged or destroyed by any means to the extent of fifty (50) percent or more of its fair market value prior to such damage, the building or other structure can be rebuilt or used thereafter only for conforming principal and accessory uses and in compliance with the provisions of the district in which it is located.

2. In the event the damage or destruction is less than fifty (50) percent of its market value, the building or structure may then be restored to its original condition and the occupancy or use of such building or structure may be continued which existed at the time of such partial destruction.

3. In either event, restoration, or repair of the building or other structure must be started within a period of six (6) months from the date of damage or destruction and completed within twenty-four (24) months.

4. The methodology for determining the extent of damage with regard to fair market value shall be as recommended by the Zoning Administrator and approved by the City Administrator.

10-8-4. Elimination of Nonconforming Buildings, Structures, and Uses

The period of time during which the following nonconforming uses, buildings, or structures may continue or remain nonconforming shall be limited from January 1, 2024, or when any use, building or structure is rendered nonconforming by a subsequent amendment to this title. Every such nonconforming use, building or structure shall be completely eliminated or removed from the premises at the expiration of the period of time specified below:

A. Any nonconforming use of a building or structure having an assessed valuation not in excess of five hundred (500) dollars shall be removed after two (2) years.

B. All nonconforming advertising devices, such as pennants, flags, movable signs, or portable outdoor displays in any business district shall be removed after two (2) years.

C. Any nonconforming signs and any and all billboards and outdoor advertising structures shall be removed after five (5) years.

D. Any nonconforming use of land where no enclosed building is involved, or where the only buildings employed are accessory or incidental to such use, or where such use is maintained in connection with a conforming building, shall be removed after a period of two (2) years.

E. In all residence districts uses permitted only in the B-2 Mixed-Use Business and B-3 General Business Districts or the manufacturing districts, and which use is located in a building, all or substantially all of which is designed or intended for a residential accessory purpose, shall be entirely discontinued and shall thereafter cease operation in accordance with the following amortization schedule:

Table 10-8-4(E): Amortization Periods

Description of Use	Amortization Period
Uses permitted in the B-2 and B-3 Districts	15 Years
Uses permitted only in the Manufacturing Districts	15 Years

F. Requests for extensions to the elimination period may be sought before the City Council. In no case shall an extension be granted for a period longer than two (2) years.

10-8-5. Exempted Buildings, Structures, and Uses

Wherever a lawfully existing building or other structure otherwise conforms to the use regulations of the district in which it is located but is nonconforming only in the particular manner thereinafter specified, the building and use thereof shall be exempt from the requirements of Section 10-8-4 and Section 10-8-3(B) of this chapter as follows:

A. In any residence district where a dwelling is nonconforming only as to the number of dwelling units it contains, provided no such building shall be altered in any way so as to increase the number of dwelling units therein.

B. Legally nonconforming duplex units zoned R-2, Single-Unit Traditional Residence District are exempt from subsection 10-15-3.C of this chapter; however if the total structure containing both units of the duplex building is damaged or destroyed by any means to the extent of seventy-five (75) percent or more of its fair market value prior to such damage, the building shall be rebuilt or used only for conforming principal and accessory uses in compliance with the R-2, Single-Unit Traditional Residence District.

C. In any residence district where a use permitted in the B-1 Local Business District occupies ground floor space within a multiple-unit dwelling located on a corner lot.

D. In any business or manufacturing district where the use is less distant from a residence district than that specified in the regulations for the district in which it is located.

E. In any district where an established building, structure or use is nonconforming with respect to the standards prescribed herein for any of the following:

1. Lot coverage;
2. Lot size per dwelling unit;
3. Yards front, side, rear or transitional;
4. Off-street parking and loading;
5. Lot size;
6. Building height;
7. Gross floor area.

F. In any district, unless otherwise limited or restricted by an annexation agreement, agricultural uses that exist upon annexation of the property and become legal nonconforming shall continue to be legal nonconforming uses and shall not be subject to elimination by abandonment or amortization.

Appendix A. Standard Specifications For Improvements

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10-A-1. General Provisions

A. These Standards apply to all infrastructure improvements, and may be modified as needed upon the advice of the City Engineer for special identified situations or conditions. All contractors shall give the City Engineer's office a minimum 48-hour notice of all work and of all required approvals. Failure to obtain these required approvals will require extensive testing, removal and replacement, and a ban for a minimum of one year, from working on the City's right-of-way. Subdividers that have been unfaithful in previous City agreements or developments, or who owe the City payments, will not be allowed to have work performed for them within the public right-of-way. Resident engineering inspection shall be provided through the City Engineer's office, and all such costs shall be charged to the developer by the United City of Yorkville. Required written approvals will not be given until outstanding bills are paid in full. The developer's improvement Letter of Credit or other subdivision securities will also be liable for all such costs. The developer shall be responsible for layout and staking engineering, as well as for record drawings by a registered Professional Engineer. These Specifications for Improvements shall become a part of each and every project approved by the United City of Yorkville, and no other specifications will take precedence.

B. All improvements included in the United City of Yorkville's Standard Specifications for Improvements, unless noted herein, shall conform to the latest editions of the State of Illinois "Standard Specifications for Road and bridge Construction", the "Manual on Uniform Traffic Control Devices", and all amendments thereto. These documents shall be considered as included within the City of Yorkville Standard Specifications for Improvements, and in the case of a conflict of requirements, the most stringent shall apply.

C. Prior to starting construction of any project, the developer shall attend a pre-construction meeting and bring a representative from each contractor, a list of all contact persons that can be reached at any time, and a complete schedule of all work to be performed.

D. No work is to start until the City Engineer and the City Administrator have approved the engineering plans, and the pre-construction meeting has been held. The City Engineer must approve any changes to the approved plans in writing. The City Engineer or a representative will, upon discovery of improper material or·installation practices, issue a written document

to the contractor, stating that failure to stop and correct such deficiencies will- result in the City's refusal to accept such improvements to issue any further building permits, or to perform required inspections.

E. The subdivider shall obtain and keep in force insurance coverage for Worker's Compensation, and Employer's Liability, Commercial General Liability, Commercial Automobile Liability, and Umbrella Liability, as described in IDOT's "Standard Specifications for Road and Bridge Construction". The United City of Yorkville shall be named as an additional insured. The insurance coverage shall remain in effect until the City accepts the entire development.

F. The City will not consider acceptance of the public improvements in a development until it is at least fifty (50) percent built out, or three years after the roadway binder course is paved, whichever is sooner.

G. Blasting will not be allowed.

10-A-2. Roads

A. All roadways shall conform to the Illinois Department of Transportation (hereinafter termed IDOT) "Standard Specifications for Road arid Bridge Construction", unless modified herein. Horizontal and vertical geometric for right-of-ways and roadways shall conform to the City Standards, listed in Figure 2.

B. Surface course must not be placed until at least seventy- (70%) percent of the adjacent, private improvements are in place. However, in no case shall the surface course be placed until the binder course has been in place for at least one full winter season. In no case shall the surface course be delayed more than three (3) years after the binder course has been installed.

C. The sub grade shall be graded and compacted to a hard, uniform surface, matching the slopes of the surface course. It shall have no rutting and shall completely drain to the outer edges. It shall be proof rolled by the contractor with a fully loaded (gravel) 10-cubic yard dump truck and witnessed by and approved in writing by the City Engineer's representative (hereafter termed City Engineer) before proceeding to build the roadway. All unsuitable subgrade shall be removed and replaced with compacted, stable clay material or shall be replaced with compacted CA6 limestone on an approved, non-woven roadway fabric (6.5 oz. minimum). Other geo-grids may be required for certain conditions. All bituminous mixtures shall be delivered and handled so that the bituminous mixture immediately behind the paver screen is at or above 270 degrees F. All asphalt delivered to the project shall be covered when the temperature is at or below 70 degrees F.

D. All subgrades, other than approved granular subgrades, shall be completely covered with a subgrade fabric (Amoco 4551 or approved equal), with a full 18 inches of overlap. Subgrade Fabric shall also be used on lime-stabilized sub grades. It shall be placed neat and tight, without wrinkles, tears, or defects. Construction equipment shall not be allowed to drive on the fabric until it has a minimum of four inches cover of granular base material. The City Engineer shall approve in writing the subgrade fabric installation prior to placing base material. The subgrade fabric shall extend a minimum of twelve inches beyond the back of each curb.

E. In areas where undercutting of the sub grade is required, the bottom of the excavation shall be lined with a woven geotextile (Amoco 2002 or approved equal) and backfilled with CA-3 aggregate.

F. The aggregate base course shall be compacted to a minimum of 95% Modified Proctor and shall be free of all dirt and debris. The course shall be proof rolled, as described above, and witnessed by and approved in writing by the City Engineer before proceeding to build the roadway. A bituminous prime coat shall be applied to the aggregate base course prior to paving.

G. The bituminous concrete binder course shall be placed only upon the written approval of the City Engineer. All asphalt must be laid utilizing a good-quality, properly-functioning, tracked or wheeled asphalt laying machine, utilizing fully-automatic, electronic sensing control from a stringline for the initial course, and from a minimum fifteen (15 ') foot ski for all other lifts. The bituminous binder course shall be proof rolled as described above, and witnessed by, and approved in writing, by the City Engineer before proceeding with the surface course. All repairs must be made as directed by the City Engineer. All bituminous pavement patches shall be at least fifty (50%) percent thicker than the pavement being patched.

H. Also, the binder course shall be bump tested by the contractor, and witnessed by the City Engineer, and all areas exceeding one-half inch (1/2") bumps, including header joints and any patch joints, shall receive a leveling course prior to surfacing. Areas of excessive patching will automatically receive a level course prior to surfacing. Prior to any leveling course or surface course, the streets shall be flushed clean and free of all dirt and debris. A bituminous tack coat will be required. Minimum temperature requirements for laying asphalt will be 5 degrees F higher than that allowed by IDOT specifications.

I. The bituminous concrete surface course shall be placed only upon the written approval of the City Engineer. All asphalt must be laid utilizing good-quality, properly functioning, tracked or wheeled asphalt laying machine, utilizing fully automatic, electronic sensing control from a minimum 15-foot ski. Tue surface course shall be bump tested by the contractor and witnessed by the City Engineer. All bump test penalties specified by IDOT specifications shall be quadrupled, and areas that have an excessive amount of one-half inch (1/2") bumps shall be completely removed and replaced, not just the bump itself. Minimum temperature requirements for laying bituminous surface course will be five (5) degrees F higher than that allowed by IDOT specifications. The surface elevation of the asphalt at the concrete gutter shall be ¼ inch higher than that of the adjacent concrete. All streets shall have a cross slope of 2% from the centerline to the concrete curb.

J. Areas of segregated binder course and/or surface course shall be removed and replaced at the direction of the City Engineer. Segregated asphalt is the uneven distribution of course and fine materials in the asphalt characterized by pavement textures different from the surrounding material, and can usually be seen by the naked eye.

K. Pavements constructed from Portland Cement Concrete shall be designed in conformance with American Concrete Pavement Association Publications IS 184P and IS 061P, as amended.

L. Combination concrete curb and gutter will be required- on all roadways. All curb and gutter shall be placed on an aggregate base with a minimum thickness of four inches, but in no case shall the curb and gutter sub grade be higher than one inch below the adjacent roadway subgrade. The height of the gutter flag shall be ten (10") inches, unless directed otherwise by the City Engineer. As noted previously, the roadway subgrade fabric will extend over the curb and gutter subgrade, and beyond by a minimum of twelve (12") inches. Tue concrete curb and gutter shall be reinforced with two #4 deformed bars, placed three (3") inches from the bottom, spaced twelve (12") inches apart, centered on the total width of the curb and gutter. Machine-placed concrete curb and gutter is to be utilized wherever practical, utilizing a minimum Class X concrete, and a five (5%) percent minimum air-entrainment. Plastizers will be allowed, but chlorides will not. An approved spray-on curing compound with red fugitive coloring shall be applied immediately after finishing, and a sealer, WR Meadows TIAC, or approved equal, shall be applied after seven days. The resident engineer shall be notified of these applications, and proof of purchase, with material specifications, will be required. Tue concrete curb and gutter shall have the required slip bar expansion joints, and¾ inch deep sawed contraction joints will be required every 15-20 feet, within 24 hours after each pour. Minor honeycombing on the two outer, vertical surfaces will be allowed, but they must be patched in an approved manner, and witnessed by the City Engineer, prior to backfilling. The clay backfill behind the curb shall be placed and compacted prior to placing aggregate b□e course.

M. Roadway extensions and stubs will be required as part of the development, with full improvements where needed, for future growth. Additional lanes, access improvements, traffic signalization, etc., may be required, at the developer's expense. The developer shall reimburse the City for two of each street name and regulatory signs and posts required, and the City will install them. All signs shall be high-intensity, as approved by the Director of Public Works. All pavement markings shall be thermoplastic. The developer shall reimburse the City for the cost of replacing any signs that are missing, stolen, or damaged prior to final acceptance.

N. The developer, to comply with these Standard Specifications for Improvements, shall improve existing roadways running through, or adjacent to, the development.

O. Half-streets are discouraged, but where they are necessary, on advice of the City Engineer, the minimum width street will be twenty-four (24') feet from the edge of pavement to the back of curb, on the development side of the roadway. Street lighting, sidewalk, and landscaping on the development side will be required. Temporary tee tum-arounds will be required on all streets stubbed for future roadway extension, as recommended by the City Engineer, and shown on the Final Plat. Paving for the tee will extend from right-of-way line to right-of-way line, to a length of fifteen (15 ') feet, and two radii of fifteen (15') feet. The pavement beyond the road edge shall be three (3") inches of bituminous concrete surface course, on a

ten- (1 0") inch CA6 aggregate-compacted base, with pavement fabric. Concrete c□b and gutter will not be required around the tee, and sidewalk will not required through the tee. The developer extending the street in the future shall remove the excess paving and base, place topsoil, and seed the area disturbed, construct the additional curbing so that the curb and gutter is continuous and uninterrupted from one development to another, and resurface for a distance of thirty (30') feet, including header joints, as approved by the City Engineer.

P. When a development includes construction along State and County highways, or other heavily traveled road, the developer shall post advance-warning signs. The developer shall consult with the Yorkville Police Department concerning the types and locations of signs, and shall obtain a permit from the appropriate jurisdictional agency prior to erecting the signage.

Q. The City may require the roadway design to include traffic-calming measures. These measures may include, but not be limited to, curvilinear roadway layout, landscaping beyond the requirements of the Landscape Ordinance, traffic tables, and fog lines.

R. If a development includes the construction or modifications of traffic signals, the new signals shall be designed to have light-emitting diode (LED) lights. The traffic signal shall also have a battery backup device.

S. All new roadways shall be designed in accordance with IDOT Circular 95-11, or the most recently adopted IDOT standard for the design of flexible and full-depth bituminous pavements. The following minimum design criteria shall be used when applying the design method:

Design period = 20 years	Class II Roadway
Traffic Factor Equations for 80,000 lb.	2.0% traffic growth rate
Vehicles AC viscosity of AC-20	Subgrade Support Rating of Fair

T. **Local Residential Roadways**. Local Residential Roadways are intended to carry an average daily traffic (ADT) volume of less than 1000. The right-of-way width shall be 66 feet. The bituminous .concrete surface course shall be a minimum of 1.5 inches in thickness of Class "I" Superpave mixture. The bituminous concrete binder course shall be a minimum of 2.5 inches in thickness. The aggregate stone base shall be 10 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-6.12 combination concrete curb and gutter to a width of thirty feet from back of curb to back of curb (B-B). The street radius for all intersecting streets shall be a minimum of thirty feet to the back of curb. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

U. **Estate Residential Roadways**. Estate Residential Roadways are intended to carry an average daily traffic (ADT) volume of less than 1000. The right-of-way width shall be 70 feet. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "I" Superpave mixture. The bituminous concrete binder course shall be a minimum of 2.5 inches in thickness. The aggregate stone base shall be ten inches in thickness of clean, crushed CA-6 gradation gravel or limestone .. The roadway surface shall be 28 feet wide with two 12.5-foot wide through-lanes. The lane edges shall be striped with a four-inch thermoplastic pavement marking. The roadway up to and including the aggregate stone base shall be 32 feet wide to provide a 2-foot wide aggregate shoulder (nominal thickness of at least 12 inches), and also to allow for future widening. Mailbox turnouts will be paved, using driveway specifications to determine thickness.

V. **Minor Collector Roadways.** Minor Collector Roadways are intended to carry 1000-2500 ADT. The right-of-way width shall be 70 feet. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "I" Superpave mixture. The bituminous concrete binder course shall be a minimum of 4.5 inches in thickness. The aggregate stone base shall be 12 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-6.12 combination concrete curb and gutter to a width of 34 feet B-B. The street radius for all intersecting streets shall be a minimum of thirty feet to the back of curb. Minor collector roadways may provide direct access to adjacent private lots. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

W. **Collector Roadways and Commercial/Industrial Roadways.** Collector Roadways are intended to carry 2500--12,000 ADT. The right-of-way width shall be 80 feet. These design standards shall also apply to all roadways directly serving

commercial or industrial zoned areas. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "I" Superpave mixture. The bituminous concrete binder course shall be a minimum of 4.5 inches in thickness. The aggregate stone base shall be 12 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-6.12 combination concrete curb and gutter to a width of39 feet B-B. The street radius for all intersecting streets shall be a minimum of 40 feet to the back of curb. Collector roadways shall not provide direct access to adjacent lots in residential-zoned areas. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

X. **Major Collector Roadways**. Major Collector Roadways are intended to carry more than 12,000 ADT. The right-of-way width shall be 100 feet. The bituminous concrete surface course shall be a minimum of 1.5 inches in thickness of Class "I" Superpave mixture. The bituminous concrete binder course shall be a minimum of six inches in thickness (2 lifts required). The aggregate stone base shall be 16 inches in thickness of clean, crushed CA-6 gradation gravel or limestone. The roadways shall be bound with B-7 .18 combination concrete curb and gutter to a width of 51 feet (four 12-foot lanes) B-B. The City Engineer may require an additional 12-foot center tum lane, as deemed appropriate. The street radius for all intersecting streets shall be a minimum of 50 feet to the back of curb. The edge of pavement shall be cleaned and sealed with rubberized asphalt cement hot-poured joint sealer.

Y. An alternative bituminous base course may be approved by the City Engineer, and B6-18 or B6-24 combination concrete

Z. **Boulevards.** Boulevard-style roadways shall have a minimum width of 28 feet B-B for approaches to intersections. The minimum pavement width in other areas shall be 20 feet B-B.

10-A-3. Sidewalk

A. Non-reinforced, concrete sidewalks will be required on both sides of all roadways. They shall be a minimum of four (4') feet wide where four (4') feet wide walks now exist, and five (5') feet wide in all other locations. All sidewalks shall be five (5;') inches in thickness. They will be a minimum of six (6") inches in thickness across driveway approaches. All sidewalks shall have an aggregate base of CA 7, with a minimum thickness of two inches (five inches across driveway approaches). All concrete shall be Class X, with a minimum of five (5%) percent air-entrainments. Sidewalks shall slope two (2%) percent towards the street. Approved curing and sealing compounds are required, as specified previously for concrete curb and gutter. The back of the sidewalk shall be placed twelve (12") inches from the right-of-way line, unless directed otherwise. The sidewalk shall have a light broom finish. Formed contraction joints are required, at a spacing of five (5') feet. Expansion joint material, one-half inch in thickness, and full-depth, shall be placed every 100 feet. The subgrade for the sidewalk shall be uniform, neat, and compacted to a minimum 90% modified proctor.

B. Spalling or chips will not be allowed to be patched. All such areas will be removed from contraction joint to contraction joint, and replaced. All sidewalks will be in place prior to acceptance of the public improvements by the City, which includes in front of vacant lots. These areas must be protected during future construction.

C. No sidewalks are required in Estate-residential subdivisions. However, in the event sidewalks are not provided, a paved trail that abuts every lot must be provided, that meets the City's standards, specifically a ten (10') foot width, with an exit and entrance identification, consisting of two (2") inches of asphalt on eight (8") inches of CA6 aggregate. Dedicated easements at least fifteen (15') feet wide must be provided for the trail.

10-A-4. Drive Approaches

A. Drive approaches must be constructed to one of the following:

1. Six inches, minimum of Class X concrete, with a minimum of five (5%) percent air-entrainment, over six inches minimum CA6 aggregate base over a 90% modified proctor compacted subgrade, with curing and sealing treatments, as specified above, under concrete curb and gutter. Expansion joint material, one-half (1/2") thick find full-depth, shall be installed at the curb and at the sidewalk.

2. Two inches, minimum of Class I bituminous concrete surface course, over a minimum base of eight (8") inches of CA6 aggregate over a 90% modified proctor compacted subgrade. The concrete sidewalk will be constructed through the drive approach, and any construction damage to the concrete sidewalk or curb will cause removal and replacement of those improvements. Drive approaches will not be constructed steeper than eight (8%) percent.

3. In Estate-residential subdivisions, all driveways must be paved with brick, asphalt, or concrete, and must have a concrete culvert with flared end sections. Culvert diameter shall be twelve (12") inches or greater, as required by the City.

10-A-5. Parkways and Park Sites

A. All parkways, park sites, and other open spaces shall be landscaped and designed in accordance with the City of Yorkville' s Landscape Ordinance and the Park Development Standards, as amended from time to time.

B. Any existing trees within a development deemed by the Parks Department and Public Works Department to be dead, dying, or of an undesirable species shall be removed by the developer. The developer shall not remove or cut down any trees without the prior consent of the Parks Department and Public Works Department, or as indicated in the approved landscape plan.

10-A-6. Street Lighting

A. All streets shall have a complete street lighting system designed by a professional engineer. A street light will be required at all intersections, all curves, at all ends of cul-de-sacs, and at a maximum spacing of 300 feet. In Estate-residential subdivisions, street lights shall be required at intersections, and at a maximum spacing of 500 feet, with lights also placed at curves and a he end of dead-end streets. The poles shall be concrete with butt-type foundations. The City Engineer may require a streetlight to be placed at other points, as may be necessary in the public interest in unusual or special conditions. They shall be located at side lot lines, and on the opposite side of the street from the' water main, wherever possible, and shall be set two feet from back of curb to face of pole. Occupancy permits cannot be issued until all streetlights in that phase of the development are installed, complete, and operational.

B. AU exterior lighting of private property in new developments shall be designed, located, and mounted at heights no greater than twenty (20') feet above grade for non-cutoff lights, and forty- (40') feet above grade for cutoff lights. The lighting plan, photometrics, and shop drawings for lighting equipment shall be submitted prior to issuance of a building permit. Glare shall be minimized to the extent practical by orienting lights away from the public right-of-way and abutting properties, or by planting vegetation to provide screening. Exterior lighting shall be designed, located, and mounted so that the maximum illumination measured horizontally at the lot line does not exceed one (I ') foot-candle.

C. **Light Distribution.** Luminaries of the Type II distribution as approved by the Illuminating Engineering Society (herein termed IES) shall be used, except at intersections where Type II or Type IV IES distribution shall be used. The City Engineer may designate the IES Type V distribution luminaries be used in the public interest under unusual or special conditions.

D. **Individual Control.** On individual control of lights, the photoelectric control shall be mounted on top of the luminaire.

E. **Line Drop.** Voltage drop shall be no greater than three (3%) percent from power supply to the last pole, with no wire size smaller than No. Six (6) Type RHH or RHW Underground Service Cable (USC). All streetlights shall operate at 120 volts, except for those on major streets.

F. **Power Supply Location.** Connection to the power supply shall be made to comply with Commonwealth Edison Company rules and regulations, as amended fro time to time.

G. **Conduit.** All driveways, street, and sidewalk crossovers shall have two (2") inches of HD PVC conduit, used as raceways for underground cable.

H. **Underground Cable.** All underground cable shall be direct-buried cable, placed at a depth at least thirty-(30") inches below the normal finished grade. Three cables (Black, White, Green) shall be run from the pole to the power supply. Any underground cable broken more than once prior to Final Acceptance shall be replaced from the power source to the pole or from pole to pole.

I. **Splices.** All cable on the underground cable section shall be continuous, and no splicing shall be made underground. All necessary splices shall be made above ground level.

J. **Underground Cable Location.** Underground cable shall be installed in a trench not less than two feet from the back of the curb, except that in no case shall the underground cable be installed under the sidewalk.

K. **Grounding.** A copper-clad ground rod shall be placed at each pole. The rod shall be minimum 5/8-inch diameter, and ten (10') feet long.

L. **Fusing.** All underground feeders shall be fused at or below their rated capacity. Each standard shall contain in-line fuse holders, with proper fusing in series with each underground conductor to protect the luminaire located on that pole.

M. **Maintenance Prior to Acceptance.** Once streetlights are operational, the Yorkville Public Works Department shall perform normal maintenance, even though the Yorkville City Council has not accepted the streetlight system. Normal maintenance consists of investigating the cause of an outage, and repairing it if the cause is a burned out lamp, fuse, or photocell. All other repairs shall be referred to the developer. The cost of performing normal maintenance prior to acceptance by the Yorkville City Council shall be paid from a "Streetlight Normal Maintenance" deposit established by the developer prior to recording the Final Plat. The deposit shall be $300.00 per pole, or other such amount, as may be determined by the Yorkville City Council, from time to time. If the deposit proves insufficient, the developer shall replenish the deposit within thirty- (30) days of written request by the City Engineer. The Yorkville City Council shall return any unused funds to the developer upon acceptance of the streetlight system.

N. **Streetlight Standard and Bracket.** Local streets shall use 906 B 19-AD4, American Concrete Company pole and bracket, or approved equal. Luminare shall be mounted 19'9" above the street, shall have a four-(4') foot arm. The pole s.hall be buried a minimum of five (5') feet below grade and backfilled with crushed CA6 limestone, watered, and compacted around the butt of the pole. The bracket is to be furnished with the pole.

1. The luminare shall be a General Electric Company No. M2RR1551N2AMS3F, or approved equal with the 1-1/4" side mount built-in ballast. The luminaries shall be fitted with General Electric Company "Lucalox" high-pressure sodium lamps LU 150/55/D, or approved equal, with GE Company ANSI specification "S55" high-pressure sodium ballasts (or approved equal) or American Electric 115 15-S-RN-120-R2-DA- 4B.

O. **Major Collector Street.** The lighting pole shall be Stress Crete E340-BPO-G, with Style 210 low rise tapered aluminum davit, or approved equals. The davit outreach length shall be eight (8') feet. The luminaire shall be mounted thirty (30') feet above the street. The pole shall have an embedment depth of five (5') feet and be backfilled with CA 6 limestone.

1. The streetlight system shall be operated through controller(s) in ground-mounted cabinets. The controller and luminaire shall operate at 240 volts. The controller shall be housed in a pad-mounted Type NEMA 3R enclosure. The exterior of the cabinet shall have a bronze tone powder-coat finish. The approximate dimensions of the cabinet shall be 42"H x 36"W x 12"D. A Com Ed meter socket shall be provided on the exterior of the cabinet.

2. The manufacturer or distributor shall guarantee streetlight standards, luminaries, ballast, lamps, and cables for their proper use, for one year, from the date of acceptance.

P. **Testing.** The subdivider shall manually trigger the photocell in order to have each street light bum continuously for at least 48 hours. During this bum test, amperage readings shall be taken, and must be within ten (10%) percent of the connected load, based on equipment ratings.

Q. **Parking Lot Lighting.** Parking lots in areas zoned Business, Residential, or Office-Research, shall be provided with lighting necessary to achieve a minimum average of 2.0 foot-candies, as measured across the entire parking lot, and a maximum of

1.0 foot-candles, as measured at the adjoining property lines. Parking lots in areas zoned Manufacturing shall have a minimum average lighting intensity of one foot-candles, per square foot. Lighting shall be designed to avoid casting direct light or glare onto adjacent residential property.

10-A-7. Storm Sewer System

A. A complete storm sewer system shall be required; consisting of closed conduits to an approved storm water storage system. All storm sewers within the public right-of-way and easements parallel to and adjacent to public right-of-way shall be reinforced concrete pipe (RCP), with a twelve (12") inch minimum diameter. Storm sewers in rear yards and side yards may be high-density polyethylene (H.D.P.E.) of a manufacturer and design, to be approved by the City of Yorkville. All roadways will have a system of inlets/catch basins, tied directly to the storm sewer. These storm water collection locations will be on both sides of the street, with a maximum longitudinal flow interval of 300 feet. All such collection points will be an inlet except the last structure before entering a storm sewer main shall be a catch basin with a two-foot sump. Catch basins or open-lid structures shall not be located over the sewer main. All backfill is to be a CA 7 aggregate. All storm sewer roadway crossings from structure to structure must be backfilled with CA7 aggregate and completely encapsulated in an approved drainage fabric. In this manner, the curb subgrade, the storm crossings, and the inlets and catch basins create a roadway underdrain system for longer roadway life.

B. The City may require that storm sewers be constructed along the centerline of individual roadways at certain locations. Those locations shall normally be limited to within 100 feet of the lowest sag vertical curve of a roadway. Where these locations occur within a horizontal curve of the roadway, storm manholes shall be pf aced at the centerline of individual roadways.

C. If subgrade conditions are excessively sensitive to moisture or other special conditions, a capped, perforated, plastic underdrain may be required under the curb and gutter. All storm water conduits 12" diameter and larger shall be 'internally televised in color just prior to City acceptance, and shall be free of defects, sags, dirt, and debris. All non-RCP storm sewers shall also be mandrel tested (similar to sanitary sewer testing) just prior to City acceptance. All parking lots shall be drained internally, and directed by pipe to the storm sewer. Storm sewers shall extend to the limits of the development with proper sizing, as approved by the City Engineer, based upon current and future runoff conditions, to pick up and safely carry through the development any and all upstream bypass flows.

D. All new homes with basements or crawl spaces shall have a direct, underground conduit to the storm sewer system. Fill-in lots in areas with no storm sewer within 500 feet shall not be required to have this direct connection. Minimum depth of cover for these lines shall be 30 inches. All discharges shall have an approved automatic diverter calve immediately outside the house and a check valve inside the house. Multiple collection lines of four inch and six inch HD PVC will be allowed by an approved design. Terminal and junction points shall be at two-foot diameter precast concrete inlets with open-lid castings. The pipe from the house shall be a 2" minimum HD PVC with cemented joints. The connection to the storm sewer shall be through a neat, tight fitting, bored hole into the concrete pipe. After insertion of the sump pump discharge pipe into the concrete storm sewer pipe, the joint shall be sealed with hydraulic cement. In no case shall the sump pump discharge pipe extend beyond the inner surface of the concrete storm sewer pipe. Connections, however, shall be into a structure wherever practical.

E. Individual storm sewer services shall not be required in areas of the development where soil and ground water conditions indicate that sump pumps would run very infrequently. If the developer does not wish to install storm sewer services, he shall perform soil borings at regular intervals (300' to 400' grid typical) during the Final Plan preparation stage, to determine soil types and ground water elevations. Boring locations are subject to approval by the City. Each boring shall extend at least 20 feet below existing ground elevations and be referenced to the development benchmarks. If the boring logs show granular soil and also show ground water elevations at least five (5') feet below planned basement floor elevations, then individual storm sewer services shall not be required in that area of the development. During excavation of every basement in that area, the developer shall verify (with City representative present) that the granular soil and deep ground water conditions exist. If either condition is found not to exist at a building location, the developer shall construct a storm sewer service to that building, in conformance with these Standard Specifications.

F. The design of the storm water collection system shall be for a ten (10) year storm, running just full. The only exception to this is where the receiving storm water system has less capacity and here the new system of conduits shall be designed for a five (5) year event, running just full. The minimum velocity shall be 2.5 fps and the maximum shall be 8 fps. The storm sewer pipe shall have a minimum cover of three (3') feet. Storm sewer manholes shall be five (5') feet internal diameter, constructed of reinforced concrete, and shall be placed at a maximum spacing of 500 feet. Storm sewer manholes may be four (4 ') feet internal diameter when the largest sewer entering/leaving the manhole is 18" diameter, and the orientation of sewers connecting to the manhole is such that there is at least 12" of precast wall between the openings provided for sewers. The use of adjusting rings is limited in height to eight (8") inches. Inlet and/or catch basin frames and grates shall be Neenah No. 3015, East Jordan No. 7010, or approved equal. Whenever possible, castings for curb drains shall have a fish logo to discourage dumping of oils, pesticides, 'and other inappropriate items into the storm sewer system.

G. Where a continuous grade is carried across an inlet or catch basin casting, the open-vaned cover shall be used, Neenah No. R-32868V, East Jordan No. EV-7520, or approved equal. All manhole castings shall be Neenah No. R-1030, East Jordan No. 105123, and Type B cover, or approved equal. All type B covers shall have "City of Yorkville" and "Storm" cast into the top, and shall be concealed pickhole type. All sections of the manholes shall be completely sealed and butyl rope, including the casting. Manholes shall no be allowed in the pavement, curb, gutter, or sidewalk. All flared end sections 15" or larger shall have grates.

H. In Estate residential developments, a ditch shall be required on both sides of the street, and shall have a minimum profile slope of one (1 %) percent (side slope 4: 1 on the street side, and 3: 1 on the lot side).

I. For developments ten acres in size or larger, the developer may use computer-based methods to determine stormwater storage volumes. The specific method and parameters used in employing the method shall be subject to the approval of the City Engineer.

J. For developments less than ten acres in size, the storm water storage system shall be designed utilizing a Modified Rational Method, as described below:

1. Q = (Cm) iA, where a run-off co-efficient or Ca is calculated for the site based upon actual proposed surface coverage. Cm then equals 1.25 times Ca.

2. The following run-off co-efficient shall be utilized as minimums:

Surface	**C**
Grass	.50
Asphalt/Concrete	.98
Roof	1.00
Detention	1.00

3. The maximum release at the designated 100-year· level is 0.15 cfs/acre. The City Engineer shall reduce this allowable release rate where the downstream accepting system is experiencing drainage problems such as the Elizabeth Street swale where all receiving discharges are limited to 0.10 cfs/acre. The outlet structure design shall address the two-year (0.04 cfs/acre) and the 25-year (0.08 cfs/acre) storm control, in addition to the 100-year event.

4. When depressional compensatory storage is provided by increasing the volume of a stormwater detention basin, the maximum allowable release rates of the basin shall be reduced, as directed by the City of Yorkville to approximate the pre-development release of the depressional area, and realize the full storage potential of the enlarged basin.

5. The minimum size restrictor shall be a four-inch by twelve-inch long HD PVC pipe. The design must be designed for easy maintenance and cleaning during a storm event. The discharge shall be directly to a downstream storm sewer if

one is available within a reasonable distance. If not, the discharge will be to the surface, with approved energy dissipation and downstream erosion protection.

6. The rainfall intensities to be utilized are those established by the Illinois State Water Survey's Bulletin #70, as amended for the specific City of Yorkville area. In designating the required storm water storage volumes, the maximum value calculated using the various events should be utilized. See Figure 3 for a sample calculation.

7. The storm water storage areas must have containment for twelve inches of additional storm water storage, with an approved calculated overflow area at six inches above calculated 100- year elevation. This - overflow shall have an erosion concrete curtain wall, with a minimum thickness of 8 inches, a minimum depth of three feet below grade, and a length to extend a minimum of four feet beyond the limits of the overflow on either end. This wall is not to be formed, but is to be trenched or excavated into natural soil, or into the compacted fill, and is to be finished flush to the ground.

8. Storm water storage areas shall be covered by an easement, including access thereto, such that should the owner not maintain said area as necessary, the City can cause such corrections and bill the owner, including any and all administrative costs.

9. The engineering plans shall have a full sheet dedicated to the soil erosion and sedimentation control requirements for the development, including silt fencing, straw bales, drainage fabric, etc. Failure to properly maintain this system may result in major storm sewer cleaning within the site and in the offset storm system. The City reserves the right to place a hold on all building permits and inspections if the soil erosion and sedimentation control plan is not properly maintained. Keeping the streets clean is part of this plan, and failure to do so will result in these actions. The developer shall establish a Street Cleaning deposit with the City of Yorkville, in the amount of $5000.00. If the streets are not cleaned within 48 hours of a written request by the Director of Public Works, the City shall have the streets cleaned, and subtract that cost from the deposit. The developer shall replenish the deposit to the full amount if it falls to less than $1000.00. The Yorkville City Council shall return any unused portion of the deposit to the developer upon acceptance of the streets.

10. The developer shall establish basins onsite where concrete ready-mix trucks must wash out after delivering their load. Signs shall be posted at each entrance to the development to warn truck drivers of the requirement to wash out at specific sites, and notify them of the fine for non-compliance (up to $100.00 for each offense). Each entrance sign shall include a simplified map of the development, to show the locations of the washout basins in the development. A sign shall also be posted at each washout basin, to identify the site. The developer shall maintain all signs, basins, and appurtenances in good condition until the City accepts the public improvements.

    a. Washout basins shall be located outside of the public right-of-way, parks, and all public utility easements. They shall be located in relatively low-traffic areas, and be at least fifty- (50') feet from storm drains, open drainage facilities, and watercourses, unless approved otherwise by the City Engineer. Basins shall have a minimum twelve (12") inch thick CA-3 aggregate approach of sufficient width over a woven geotextile 'fabric, to reduce tracking of mud onto roadways. The washout area shall be contained by an earthen berm, and be at least ten (10') wide by ten (10') long. The maximum depth of a washout basin shall be three feet. When the volume of a washout basin is 75% full, the developer shall remove the hardened concrete and transport it to a legal landfill. Burying waste concrete onsite shall not be permitted.

    b. The developer shall incorporate the items necessary to comply with this requirement, as well as provisions for maintenance, onto the erosion and sediment control plan sheet. All signage, washout basins, and appurtenances shall be in place before the first building permit is issued.

11. The engineering plans shall have one or more full sheets dedicated to the Final Grading of the entire site. The minimum grade for all grass areas shall be two (2%) percent, except that swale areas may be at one (1 %) percent if it is over an approved, piped underdrain. Slopes shall be shown with arrows at all locations from all break points. A grading plan on an 8-1/2" x 11" paper for the actual building must be submitted for each building permit submitted, and will become a part of the building permit. All top of foundation elevations will be a minimum of two (2 ') feet, and a maximum of three (3 ') feet above the street centerline elevation, measured at the center of the lot in question, unless

the City Engineer directs otherwise, based on site-specific conditions. Drives must be at a minimum slope of two (2%) percent, and maximum slope of eight (8%) percent towards the curb flow line from the garage. When the forms for the foundation are ready to pour, a top of foundation elevation and location certification of a registered surveyor or engineer, as approved by the building inspector, is required prior to pouring the concrete into the forms. The tolerance here is 0.15 feet lower and 0.5 feet higher, and behind all applicable setback and easement lines.

12. Requests for an occupancy permit must include an as-built grading plan, signed and sealed by a registered land surveyor, showing the original, approved grades and slopes, along with the actual grades, just prior to the occupancy permit request. The actual grades must fall within a tolerance of 0.15 feet in order to receive an occupancy permit. Top soiling and seeding or sodding, if applicable, must be in place prior to the final grading plan. All City-incurred costs of reviewing these grading plans shall be the responsibility of the developer. Note that specific building codes, ordinances, and permitting procedures, which may be established by the United City of Yorkville, shall supersede these requirements.

13. General grading and landscaping of the storm water areas shall be designated according to the Park Development Standards, Landscape Ordinance, and these Standard Specifications. The City may require that storm water detention and retention facilities, as well as grading, landscaping, and stormwater collection systems, incorporate currently acknowledged Best Management Practices to improve storm water quality. These may include, but are not limited to, naturalized detention basins, bio-swales, low impact design standards, perforated storm sewer, designs that reduce the degree of connected impervious areas, designs that encourage infiltration of stormwater, etc.

    a. Wet ponds shall have a maximum allowable depth of two feet between the normal water level and the high water level corresponding to the Ten-Year Frequency Storm. The City may require wetland-type plantings and appropriate grading around the perimeter of wet ponds.

    b. The developer shall provide a soil report, prepared by a licensed professional engineer, to determine whether or not lake lining will be required. Vertical or nearly vertical edge treatment will require an approved method, allowing a child to easily climb out of the water.

    c. Storm sewers discharging to a stormwater basin shall be designed such that the sewer invert at the discharge point is no lower than 6" below the normal water level of the basin, and the top of sewer is no lower than the ten-year high water level of the basin.

14. Storm water storage basins shall operate independently of any watercourse or water body receiving the discharge from the basins. Bypass flows from upstream areas should bypass the storm water storage facility, where practical. The entire development shall be examined under the premise that all storm sewers are blocked and full when a 100-year event occurs, and the development can pass these flows without flooding homes. All overflows are to be contained within the right-of-way, or where absolutely necessary, through special drainage easements. All buildings shall have the lowest water entry a minimum of 1-8 inches above the elevations determined for this bypass situation.

15. Storm water detention shall not be required under the conditions listed below. The City reserves the right to require detention on any parcel of land if special circumstances exist, and to require that sewer be constructed as necessary, to carry away the storm water.

    a. Proposed development or re-development of the existing lots zoned single-family detached, or duplex residential, less than 2.5 acres in gross area:

    b. Proposed development or re-development of existing lots zoned other than single-family detached or duplex residential, that are less than 1.25 acres m gross area.

10-A-8. Water System

A. All water mains shall be Class 52 ductile iron pipe, conforming to the latest specification requirements of ANSI A21.5.l. Mains shall be cement lined, in accordance with ANSI A21.4. Fittings shall conform to ANSI 21.10. Gate valves shall be resilient wedge type, conforming to the latest revised requirements of A WW A specification C509. All water mains are to be polyethylene wrapped. Main line valves 10" diameter and larger are to be installed in a vault. Smaller main-line valves shall either be installed in a vault, or have a Trench Adapter valve box, similar to those used at fire hydrants. No vaults or valve boxes shall be in the pavement or sidewalk.

B. Water services up to 3" diameter shall be type "K" copper, conforming to the latest revised specification requirement of ASTM B88. Minimum size for residential units shall be one inch in diameter. Corporation stops shall be McDonald No. 4701, Mueller H-15000, or Ford F-600. Curb stops shall be McDonald No. 6104, Mueller H-15154, or Ford B22-333m, with Minneapolis patter B-boxes, similar to McDonald N.5614 or Mueller H-10300.

C. Minneapolis type B-boxes shall be installed in the right-of-way, but not in the sidewalk or driveway.

D. Fire hydrants shall be one of the following:

1. Clow F-2545 (Medallion)
2. Mueller A-423 Super Centurian
3. Waterous WB-67-250

Hydrants shall have a 5-1/4" main valve assembly, one 4-1/2" pumper nozzle, and two 2-1/2" hose nozzles, with national standard threads, a national standard operating nut, and above ground break flange. The installation of the hydrant shall conform to A WW A 600 standards. Auxiliary valve boxes shall either be Trench Adapter Model Six by American Flow Control, Clow F-2546 with F-2493 cover, or approved equal. For valve boxes other than those by American Flow Control, the box shall be attached to the hydrant barrel with grip arms, as manufactured by BLR Enterprises, or approved equal.

E. **Inspections and Installation.** All water mains shall be designed and installed in accordance with the Standard Specifications for Water Mains in Illinois. Upon completion, water mains shall be subjected to hydrostatic pressure test of 150-psi average for up to 4 hours. Allowable recovery shall conform to the Standard Specifications for Water & Sewer Main Construction in Illinois. The water operator in charge or person authorized by the water operator in charge shall be present during all testing. The developer shall use the pressure gauge supplied by the City for the test.

F. New water main shall be disinfected in accordance with A WW A standard C601. Water will be tested to assure that 50 mg/l of CL2 is in disinfected water. Sampling shall be taken by water operator in charge or persons authorized by the water in charge. Water must pass two consecutive days of sampling tests by a state approved lab.

G. Water mains shall be minimum eight inches internal diameter, with a cover of five feet, six inches below finished grade. Watermain stubs to hydrants shall be at least six inches internal diameter. City water mains and hydrants shall be placed of the North and West sides of the streets, unless approved otherwise the City Engineer/ Valves shall be installed each second consecutive hydrant, at intersecting lines, and other locations as required, such that a minimum number of services will be affected during a main isolation.

1. Fire hydrants shall be installed throughout the subdivision at each intersection and at intervals not exceeding the requirements of two fire hydrants serving any point of any building, or 300 feet along the roadway, whichever is more stringent. Special conditions may dictate a closer spacing, as approved. Fire hydrants shall be located on the property line, except at comers, and shall be set two feet minimum and three feet maximum from the curb back to the face of the pumper nozzle. Where there is no curb and gutter, the face of the pumper nozzle shall be between 18 inches to 20 inches above finished grade line (sidewalk to curb).

2. Base elbow of hydrant shall be properly thrust blocked, and shall be provided with clean, washed CA 7 aggregate and polyethylene covering. All hydrants and any adjustment fittings shall receive one field coat of red paint, as recommended by the manufacturer, prior to final acceptance.

H. All tees, bends, fire hydrants, and valves shall be adequately blocked with pre-cast blocks and poured in place thrust blocking against undisturbed earth.

I. Services shall be equipped with corporation stop, curb stop, and buffalo box. The buffalo box shall be set in the parkway, on the centerline of the property, approximately centered between the back of sidewalk and the adjacent right-of-way line. Service trenches beneath or. within two feet of proposed driveways, sidewalks, or other pavements shall be backfilled full-depth with aggregate. Except as permitted below, the underground water service pipe and the building drain, or building sewer, shall be not less than ten feet apart horizontally, and shall be separated by undisturbed or compacted earth. The water service pipe may be placed in the same trench with the building drain and building sewer if the conditions listed below are met:

1. Local conditions prevent a lateral separation of ten feet;

2. The bottom of the water service pipe at all points shall be at least 18 inches . above the top of the sewer line at its highest point. All water and sewer services must be inspected an approved by the building inspector prior to backfilling.

3. The water service pipe shall be placed on a solid shelf, excavated at one side of the common trench, and shall have no joints from the buffalo box to the water meter inside the house; and

4. The material and joints of sewer and water service pipe shall be installed in such a manner, and shall posses the necessary strength and durability to prevent the escape of solids, liquids, and gasses there from under all known adverse conditions, such as corrosion, strains due to temperature changes, settlement, vibrations, and superimposed loads.

J. Depth of bury shall be 5'6" below finish grade. No joints will be allowed between the corporation stop and the curb stop.

K. All watermain shall be looped and double fed, and shall be extended to the far limits of the development, and in size appropriate for future development, as directed by the City Engineer. Recapture and over-sizing may be applicable.

L. The developer shall reimburse the City of Yorkville for the cost of water to fill and test new watermains, and also for the cost of laboratory tests after chlorination. The water cost shall be at the bulk rate charged by the City of Yorkville at that □e. The volume of water shall be calculated as the volume of two and one-half times the lengths and diameters of new watermains.

M. Watermain proposed to cross existing city streets shall be constructed by directional boring. Open-cut construction shall not be allowed without consent from the Public Works Director.

N. Connections to existing watermains shall employ line stops to minimize the disruption of service to existing residents.

10-A-9. Sanitary Sewer System

A. A complete sanitary sewer system is required for all new development. The minimum internal size of sanitary sewer main shall be eight inches in diameter. The top of the sewer main shall be a minimum of three feet lower than the lowest floor elevation at all service connection locations, but not less than eight feet below finished grade, wherever possible. Should the sewers serving a particular development not be deep enough to serve the basement, as noted above, then overhead plumbing will be required. However, all levels of the building must be served by gravity, with only the below-grade levels being served by a pump unit. The City Engineer may require that certain buildings not have subgrade levels due to special situations.

B. The sanitary sewer shall be extended to the development's far extremes, as directed by the City Engineer, for proper and orderly growth. The city Engineer will also direct the sizing and grades for the sewer, so as to fit the overall plan for the City.

The City strongly discourages the use of lift stations, but if the City Engineer approves the use of a public lift station, the following shall be required as a minimum:

C. The pumps shall be submersible, with a back up pump and well-designed wet well.

D. The station building shall be a brick structure with conventional-pitched roofing and paved access. The building shall comply with all International Building Code regulations, and shall be heated and ventilated. The subdivider shall follow normal building permit procedures, and pay the normal fees for construction of the lift station building.

E. The unit will be equipped with a back-up power source, utilizing natural gas as a fuel, and can operate on manual or fully automatic mode, complete with a variable exercise mode.

F. The motor control center shall have a solid-state duplex logic. Sewage level in the wet well shall be measured with a pressure transducer. A dial-out alarm system matching that currently in use in the City shall be provided.

G. The City Engineer must approve any and all lift stations, and may require other improvements.

H. There shall be good-quality noise control, and all electronic components shall be explosion-proof.

I. Force mains shall be sized to carry the initial, intermediate, and ultimate flow rates from the tributary area, at a velocity of between 3.0 and 6.0 feet per second. Material shall be watermain quality Ductile Iron with polyethylene encasement. Gate valves in vaults shall be constructed in the force main at intervals not exceeding 600 feet, to allow quick isolation in the event of a leak. Blow-off valves in vaults shall be constructed at high points in the force main, and shall discharge to sanitary sewers, where possible. Force mains shall be tested at

J. 150- psi for two hours, similar to watermain testing.

K. The sub-divider shall maintain an inventory of each size and type fuse, relay, and other plug-in type devices used in the lift station motor control center, as recommended by the manufacturer. These items shall be housed in a wall mounted metal cabinet. The subdivider shall also supply a heavy-duty free standing metal shelf with not less than square feet of shelf space, and one (1) fire extinguisher rated for Type A, B, and C fires.

L. The sub-divider shall provide start-up training to the Public Works Department personnel, and shall provide three sets of Operations and Maintenance Manuals for all equipment at the lift station.

M. Underground conduit shall be heavy-wall PVC.

N. The exterior of the wet well shall be waterproofed. The City may require the wet well to have a minimum internal diameter of up to eight feet.

O. Sewer construction cannot start until the Illinois Environmental Pollution Agency (IEP A) has notified the City Engineer that approvals have been secured. Sanitary sewer pipe shall be PVC plastic pipe, with a minimum SDR 26. All pipe and fittings shall be pressure rated in accordance with ASTM D-2241 and ASTM D-3139 (per AWWA C-900) for sizes 6-15 inches. Solvent joints are not permitted.

P. All public sanitary sewers will be air and mandrel tested (7-point minimum) by the developer, at his expense, under the supervision of the City Engineer. One copy of the report shall be forwarded to the Yorkville-Bristol Sanitary District, and one report shall be forwarded to the City Engineer.

Q. All testing will be done in conformance with the "Standard Specifications For Water and Sewer Main Construction in Illinois", current edition.

R. All public sanitary sewers shall be internally televised in color and recorded on videotape and written log by the developer, at his expense; under the supervision of the City Engineer, to ensure that the sewers are straight, unbroken, tight, and flawless. There must be good-quality lighting for a sharp and clear image of all sewer segments. Poor quality images will result in re-televising the system, at the developer's expense. The videotape must clearly mark the segment being televised through manhole numbering, and the image must clearly identify the footage as it progresses through the pipe. One copy of the complete videotapes and written log shall be forwarded to the Yorkville-Bristol Sanitary District, and one complete set shall be forwarded to the City Engineer.

S. All manholes will be required to be internally vacuum tested by the developer, at his expense, under the supervision of the Engineer. This test will check the integrity of the complete structure, from the invert to the casting, including all adjusting rings. One copy of the test results shall be forwarded to the Yorkville-Bristol Sanitary District, and one copy shall be forwarded to the City Engineer. Vacuum testing of each manhole shall be carried out immediately after assembly backfilling, and rough grading, and shall be witnessed and approved by the City Engineer. All lift holes shall be plugged with an approved non-shrinking grout. No grout will be placed in the horizontal joints before testing. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole. The test head shall be placed at the inside of the top of the casting and the seal inflated in accordance with the manufacturer's recommendations. A vacuum of ten inches of mercury shall be drawn and the vacuum pump shut off. With the valve closed, the time shall be measured for the vacuum to drop to nine inches. The manhole shall pass if the time is greater· than 60 seconds for a 48-inch diameter manhole, 75 seconds for a 60-inch manhole, and 90 seconds for a 72-inch manhole. All manhole castings shall be Neenah No. R-1030 frame, East Jordan No. 105123, and Type B cover, or approved equal.

T. If the. manhole fails the initial test, necessary repairs shall be made with a non-shrink grout, while the vacuum is still being drawn. Retesting shall proceed until a satisfactory test result is obtained. If the rim of a sanitary manhole needs to be reset or adjusted after successful vacuum testing, but before the expiration oft eh one-year warranty period, it shall be sealed and adjusted properly in the presence of the City Engineer. Failure to do so will require the manhole to be vacuum tested again.

U. All manhole frames shall be Neenah No. R-1030, East Jordan No., 105123, or approved equal, with Type B covers. All Type B covers shall have "City of Yorkville" and "Sanitary" cast into the lid and shall have concealed pick holes with a machined surface and watertight rubber gasket seals. All manhole segments, including the frame and adjusting rings, shall be set with butyl rope joint sealant. Manholes shall be minimum four-foot diameter, and shall not be located in pavement, curb, gutter, or sidewalk.

V. All sanitary sewer manholes shall be provided with approved cast in place rubber boots (flexible manhole sleeve), having a nominal wall thickness of 3/16" with a ribbed concrete configuration and with stainless steel binding straps, properly sized and installed for all conduits.

W. All manholes shall be reinforced precast concrete, and shall be located at intersections and spaced at a maximum interval of 300 feet, except that a closer spacing may be required for special conditions. The maximum allowable amount of adjusting rings shall be eight inches in height using as few rings as possible. All manholes shall be marked at the time of construction with a four-inch by four-inch hardwood post neatly installed vertically and with a minimum three-feet bury and a minimum four-foot exposed. The top one-foot of the post shall be neatly painted white.

X. Wells and septic systems are allowed in Estate-residential developments that are not within 250 feet of water and/or sewer service. When each lot is within 250 feet of water and/or service, that lot may maintain their septic and/or well only until failure of the septic or well. At that time the lot must, if within 250 feet of the sewer and/or water line hook-up to the sewer and/or water, as the case may be, connect to the City utilities at the lot owner's sole expense. After connection to the City Sanitary Sewer System, individual septic fields shall be abandoned by pumping out the tank, knocking in the cover, and filling with dirt or stone in accordance with Health Department regulations.

10-A-10. Traffic Study

A. A traffic study may be required, and shall include:

1. Levels of service for existing conditions;

2. Levels of service for post-construction conditions;

3. All calculations shall be conducted according to the '.'Highway Capacity Manual";

4. Recommendations as to additional/limited access, additional lanes, signalization, etc.

B. If the City of Yorkville requires a traffic study for a development, that study will be contracted for by the City, and paid for by the developer. The developer shall establish a Traffic Study deposit with the City of Yorkville, in an amount to be determined by the City Engineer. The City shall return any unused portion of the deposit to the developer upon approval of a Final Plat or Site Plan.

C. If the land use plan of the development changes during the approval process, the developer may be required to make additional deposits to fund re-analysis and revisions to the Traffic Study.

D. The need or requirement for a traffic impact study shall be determined during the concept or preliminary planning stage of the proposed development. The developer/subdivider shall meet with City of Yorkville officials during one of these stages for the purpose of determining the traffic study requirements. Wlien the City of Yorkville requires that a traffic study be prepared based upon the above, the study shall include, but not be limited to, addressing the following issues:

1. **Introduction.** A general description of the proposed development, including it's size, location, the political jurisdiction in which the site is located, the boundary limits of the study area, and any other information needed to aide in the review of the development's traffic impacts.

2. **Project Description.** A description of the existing and proposed land uses of the development. If alternative land uses are being proposed, the highest trip generation uses shall be assigned for each land use.

3. **Site Accessibility.** A clear and concise description of the proposed ingress/egress points to the proposed development, including a sight distance analysis.

4. **Existing External Roadway Network.** A description of the existing external roadway networking the vicinity of the proposed development, to include functional classification, primary traffic control devices, signalized intersections, roadway configurations, geometric features (curves and grades), lane usage, parking regulations, street lighting, driveways servicing sites across from or adjacent to the site, and right-of-way data. The area of influence shall be determined by the traffic generated from the site, the trip distribution of traffic, and the trip assignment of the traffic generated by the development over the surrounding area road network.

5. **Existing AM, PM, and Total Daily Traffic Volumes.** Existing AM, PM, and total daily traffic volumes for access driveways (if existing), intersections, and the roadway network in the site vicinity shall be determined and displayed on a graphic(s) in the final report. To determine AM and PM existing traffic volumes, machine counts and/or manual counts shall be conducted during a three-hour period of the morning, between approximately 6:00 AM to 9:00 AM of an average or typical weekday, and also between approximately 3:00 PM to 6:00 PM, on an average or typical weekday. Peak hour counts may be required on Saturday and/or Sunday, depending on the proposed land use. All AM and PM peak hour counts shall be recorded and summarized in fifteen-minute increments, and be included in the Appendix of the final report. Manual counts shall include vehicle classifications, i.e. passenger cars, single-unit, multi-unit trucks and buses. Traffic counts shall show both entering and exiting traffic at the proposed access points (if existing), in addition to turning and through traffic movements at critical intersections.

6. **Trip Generations and Volumes**. Trip generation rates and volumes for each type of proposed land use shall be determined for the AM and PM peak hours, and total daily volumes may be required on Saturday and/or Sunday, depending on the proposed land use. The trip generation rates shall be calculated from the latest data available contained in the Institute of Transportation Engineer's "Trip Generation Manual". If trip generation rates for a specific land use are not available from the "Trip Generation Manual", the United City of Yorkville shall approve the substitute rates.

7. **Site Generated Trip Distribution and Assignment.** The most logically traveled routes in the vicinity of the development shall be used for trip distribution and assignment purposes. The directional distribution of site-generated traffic approaching and departing the development should be shown in both graphic and tabular form. All assumptions used in the determination of distribution and assignment shall be clearly stated.

8. **Existing, Plus Site-Generated Traffic Volumes.** Existing, plus site-generated traffic volumes for the AM and PM peak hours, and total daily traffic for access drives, intersections, and the roadway network in the site vicinity shall be determined and displayed on a graphic(s) in the final report. Traffic volumes shall show both entering and exiting traffic at the proposed access points, in addition to turning and through traffic movements at critical intersections.

9. **Future Traffic (Existing, Plus Site Generated) Volumes.** Future traffic (existing, plus site-generated traffic volumes) for the AM and PM peak hours, and the total daily traffic for access drives, intersections, and roadway network in the site vicinity shall be determined and displayed on a graphic(s) in the final report. Projected increases in the external (non site related) roadway traffic must also be determined. The selection of a horizon year for which traffic operation conditions are to be characterized may be considered as the date full build-out and occupancy is achieved. If the project is a large multi-phased development in which several stages of development activity are planned, a number of horizon years may be required, that correspond to the bringing on line of major. development phases. Horizon dates should be times to coincide with major stages. of the overall project, or to coincide with increments of area transportation system improvements.

10. **Intersection Capacity Analysis.** Proposed access driveways and influenced intersections shall be subject to an existing, plus projected, capacity analysis. Projected traffic conditions shall include the effects of any committed developments within the influenced area. The existing and projected levels of service derived from the analysis shall be used to aid in the evaluation of design and operation alternatives of the access driveways and influenced intersections. The capacity analysis shall be in accordance with the techniques described in the most recent edition of the Transportation Research Board's "Highway Capacity Manual", Special Report 209.

11. **Signalization Warrants.** If it is anticipated that the development's driveway(s) or existing external non-signalized intersections will satisfy signalization warrants, a warrant analysis shall be conducted, using the projected volumes determined from the trip generation. The results of such an analysis shall be tabulated in the traffic impact study.

12. **Conclusions and Recommendations.** Clear and concise descriptions of the findings shall be presented in the final report; These findings shall include all recommended improvements for access facilities, internal roadways and intersections, and external roadway and intersection improvements.

10-A-11. Driveway and Parking Lot Paving

A. All driveways and parking lots shall be paved as per the following specifications.

B. **Asphalt.**

1. **Residential.** Two-inch I-11 bituminous concrete surface, over eight-inches (minimum) of compacted CA6 limestone or crushed gravel.

2. **Commercial/Industrial.** Three-inch I-11 bituminous concrete surface, over ten-inches (minimum) of compacted CA6 limestone or crushed gravel.

C. **Concrete.**

1. **Residential.** Six-inch Class X, over six-inches (minimum) of compacted CA6 limestone or crushed gravel.

2. **Commercial/Industrial.** Eight-inch Class X, over eight-inches of compacted CA6 limestone or crushed gravel.

D. **Paving Brick.**

1. **Residential.** Paving brick over one inch of sand and eight inches of compacted CA6 limestone or crushed gravel.

E. **Sealcoat.**

1. **Commercial/Industrial.** An A3 seal coat, as defined by the IDOT's Standard Specifications for Road and Bridge Construction, may be allowed on areas behind the building, when used as a temporary surface, not to exceed three years, after which it must be paved to the above specifications. The same base should be ten inches (minimum) of compacted· CA6 limestone or crushed gravel.

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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2021-04

Agenda Item Summary Memo

Title: City Buildings Updates

Meeting and Date: City Council – October 24, 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 (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

Have a question or comment about this agenda item?
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Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2021-38

Agenda Item Summary Memo

Title: Water Study Update

Meeting and Date: City Council – October 24, 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 (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

Have a question or comment about this agenda item?
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