



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, May 8, 2024

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: April 10, 2024

Citizen's Comments

Public Hearings

1. **PZC 2024-07 Kelaka, LLC**, Green Door Capital, petitioner/contract purchaser, and Kelaka, LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of the Burlington Northern Santa Fe railroad line, southeast of Faxon Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council) consisting of approximately 148.56 acres.
2. **PZC 2024-08 Hagemann Trust**, Green Door Capital, petitioner/contract purchaser, and Hagemann Family Trust, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located immediately east of Eldamain, north of Corneils Road, and west of West Beecher Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council) for three (3) parcels, consisting of approximately 138.441 acres.
3. **PZC 2024-13 United City of Yorkville**, petitioner, is proposing to amend Section 10-7-9 Park and Recreation Land and School Site Dedication of the Unified Development Ordinance related to criteria and formula for determining the minimum required park and recreation and school site dedication. The proposed text amendment will revise Table 10-7-9(A)(1): Parkland Dedication Requirements, Table 10-7-9(B)(1): School Dedication Requirements, and Table 10-7-9(D): Estimated Population Per Dwelling Unit within the United City of Yorkville's Unified Development Ordinance.

Unfinished Business

New Business

1. **PZC 2024-07 Kelaka, LLC**, Green Door Capital, petitioner/contract purchaser, and Kelaka, LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of the Burlington Northern Santa Fe railroad line, southeast of Faxon Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council) consisting of approximately 148.56 acres.

Action Item

Rezone

2. **PZC 2024-08 Hagemann Trust**, Green Door Capital, petitioner/contract purchaser, and Hagemann Family Trust, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located immediately east of Eldamain, north of Corneils Road, and west of West Beecher Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council) for three (3) parcels, consisting of approximately 138.441 acres.

Action Item

Rezone

3. **PZC 2024-09 Kendall County Petition 24-04** Larry Nelson, petitioner, on behalf of the Fox Valley Family YMCA, Inc. (owner), is requesting site plan approval to construct a YMCA recreational facility, parking, and related infrastructure to a property at 1520 Cannonball Trail in Bristol Township. The real property and is located at the southeast corner of Cannonball Trail and Galena Road in unincorporated Kendall County.

Action Item

1.5 Mile Review

4. **PZC 2024-10 Kendall County Petition 24-05** George S. and Heidi R. Oliver, are requesting approval of a Plat of Vacation to vacate the public easements between two (2) parcels (Lots 223 and 224) within the Whitetail Ridge subdivision. The real property is located at 7709 and 7731 Bentgrass Circle in unincorporated Kendall County.

Action Item

1.5 Mile Review

5. **PZC 2024-11 Kendall County Petition 24-06** Jerry Styrzczula, petitioner, on behalf of A&D Properties, LLC is requesting an approval of a map amendment (rezoning) 16.4 +/- acres located on the west side of Route 47, commonly known as addressed 7789 Route 47, from B-3 Highway Business District to M-1 Limited Manufacturing District. The purpose of the request is to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property.

Action Item

1.5 Mile Review

6. **PZC 2024-13 United City of Yorkville**, petitioner, is proposing to amend Section 10-7-9 Park and Recreation Land and School Site Dedication of the Unified Development Ordinance related to criteria and formula for determining the minimum required park and recreation and school site dedication. The proposed text amendment will revise Table 10-7-9(A)(1): Parkland Dedication Requirements,

Table 10-7-9(B)(1): School Dedication Requirements, and Table 10-7-9(D): Estimated Population Per Dwelling Unit within the United City of Yorkville's Unified Development Ordinance.

Action Item

Text Amendment

Additional Business

1. Appointment of Vice Chair

2. City Council Action Updates

- a. **PZC 2024-06 Corneils Road Solar, LLC**, petitioner, on behalf of Gary L. and Betty S. Bennett, owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and special use authorization. The real property is generally located immediately north of Corneils Road, approximately 1,700 feet east of Beecher Road, and approximately 4,300 feet west of IL. Route 47 (N. Bridge Street) consisting of 94 acres. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to A-1 Agricultural District (contingent on approval of annexation by the City Council). The petitioner is also requesting special use permit approval in pursuant to Section 10-8-5 of the Yorkville City Code for a solar farm.

Action Item

Rezone and Special Use

Adjournment

PLANNING & ZONING COMMISSION

City Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, April 10, 2024 7:00pm

Meeting Called to Order

Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Ryan Forristall-yes, Reagan Goins-yes, Greg Millen-yes, Rich Vinyard-yes

Absent: Danny Williams, Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director

Sara Mendez, Planner I

Other Guests

Lynn Dubajic Kellogg, City Consultant

Chris Vitosh, Vitosh Reporting Service

Dan Kramer, Attorney

Elizabeth Bruns, Nexamp

Gary Bennett, landowner

Patti Bakala, Homeowner, Corneils Rd.

Matt Kwiatkowski, Nexamp

Michael Keith, Atwell, LLC

Hanna Udischas, Nexamp

Betty Bennett, landowner

Jerome Gawlik, Homeowner

David Petesch, *Kendall County*

Record (via Zoom)

Previous Meeting Minutes March 13, 2024

Motion by Ms. Goins and second by Mr. Millen to approve the minutes as presented.

Roll call: Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes. Carried 4-0.

Citizen's Comments None

Public Hearings

1. **PZC 2024-05 Corneils Road Solar, LLC**, petitioner, on behalf of Gary L. and Betty S. Bennett, owners, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification and special use authorization. The real property is generally located immediately north of Corneils Road, approximately 1,700 feet east of Beecher Road, and approximately 4,300 feet west of IL. Route 47 (N. Bridge Street) consisting of 94 acres. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to A-1 Agricultural District (contingent on approval of annexation by the City Council). The petitioner is also requesting special use permit approval in pursuant to Section 10-8-5 of the Yorkville City Code for a solar farm.

DRAFT

Chairman Vinyard explained the procedure for the Hearing and swore in those persons who planned to present testimony during the Hearing.

A motion was made and seconded by Ms. Goins and Mr. Millen, respectively, to open the Public Hearing at approximately 7:01pm. Roll call: Goins-yes, Millen-yes, Vinyard-yes, Forristall-yes. Carried 4-0.

Mr. Vinyard read the Hearing description.

At approximately 7:43pm a motion was made by Ms. Goins and seconded by Mr. Millen to close the Public Hearing. Roll call: Millen-yes, Vinyard-yes, Forristall-yes, Goins-yes, Carried 4-0.

(See Court Reporter's transcript of Public Hearing)

Petitioner requested standards and application to become part of official record.

Unfinished Business None

New Business

1. PZC 2024-05 Corneils Road Solar, LLC, (same as description above)

Ms. Noble said the annexation request will go before the City Council on April 23rd. She offered a few other comments regarding the petition. She noted the property is contiguous to the city boundaries. The rezoning request is for A-1 Agricultural since the zoning defaults to R-1 when a property is annexed and if the annexation request is approved, a revision will be made to the Comprehensive Plan. She noted the site is 94 acres, however, only 31 acres will be used for the solar field and all setbacks are met. The 31-acre site will hold about 11,500 modules, with a height of 20 feet. There is a 20-year lease with options to extend. Ms. Noble noted the nearest residential land to the nearest array meets the recently passed requirements. A glare study was done with no issues and the engineer is recommending a photometric plan. Fencing is required and landscaping and buffering will also be provided. The decommissioning plan was discussed with a security guarantee required. A blanket easement or license agreement will be provided to enter the property if necessary. There is also a battery energy storage system on site and is considered an accessory use. Engineering comments were provided and will be included as conditions of the special use. There was no further discussion.

Action Item

Rezoning

A motion was made by Mr. Millen and seconded by Ms. Goins to approve PZC 2024-05 and Ms. Goins read the motion as follows: In consideration of testimony presented during a Public Hearing on April 10, 2024 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from R-1 Single-Family Residential to A-1 Agricultural District for the purpose of constructing a freestanding solar energy system, or solar farm, contingent upon approval of Annexation by the City Council, for approximately 94 acres of existing farmland located immediately north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street).

Chairman Vinyard read the standards and UDO standards.

Roll call: Vinyard-yes, Forristall-yes, Goins-yes, Millen-yes. Carried 4-0.

Action Item

Special Use

Ms. Goins moved and Mr. Millen seconded a motion to approve the PZC 2024-05 Special Use request. Ms. Goins read the motion as follows: In consideration of testimony presented during a Public Hearing on April 10, 2024 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, contingent upon approval of annexation by the City Council, for approximately 31 acres generally located north of Corneils Road, east of Beecher Road and west of IL Route 47 (N. Bridge Street), subject to staff recommendations in a memo dated April 2, 2024.

Roll call: Forristall-yes, Goins-yes, Millen-yes, Vinyard-yes. Carried 4-0.

The standards were reviewed following the vote.

Additional Business

1. City Council Action Updates

a. PZC 2024-06 United City of Yorkville

Ms. Mendez said there was a Text Amendment for the Alternative Energy Use Standards.

Adjournment

There was no further business and the meeting was adjourned at 7:59pm on a motion by Ms. Goins, seconded by Mr. Millen and approved on a unanimous voice vote.

Respectfully submitted by
Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, April 10, 2024
7:00 p.m.

PRESENT:

Mr. Rich Vinyard, Chairman,
Ms. Reagan Goins,
Mr. Greg Millen,
Mr. Ryan Forristall.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Sara Mendez, Planner;
Ms. Marlys Young, Minute Taker.

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I N D E X

WITNESS:

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DANIEL J. KRAMER	6
MATT KWIATKOWSKI	8
JEROME GAWLICK	25
PATTI BAKALA	29

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1 (WHEREUPON, the following
2 proceedings were had in public
3 hearing, beginning at 7:02 p.m.)

4 CHAIRMAN VINYARD: There is one public
5 hearing scheduled for tonight's Planning and
6 Zoning Commission meeting. The purpose of this
7 hearing is to invite testimony from members of
8 the public regarding the proposed request that is
9 being considered before the Commission tonight.

10 Public testimony from persons
11 present who wish to speak may be for or against
12 the request, or to ask questions of the
13 petitioner regarding the request being heard.

14 Those persons wishing to testify are
15 asked to speak clearly, one at a time, and state
16 your name, who you represent. You are also asked
17 to sign in at the podium right over there.

18 If you plan to speak during
19 tonight's public hearing as a petitioner or as a
20 member of the public, please stand and raise your
21 right hand and repeat after me.

22 (Witnesses sworn.)

23 CHAIRMAN VINYARD: Have your seats.
24 Thank you. All right. The order of testimony

1 during the public hearing will be as follows: We
2 are going to do the petitioner's presentation,
3 those who wish to speak in favor of, and then
4 those who wish to speak in opposition of. Okay?

5 May I have a motion to open the
6 public hearing on Petition Number PZC 2024-05,
7 United City of Yorkville, for a rezoning and
8 special use for a solar farm.

9 MS. GOINS: So moved.

10 MR. MILLEN: Second.

11 CHAIRMAN VINYARD: Roll call vote on the
12 motion, please.

13 MS. YOUNG: Yes. Goins.

14 MS. GOINS: Yes.

15 MS. YOUNG: Millen.

16 MR. MILLEN: Yes.

17 MS. YOUNG: Vinyard.

18 CHAIRMAN VINYARD: Yes.

19 MS. YOUNG: And Forristall.

20 MR. FORRISTALL: Yes.

21 CHAIRMAN VINYARD: Okay. All right.

22 The public hearing up for discussion tonight is
23 as follows: Corneils Road Solar, LLC,
24 petitioner, on behalf of Gary L. and Betty S.

1 Bennett, owners, has filed an application with
2 the United City of Yorkville, Kendall County,
3 Illinois, requesting rezoning classification and
4 special use authorization.

5 The real property is generally
6 located immediately north of Corneils Road
7 approximately 1700 feet east of Beecher Road and
8 approximately 4300 feet west of Illinois Route
9 47, North Bridge Street, consisting of 94 acres.

10 The petitioner is requesting
11 rezoning approval from an R-1 Single-Family
12 Suburban Residential District to an A-1
13 Agricultural District.

14 The petitioner is also requesting a
15 special use permit approval pursuant to Section
16 10-8-5 of the Yorkville City Code for a solar
17 farm.

18 Is the petitioner for PZC 2024-05,
19 Corneils Road Solar, LLC, ready?

20 MR. KRAMER: We are.

21 CHAIRMAN VINYARD: Thanks.

22 MR. KRAMER: Good evening. I think it's
23 on.

24 CHAIRMAN VINYARD: Yeah.

1 MR. KRAMER: Okay. Good to know.

2 Sorry.

3 DANIEL J. KRAMER,
4 having been first duly sworn, testified from the
5 podium as follows:

6 MR. KRAMER: Good evening. My name is
7 Daniel J. Kramer. I am an attorney licensed to
8 practice law in the state of Illinois. For the
9 record, my address is 1107A South Bridge Street,
10 Yorkville, Illinois, and I have the privilege
11 tonight to be here representing Nexamp, which is
12 the overall umbrella organization.

13 It is a bit confusing perhaps if
14 you're not used to that underneath where it's
15 Corneils Road Solar, LLC. They provide a
16 separate standalone LLC here in Yorkville, but it
17 is owned by and will be totally operated by the
18 Nexamp network.

19 I say I have the privilege of being
20 here because we have represented the company
21 before, but when you look at the presentation
22 they make tonight, they are a large solar
23 generator in the country, they have an excellent
24 track record, and what many of their competitors

1 can't tell you is they operate what they get
2 zoned, and I think that's a real plus, so if you
3 see this group tonight, this is the group that
4 you're going to see down the road as well, and I
5 think that's hugely important.

6 They have followed along the city
7 journey of the city coming up with some solar
8 issues like setback, how far from the road,
9 landscaping and so on, and even though they were
10 filed before that ordinance was to take effect,
11 they have observed all of those niceties, so I
12 think you will find it will be a good community
13 member.

14 I also have here tonight Gary and
15 Betty Bennett, the folks sitting in the second
16 row right next to one another, who actually own
17 the land and are leasing it to Nexamp. Long time
18 community residents. They certainly wouldn't
19 want anything bad to happen to their property.

20 Not all of it is going to be used
21 for solar, so they are still going to be there,
22 so they have a true vested interest to make sure
23 this is something we can all be proud of.

24 Overall there are some great

1 community benefits in terms of green energy, tax
2 revenue for the area, no students added to the
3 school district.

4 You're going to see some slides that
5 I thought were real powerful at the Community
6 Development Committee meeting with Krysti and
7 with Sara a couple weeks ago about the type of
8 plantings they do, which I think is hugely
9 important. They are big on pollinator-type
10 plants.

11 So I think all of those things bode
12 well, so I am going to pass it off to Matt
13 Kwiatkowski, who is the primary rep for the
14 company, and they have their engineer here
15 tonight here as far as any technical questions,
16 and if audience members have questions, we will
17 write down and if we can at the end come back and
18 try and answer their questions. Thank you.

19 CHAIRMAN VINYARD: You're welcome.

20 MATT KWIATKOWSKI,
21 having been first duly sworn, testified from the
22 podium as follows:

23 MR. KWIATKOWSKI: Good afternoon. My
24 name is Matt rezoning and I am with Nexamp. I am

1 the project developer for this project, Corneils
2 Road Solar, LLC.

3 We are proposing a 4.99 megawatt
4 community solar facility and we are seeking
5 annexation rezoning, and a special use permit.
6 Advance the slide, please.

7 Just to give you a little background
8 about our company, we were founded by two Army
9 veterans back in 2007, and then since 2007, we
10 have grown exponentially. We have 475 employees
11 today.

12 We are now vertically integrated,
13 which Dan mentioned. We don't only develop these
14 projects and sell them off, but we manage the
15 whole process through operation, decommissioning.
16 It will be the company involved, you know, in the
17 whole project lifestyle cycle.

18 We were voted the number one
19 community solar company in 2023 by Solar Power
20 World magazine, and last year we just completed
21 the largest domestic module purchased in
22 community solar history with Heliene in
23 Minnesota, which is 1500 megawatts, and that just
24 ensures that our panels are being produced

1 domestically and that, you know, we don't have
2 issues with supply chain when we want to get
3 panels, so we can get to construction faster.
4 Next slide, please.

5 Specific to Illinois, we started to
6 build out our Midwest team in 2018. We have now
7 got a Chicago office that -- last year we
8 declared it our second headquarters. We've got
9 80-plus employees here in the state of Illinois,
10 and currently building or operating 20-plus
11 projects statewide with 30 more in development.

12 Our operation assets serve over
13 5,000 residents and small businesses in Illinois
14 that want to subscribe for bill credits to save
15 on their electricity. Next slide, please.

16 So I'm just going to hash through
17 this fairly quickly just to show where we fall
18 kind of in the electricity generation pyramid.
19 There was two really acts that set renewable
20 energy here in the state of Illinois into motion;
21 one was called the Future Energy Jobs Act, or
22 FEJA, in 2017, and more recently is CEJA, which
23 is Climate and Equitable Jobs Act in 2021, and
24 that's really, you know, an act that set a

1 standard for a renewable portfolio of 40 percent
2 renewable generation by 2030 in the state of
3 Illinois.

4 Down below you will see, you know,
5 there is utility scale solar and wind with coal
6 and gas plants that's generating -- and, you
7 know, with solar that's hundreds, thousands --
8 thousands of acres, and that's generating
9 electricity that's put into the transmission
10 lines and the power companies purchase it and
11 that's shipped, you know, pretty far.

12 We fall on the small generation
13 scale, so it's anything under five megawatts,
14 which is kept on the local distribution grid, so
15 the energy does stay local in the grid, and
16 that's important in the fact that, you know, this
17 electricity is really stabilizing the local grid
18 and it stays local, and so that just kind of
19 gives you a little overview of kind of the
20 different types of generation. Next slide.

21 MS. NOBLE: You should be able to
22 advance it, the little pod.

23 MR. KWIATKOWSKI: Sorry. And then just
24 to further expand on community solar, sometimes

1 referred to as shared solar, it's on the
2 distribution grid as I said and the energy stays
3 local. It's free to sign up. Once it's built
4 and generating power, the subscribers receive
5 credits for their utility bill discount on their
6 utility bill, so that's applied to their normal
7 ComEd bill, and it allows businesses and
8 residential customers to access solar energy even
9 if they can't install it on their property,
10 whether ground mounted or roof mounted, so it
11 allows a lot more people to be involved in
12 renewable energy.

13 Our engineer, Michael, is going to
14 go through the site plans after I go through a
15 few more slides, and I just wanted to show you
16 some pictures as he is going through that of the
17 visual -- we have a visual picture of what these
18 items are.

19 We have the equipment pad, which
20 Michael will point out, which will be in the
21 center of the site, houses the transformers and
22 the inverters.

23 As Dan said, we are a big proponent
24 of pollinators within the site and as a buffer,

1 and that has a lot of benefits not only for
2 pollinating, the birds and butterflies and
3 things, but it also helps with reduced erosion
4 and increases in filtration of rain water.

5 To the right you'll see your typical
6 PV modules. We typically do a farm fence, but
7 here, you know, the standard is a chain link
8 fence with slats, so that's that picture right
9 there, and then we are proposing a battery energy
10 storage system, or BESS, and that's basically the
11 container that houses the ion batteries.

12 All sites we monitor 24/7 from
13 our -- we have an operation control center and
14 for security reasons they do have cameras, and
15 then to the right you will see the posts and
16 racking, and we are using a tracker system, which
17 basically starts out, you know, tracking the sun
18 facing east in the morning, and as the sun moves,
19 it will face west in the afternoon.

20 Just to give you some examples of
21 some of our projects that are local, close to
22 here, Burlington -- French Road Solar up in
23 Burlington, Kane County , it's 16 acres,
24 2.8 megawatts, and it serves nearly 400

1 subscribers.

2 We've got one in Will County, it's
3 Goodenow Road East Solar. It's 19 acres, 2.7
4 megawatts and serves nearly 400 subscribers.

5 This is kind of the overview of
6 where the site is located. There is three
7 parcels. It's located between State Route 47 and
8 Beecher Road kind of in the middle. The exact
9 project location is 10791 Corneils Road. It's
10 made up of three parcels, as I said. The owners
11 are Gary and Betty Bennett and the parcel size of
12 all three parcels is 93 acres. Our project size
13 is only approximately 35 and a half acres within
14 the proposed array fence.

15 The project capacity is 4.99
16 megawatts and the project -- the expected project
17 life is 30 to 40 years, and in this particular
18 photo you can see where it's highlighted in
19 yellow is the approximate location of the solar
20 array, so to the west we do have the old
21 landfill, which changes quite significantly in
22 topography, it rises quite a bit, it's got a lot
23 of existing trees, so it's really tucked in kind
24 of well, and then it's set back more than

1 1500 feet off of Corneils Road, so it's set back
2 quite far.

3 And as Dan said, there is a lot of
4 community benefits, not only the environmental
5 benefits, but it's only a temporary use of farm
6 ground. I know in our lifetime it seems like a
7 long time, 40 years, but it is only a temporary
8 use.

9 We were required by the state of
10 Illinois to put a -- to enter into an AIMA
11 agreement, Agriculture Impact Mitigation Act,
12 with the State Department of Agriculture, and
13 that ensures we protect the farm ground during
14 construction, during operation, and during
15 decommissioning, things like we've got to protect
16 the drainage, we've got to protect the topsoil,
17 and so that agreement requires a bond that put up
18 with the city to ensure decommissioning.

19 Community solar also stabilizes the
20 grid, as I said, and helps with electricity cost
21 stabilization. A project of this size has
22 utility savings for over 650 residential
23 subscribers, and, most importantly, it really
24 adds to the tax base without adding to demand for

1 public services, as Dan said. You know, once
2 this is operational, we won't have impacts on the
3 roads or in the schools or parks.

4 It's also located in an area
5 which -- we are technically in a floodway
6 floodplain of Rob Roy Creek, and, you know, there
7 is not a lot of development that can occur there,
8 you know, that can generate additional revenue
9 other than farming, but solar is one of these
10 uses that can be used in that kind of area.

11 So this is the model of just the
12 projected taxes. For Year One the current taxes
13 for the 35-plus-or-minus acres is approximately
14 \$2,345, and these two, the school district and
15 the Bristol Kendall Fire District, are the two
16 largest taxing bodies within the -- almost ten
17 percent tax that the city has, so that equates to
18 the 1560 for the school district and 163 for
19 Kendall Fire.

20 Now, with the solar facility, the
21 first year we generate approximately \$34,000 in
22 aggregate tax, 22,000 going to the school and
23 approximately 2,000 going to Kendall Fire
24 District, so that's a difference of 14 times in

1 the first year.

2 On the right side is the projected
3 taxes over the 40-year total. It's not that 14
4 as you see because, you know, there is
5 depreciation in the facility, but it's still a
6 five times difference. We are looking at 176,000
7 over 40 years currently and then, you know, with
8 the solar facility, approximately 900,000.

9 So just to review some due diligence
10 that we did to date, we selected the site,
11 executed the lease with the landlord, we have
12 done all of our surveying, we've had
13 pre-application discussions with the city as well
14 as we are obviously here tonight.

15 We've done utility studies. We do
16 have an agreement with ComEd for interconnection,
17 so the project is real, it's been studied, and we
18 have an agreement with them to hook into the
19 grid.

20 We have done SHPO consultation,
21 that's State Historic Preservation Office
22 consultation, that looks at things like
23 archeology and historic resources. No impact
24 there. Endangered species, no impact.

1 We have done a wetland delineation,
2 there is no wetlands onsite. There is the
3 stream, the Rob Roy Creek, which we are crossing
4 and we are working with the IDNR on a nationwide
5 permit for a culvert replacement as well as the
6 floodplain, the floodplain permit.

7 We have done consultation with the
8 Federal Aviation Administration, no impact there.
9 Done natural resource inventory, and, as I said
10 before, we have entered into an agreement with
11 the Department of Agriculture with that AIMA
12 agreement.

13 And now I will hand it over to our
14 engineer of record, Michael with Atwell, to talk
15 specifically about the site plan.

16 MICHAEL KEITH,
17 having been first duly sworn, testified from the
18 podium as follows:

19 MR. KEITH: Good evening. For the
20 record, I am Michael Keith. I am the civil
21 engineer of record for this project. Our office
22 is located at 1250 East Diehl Road in Naperville.

23 What we have up on your screen right
24 now is the site layout. First off I want to draw

1 your attention to the setbacks. We are required
2 to be 50 feet off the property line and 100 feet
3 from the public right-of-way for all the panels
4 and electrical equipment, and this is in order to
5 meet the new ordinance that was recently approved
6 as Dan mentioned, so we would adhere to the new
7 setbacks that are required, and as you can see
8 from the exhibit in your lower left corner, we
9 are meeting those setbacks. We get close in the
10 back of the property, but the intent of our site
11 layout is to push everything as far away from the
12 right-of-way as we can.

13 Also on the site layout you will see
14 that we strategically placed equipment pads in
15 the middle of the site, and that's to keep them
16 as far away from the property lines as we can.

17 We also are utilizing the existing
18 access on Corneils Road. There is an existing
19 farm access. We will actually have some good
20 access pictures of that access on later slides,
21 but we are utilizing that access rather than
22 getting a whole new access point on Corneils
23 Road.

24 And then we also are dedicated at

1 providing all wires underground to the point of
2 interconnection where it will transition to cross
3 the right-of-way, and you will see those poles on
4 the southern end of the property near the access
5 point where we transition up, and as Matt
6 mentioned, Rob Roy Creek does run through our
7 site, it runs north and south.

8 We are currently working with IDNR
9 to get all the nationwide permits through that
10 with the wetlands with the Corps and we are in
11 conversations with the Rob Roy Creek District,
12 Drainage District, so they know what we're doing.
13 We are going to work with our final site plans to
14 make sure they are okay with what we're doing.

15 The only change we're doing is we're
16 going to widen our access across. There is
17 currently a culvert there, we will widen the
18 culvert, but we're keeping the size and
19 everything the same, so we're not planning on
20 impacting the creek at all.

21 This sheet here shows our
22 landscaping plan. Within the fenced-in area we
23 are going -- as Matt mentioned, we are utilizing
24 the site specific pollinator mix. The seed mix

1 not only helps us stabilize the site, provide
2 eco-friendly ground cover, but it helps support
3 the bees and other insects. It also helps
4 satisfy the County Stormwater Management
5 Ordinance requirements.

6 The pollinator mix has a lower
7 run-off coefficient and a higher concentration
8 than the existing row crops. Together with the
9 reduced run-off -- and as we've seen on another
10 site, we are probably going to still need a
11 stormwater management basin to help satisfy the
12 Kendall County Stormwater Management Ordinance,
13 but the size of the pond has reduced drastically
14 because we are reducing the flow in the
15 greater grand scheme of things.

16 We also plan on utilizing the
17 existing trees along the creek beds. We are not
18 taking those down, we are trying to keep as many
19 in place as we can to help provide natural
20 screening of the facility, and then we are
21 providing an additional screening along our
22 southern edge of our property, on the southern
23 edge of the fence line, to help screen it
24 additionally. Then we are going to be surrounded

1 by an eight-foot tall chain link fence with
2 privacy slats.

3 This is an existing picture right
4 now from Corneils Road looking north from the
5 site. We are kind of west of the access road,
6 but we are kind of looking back into the corner.
7 You can kind of see the tree lines kind of on all
8 sides of the west side of our property.

9 This is a picture, you can kind of
10 see the access road in the background and then
11 the existing vegetation we plan on keeping that
12 runs along the access road, and that will remain,
13 that existing tree line, and you will see in the
14 foregone is corn, so that area still is going to
15 be planned to be farmed, so you will have the
16 corn and you will have the -- probably corn and
17 soy switching back and forth as we always see,
18 but it's still planned to be farmed where we are
19 not providing the solar array field.

20 Here is a picture of the access road
21 looking up. We do have plans to improve that
22 access road. It's not going to be a dirt road,
23 it will be gravel. We will make sure we level it
24 out, replace it with gravel. You can see from

1 that access point you can barely see where we are
2 at in the background.

3 Here is kind of another picture. We
4 wanted to show a picture in the winter so that
5 you can't see all the crops and the trees. If
6 you look, you can kind of see a green area in the
7 back; that's actually our solar facility kind of
8 superimposed on what it would look like.

9 What you see there is actually the
10 buffer that we are planning on planting, that's
11 with the trees at full maturity, and there is a
12 mix of evergreen trees in there, so we will get
13 the permanent buffering through the winter months
14 by the deciduous trees that do not have leaves on
15 them, so we are trying to buffer the facility as
16 much as we can from Corneils Road.

17 And then here is another picture.
18 This is actually the same picture with the
19 superimposed image in the back. This is in the
20 summer months when you've got the crops and the
21 trees in there. You can kind of see it kind of
22 blends in with the natural area of the site.

23 As Matt mentioned, we did enter into
24 an agreement with AIMA. Part of that AIMA

1 agreement is we do a decommissioning, a
2 decommissioning of the site, and with that we
3 will include the steps that are required to
4 decommission the site, which would be remove all
5 panels, racking tiles, remove all equipment,
6 remove concrete pads and foundations.

7 We will do a site stabilization at
8 the end, do decompaction, which means any
9 construction vehicles that drive over it, we'll
10 kind of till the land to make sure the new
11 seeding takes hold, and we will remove and
12 recycle all materials.

13 What we've seen with kind of doing
14 these estimates, it actually -- with all the
15 equipment that's recycled, you almost make a
16 profit when you decommission it, so, I mean,
17 there is actually a benefit to decommissioning
18 and recycling all the materials.

19 And this will be -- we will provide
20 a cost estimate to the city, which we will
21 provide a bond for this for 25 years out so that
22 if the land owner or the developer defaults, the
23 county can use that bond to come in and
24 decommission the site.

1 And then this last picture is a
2 really nice picture of the pollinators on another
3 one of Nexamp's sites, you can kind of get an
4 idea of what it looks like, you can see the
5 vegetation coming in and the native flowers
6 coming in that will help with the bee populations
7 and provide a good stabilization.

8 With that, we will close -- With
9 that, we are here to answer any questions and
10 help out with anything anyone has got.

11 CHAIRMAN VINYARD: Do you want your
12 responses added to the record?

13 MS. NOBLE: Your standards.

14 CHAIRMAN VINYARD: Your standards.

15 MS. NOBLE: And your application.

16 MR. KWIATKOWSKI: Yes.

17 MR. KEITH: Yes.

18 MR. KRAMER: Please.

19 CHAIRMAN VINYARD: All right. Is there
20 anyone present who wishes to speak in favor of
21 this proposal? Sure.

22 JEROME GAWLICK,
23 having been first duly sworn, testified from the
24 podium as follows:

1 MR. GAWLICK: Thank you for your time.
2 My name is Jerry Gawlick, Jerome Gawlick. I live
3 at 2793 Gains Court here in Yorkville.

4 I have been representing our
5 community, which is right now about 205 to
6 210 units give or take, which is going to grow to
7 about 290 units plus. The HOA is currently under
8 development, but will be turned over to the
9 citizens of our community probably within the
10 next couple of months. They are preparing the
11 documents now, so I can't say that I am on the
12 HOA or the board, but I will be.

13 Not opposed to the farm, solar farm,
14 but we just want to raise some concerns and
15 thoughts for consideration before approving the
16 annexation agreement.

17 It is my understanding that the
18 Planning and Zoning Commission is considering
19 annexation of the land north of Corneils Road
20 along Route 47, along Route 47. Is this the best
21 and highest use for this land given its prime
22 location near Route 47?

23 Did you consider the delta between
24 the difference of R-1 Residential or rezoning it

1 to Industrial Commercial versus going back to A-1
2 Agricultural with special use? Based on my
3 readings, this would be a revenue loss. Can the
4 city continue to take these revenue losses? Our
5 taxes here are large to begin with.

6 With two other solar farms approved,
7 this would be the third if approved by the City
8 Council. Before approving this, have you
9 considered how the energy savings will be
10 distributed to its residents?

11 Has there been a thought splitting
12 savings to its homeowners, industrial or
13 commercial? It was mentioned 650 residential.
14 Is that homeowners? Is that multi-family? Is a
15 residence considered an industrial building or
16 commercial building, just what?

17 Again, I am a senior on fixed income
18 and live in a development. When completed, we
19 will have about 290 homes targeted 55 plus in
20 which a majority of the residents are retired on
21 fixed income. There are other similar
22 communities as well, similar to ours.

23 With taxes high and utilities on the
24 rise above cost of living, can there be

1 consideration of distribution of solar energy
2 savings to senior residents on fixed income to
3 help offset the continuing rise in water rates
4 due to the installation of Lake Michigan water
5 sources?

6 We all know that's going to go up,
7 it's going to be there, and it's going to be
8 greater than the cost of living. We all know
9 that. We accept it. Realize it's going to be.

10 In a letter written by Kathleen
11 Field Orr, city attorney, she had some
12 interesting questions regarding the city trying
13 to restrict use of land by no more than I believe
14 five farms is what their first thought was.

15 She states, among other things, what
16 is unclear is the basis of such a restriction.
17 Is it because solar farms generate minimal real
18 estate taxes, because solar farms do not create
19 much job opportunity, but with regard to taxes or
20 jobs, how are solar farms different from
21 not-for-profit organizations? How are all solar
22 farms the same that a prohibition would apply to
23 it? Would the restriction apply to community
24 solar farms.

1 I would suggest that a study be made
2 of restrictions of the location, size and
3 proximity to resident communities to allow the
4 city to prevent a proliferation of solar farms
5 which could have a negative impact on the
6 community.

7 She mentions revenue loss and taxes.
8 Can the city afford the revenue loss or do the
9 right thing by its distribution to its citizens?

10 I think this must be considered.
11 These should all be considered before approving
12 any annexation of this land as a solar farm. I
13 thank you for your time.

14 CHAIRMAN VINYARD: Okay. Thank you,
15 sir. Is there anyone else that would like to
16 speak in favor of the request?

17 PATTI BAKALA,
18 having been first duly sworn, testified from the
19 podium as follows:

20 MS. BAKALA: Good evening. My name is
21 Patti Bakala. I live between just east of the
22 current property that you are talking about, in
23 between there and MacArthur property, so I just
24 had a few questions, concerns.

1 I see where the map is going around
2 towards the back of the property and I see the
3 nice pictures that you have presented with all
4 the foliage.

5 I don't know if you are aware, but
6 last month or two months ago they ripped out
7 about 3,000 trees all along there, so there is --
8 none of that exists anymore that you just put up
9 there, so my concern is being right on the edge
10 across the creek, I don't really want to be
11 looking at that or an eight-foot slatted chain
12 link fence. That's not why I moved here.

13 Taxes just went up another ten
14 percent this year. The roads are trashed, there
15 is trucks running up and down that access road
16 non-stop all day long, whether it's Yorkville
17 removing branches or burning them in the back,
18 bringing down the trees, regrading the road,
19 whatever.

20 I guess I'm just concerned if we're
21 living there for that and what can be done. You
22 said you would be a good neighbor. Maybe we
23 could build a large berm, put up some trees, I
24 don't know.

1 Also I am kind of speaking on behalf
2 of Joan MacArthur, I think some of that is going
3 to come around the back of her property, and we
4 were concerned about are we going to be annexed
5 into Yorkville being that we are Plano? No?
6 Okay.

7 Those are pretty much my concerns,
8 so hopefully we can work together on a solution
9 because there's a lot of traffic there, so that's
10 all. Thank you.

11 CHAIRMAN VINYARD: Anyone else want to
12 speak in favor of it?

13 (No response.)

14 CHAIRMAN VINYARD: Okay. Is there
15 anyone present who wishes to speak in opposition
16 of this request?

17 (No response.)

18 CHAIRMAN VINYARD: All right. Are there
19 any questions for the commissioners of the
20 petitioner? Nothing?

21 (No response.)

22 MR. KRAMER: Can I respond to some of
23 the questions raised?

24 CHAIRMAN VINYARD: Please.

1 MR. KRAMER: Thank you. Dan Kramer,
2 again, speaking on behalf of the petitioner. Am
3 I correct, is it pronounced Mr. Gawlup?

4 MR. GAWLICK: Gawlick.

5 MR. KRAMER: Gawlick. Okay, thank you.
6 With regard to some of the questions you raised,
7 certainly legitimate. We appreciate the input.
8 That's why you have these public hearings.

9 In terms of the use of the property,
10 Mr. Keith, our engineer, I think gave a real good
11 reason why this is the perfect place for a
12 community solar system. Number one, it's a small
13 generator, it's not thousands of acres of the
14 array, and it's not taking any property out of
15 taxation.

16 It's kind of like -- there was an
17 old movie Crocodile Dundee, and Paul Hogan had a
18 great line in it. He said, you know, the dispute
19 you're having is like two fleas fighting over who
20 owns the dog. Neither of them do. Yorkville
21 isn't getting any taxation from this right now.
22 The school district is getting a smidgen, the
23 fire protection district is getting a smidgen.

24 But because there is floodway and

1 flood fringe, this property cannot be developed
2 for residential purposes, and even more so, it
3 can't be developed for serious industrial
4 purposes, and this young lady who spoke is
5 absolutely correct. If you put industrial over
6 there, she would have a lot more traffic on
7 Corneils Road and, frankly, that road is not
8 built for industrial. It's a tar and chip
9 township road, and it will become the city's
10 responsibility when it gets annexed, so the
11 neighbors will probably end up with better
12 conditions road-wise than they have.

13 Again, I think the petitioners
14 should be commended because they have put this
15 more than 1500 feet back.

16 Now, again, in her question about
17 what will you look at, they will work on the
18 landscaping, and she is correct, the pictures
19 were taken last fall before the drainage district
20 did all of its work, but thank God the drainage
21 district did. We have not experienced any
22 catastrophic flood events here since -- and I
23 always forget if it was July of 1996 or July of
24 1998, when we had this catastrophic storm where

1 we had over 14 inches of rainwater in less than a
2 24-hour period.

3 People talk about hundred year
4 storms, and of course it doesn't mean, as Michael
5 could tell better than I, that it only happens
6 once every hundred years, it's just a term of
7 measurement, and in this part of the world back
8 when we had that flood, a hundred year event was
9 five and a quarter inches within 24 hours.

10 So it's just not you multiply it
11 times three to 14, it's an exponential, never
12 happened before, and what the drainage district
13 did was cleaned out all the kind of -- not great
14 trees, they're not solid oaks and so on generally
15 speaking, they are more invasive trees, so that
16 ditch will take water and not flood a downstream
17 subdivision like Mr. Gawlick is in or further
18 subdivisions that are in the city, so the city
19 was very proactive working with the drainage
20 district and ensuring that cleaning out was done
21 so that if we ever get that major event we're not
22 floating our houses downstream and people calling
23 Krysti and questioning the wisdom of what was
24 built there.

1 Just as kind of a rule of thumb, and
2 I'm no expert, I only know from land planners
3 where I sat in a lot of these entitlement
4 proceedings, they will tell you if you've got sod
5 or turf grass in your front or backyard, you've
6 got about a four-inch root structure, which does
7 almost nothing about infiltration.

8 And this is my favorite picture and
9 slide in this presentation. When you get this
10 type of pollinator mix -- and Gary being a hay
11 farmer, he can tell you, too, with alfalfa or
12 Timothy, any of -- clover, those kinds of root
13 structures go down about four feet and just suck
14 up water, so this is a win/win drainage-wise for
15 the neighbors.

16 I don't know where to go on the
17 aesthetics of the slatted fence, frankly. It's
18 the city ordinance that we provide a solid fence
19 and so we are doing what the city provided.

20 If you drive up 47 and turn left on
21 Keslinger Road and go to the front of Kaneland
22 High School, there is a small array right in
23 front. They have a chain link fence so the kids
24 don't get in, no slats. I don't know if they are

1 getting any heat from neighbors, but it's worked.
2 If you go a little further on 47 just north of
3 the intersection with 64, the Lily Lake School
4 has now become almost a school that was going to
5 close, now with all the rural development it's
6 packed with kids, they've got their own array
7 right out in back, no fencing, no landscaping, no
8 nothing.

9 I am wondering if we are going to be
10 like solar in the next ten years, much like we
11 grew up with TV antennas, because I'm old, they
12 weren't real attractive on roofs, but we all
13 lived with it.

14 I am looking out at this gigantic
15 tower now that I'm sure the neighbors would
16 probably say it's an ugly, gigantic tower, but
17 you go about your business.

18 So we can't have it both ways.
19 We're cooperating with the city ordinance. If
20 you said, you know, just do trees, just do a
21 berm, we could certainly be flexible and work
22 with you, but, again, don't punish the
23 petitioners because they are following the
24 ordinance.

1 And as I say, I think I agree with
2 this gentleman about the taxes. Again, being a
3 senior myself, I don't like it one little bit,
4 but when you put this development in that doesn't
5 throw one more child to school, maybe you have an
6 SUV or a pickup once a week once the array is
7 built to go on-site just to drive around and
8 check everything is working, maybe occasionally a
9 maintenance vehicle for the battery or the other
10 moving parts to the facility, other than that,
11 it's not going to create any traffic once it's
12 done, and the city staff has told us how they
13 want us to bring our construction vehicles in and
14 that they don't want semis, which we agreed to,
15 so all in all I think we are trying to address
16 all the concerns.

17 I know, not personally, I wouldn't
18 know them if they walked in now, but
19 Mr. MacArthur that started the horse farm out
20 there I met years ago when I was here and was
21 city attorney here for 22 years, and he told us
22 often about taxes in the county, but never came
23 into the city, so the city, whenever they did
24 anything out there, or the county, always tried

1 to protect them landscaping-wise. They have
2 beautiful trees on their property, so we will try
3 and continue that tradition on landscaping. But
4 I think those are the major points raised.

5 Is this the highest and best use for
6 this property? I believe it is because other
7 than Gary continuing to farm, there is no other
8 practical use for it being a floodway, so I think
9 you are getting a good bang for the buck.

10 You don't have a high tax rate, and
11 I know that's not something the city ever hears
12 very much about. Actually the city is milling
13 the tax bills quite low. Water rates, not so
14 much, but we're not going to be a heavy water
15 user, and we're going to keep more of the water
16 in the ground.

17 There is a famous engineer who is
18 now passed and left us that created some waste
19 disposal system called -- boy, I'm losing his
20 name now. I don't know, Mike, if you remember.
21 He died well into his 80s, but he would do land
22 recapture systems like the development up on
23 Fabyan Parkway, the Shodeen golf course and
24 development, and he used to be famous at these

1 seminars for saying there is not one ounce less
2 of water in this planet today than there was when
3 God made it, it's just a question of the
4 distribution of it, and his theory was don't as
5 engineers design stuff to kick all the water to
6 end up down at the Mississippi Delta, absorb it
7 on-site.

8 It's better for structures, the
9 aquifers, and that's what these folks are doing
10 with the deep rooted plants. The water will stay
11 on-site, so the people like the MacArthurs and
12 the rural people around it that have wells, their
13 wells won't go dry because of this at all. Won't
14 help the city deep water system, but again, there
15 is some benefit to those surrounding farmhouses.

16 So I'll be quiet and the
17 professional staff will answer any questions you
18 have. Thank you.

19 CHAIRMAN VINYARD: Thank you.
20 Commissioners, do you guys have any questions for
21 the petitioner?

22 (No response.)

23 CHAIRMAN VINYARD: All right. Since all
24 public testimony regarding the petition has been

1 taken, may I have a motion to close the taking of
2 testimony in this public hearing?

3 MS. GOINS: So moved.

4 MR. MILLEN: Second.

5 CHAIRMAN VINYARD: Roll call vote on the
6 motion, please.

7 MS. YOUNG: Millen.

8 MR. MILLEN: Yes.

9 MS. YOUNG: Vinyard.

10 CHAIRMAN VINYARD: Yes.

11 MS. YOUNG: Forristall.

12 MR. FORRISTALL: Yes.

13 MS. YOUNG: And Goins.

14 MS. GOINS: Yes.

15 CHAIRMAN VINYARD: All right. The
16 public hearing portion of tonight's meeting is
17 now closed.

18 (Which were all the proceedings had
19 in the public hearing portion of
20 the meeting, concluding at 7:44
21 p.m.)

22 ---o0o---

1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF LASALLE)

3 I, CHRISTINE M. VITOSH, a Certified
4 Shorthand Reporter of the State of Illinois, do
5 hereby certify:

6 That previous to the commencement
7 of any testimony heard, the witnesses were duly
8 sworn to testify the whole truth concerning the
9 matters herein;

10 That the foregoing public hearing
11 transcript, Pages 1 through 42, was reported
12 stenographically by me by means of machine
13 shorthand, was simultaneously reduced to
14 typewriting via computer-aided transcription
15 under my personal direction, and constitutes a
16 true record of the testimony given and the
17 proceedings had;

18 That the said public hearing was taken
19 before me at the time and place specified;

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee
22 of such attorney or counsel for any of the
23 parties hereto, nor interested directly or
24 indirectly in the outcome of this action.

1 I further certify that my certificate
2 attached hereto applies to the original
3 transcript and copies thereof signed and
4 certified under my hand only. I assume no
5 responsibility for the accuracy of any reproduced
6 copies not made under my control or direction.

7 IN WITNESS WHEREOF, I do hereunto set my
8 hand at Leland, Illinois, this 24th day of April,
9 2024.

10
11
12 /s/ Christine M Vitosh

13 CHRISTINE M. VITOSH,
14 C.S.R. Certificate No. 084-02883.
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Memorandum

To: Planning and Zoning Commission
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: May 2, 2024
Subject: **PZC 2024-07 Kelaka, LLC (Green Door Nexus South)**
Annexation and Rezoning Requests

The agenda item has been removed as the petitioner failed to meet the deadline for the certified mailing requirement for public notice. The public hearing will be rescheduled until the June 12th Planning and Zoning Commission meeting once proper notice has been provided.



Memorandum

To: Planning and Zoning Commission
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: May 2, 2024
Subject: **PZC 2024-08 Hagemann Trust (Green Door Nexus North)**
Annexation and Rezoning Requests

The agenda item has been removed as the petitioner failed to meet the deadline for the certified mailing requirement for public notice. The public hearing will be rescheduled until the June 12th Planning and Zoning Commission meeting once proper notice has been provided.



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Sara Mendez, Planner I
Bart Olson, City Administrator
Date: April 17, 2024
Subject: **PZC 2024-13** Park & Recreation Land and School Site Dedication
Proposed Text Amendment

Summary

A request to amend 10-7-9 Park and Recreation Land and School Dedication in the Unified Development Ordinance regarding the methodology, criteria, and formula for requiring park and recreation and school site dedication as a condition of final plat approval of a subdivision. The proposed amendments would revert the calculations to the prior ordinance adopted in 1996 and provide continuity in calculating park and school land cash fees for current and future residential developments. Recommended revisions are specific to Table 10-7-9(A)(1): Parkland Dedication Requirements, Table 10-7-9(B)(1): School Dedication Requirements, and Table 10-7-9(D): Estimated Population Per Dwelling Unit.

Background

In January 1996, the City of Yorkville adopted a Land Cash Ordinance which established the required minimum land dedication for parks and schools upon approval of a final plat of subdivision for new residential developments. The land cash ordinance also allowed for a cash in lieu payment rather than the actual land or a combination of both if the development site could not reasonably accommodate the required minimum acreage to be dedicated for public parks and schools.

At that time, the formula for calculating the minimum required land dedication was derived from the Illinois State Board of Education recommendations for minimum site criteria based on school classification by grade, county average students per school classification, and county average acreage per school classification. Ultimately, the number of students to be generated by a subdivision or planned unit development was calculated using a data from 1993 which determined the minimum acreage (park and school) required to be dedicated or funded in cash.

Since 1996, there have been four (4) amendments to the Land Cash Ordinance related to the fair market value for an improved acre of land in Yorkville. Although the ordinance states *“it is recognized that population density, age distributions and local conditions change over years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof... are subject to periodic review and amendment if necessary”*, there has been no changes to the methodology the City uses to determine land cash calculations in nearly 30 years.

Unified Development Ordinance

As part of the Unified Development Ordinance adoption, the consultant prepared recommended changes to the City’s established land cash population methodology, estimated number of students per school classification, and minimum numbers of acres required for both park land and school site dedication. According to staff’s research, these numbers were based off of the 2010 Illinois Capital Development Board’s (ICDB) Acreage Guidelines which serves as the construction management arm for Illinois State Government and most school districts follow these standards when deciding to construct new facilities, as well as the School Construction Laws in the state statute. Furthermore, many area communities have adopted this methodology as well, such as Oswego, St. Charles, Joliet, Elgin, New

Lennox, Woodridge, and the Village of Sleepy Hollow (cited in the UDO). Therefore, the recommendation was made to modernize the land cash formula which was codified in the Unified Development Ordinance.

Comparison of Former & Current Calculations

The following table illustrates the comparison of the formula from the previous land cash ordinance (approved via Ord. 1996-3) and the current UDO formula:

Former Land Cash Dedication Requirements (Ord. 1996-3)				UDO School Land Cash Requirements (Ord. 2023-60)			
<i>School Classification</i>	<i>County Average Students per school classification</i>	<i>County Average Acreage per school classification</i>		<i>School Classification</i>	<i>Maximum Number of Students for school classification</i>	<i>Minimum Number of Land Acres for school classification</i>	
Elementary	321.50	7.25	0.0225 ac/student	Elementary	600	11	0.018 ac/student
Middle	429.88	15.92	0.3703 ac/student	Middle	900	19	0.211 ac/student
High School	590.0	49.30	0.0835 ac/student	High School	2,300	48	0.208 ac/student

The City previously based our school land cash requirements on an assumption that an average of 321 kids would be in a 7.25-acre elementary school, 429 kids would be in a ~16-acre middle school, and 590 kids would be in a 49-acre high school. The City's new land cash ordinance changed the methodology of the fees to reduce the total donation from developers to the school district because we modified the population projection table and moved to an assumption that a maximum count of 600 kids would be in an 11-acre elementary school, 900 kids would be in a 19-acre middle school, and 2,300 kids would be in a 48-acre high school¹. However, this new land cash ordinance has the effect of reducing the park and school land cash donation by nearly half.

Below are example calculations using the former land cash calculations and the current UDO calculations for a generic residential planned unit development with 100 single-family homes, 50 townhomes, and 20 duplexes, for a total of 170 dwelling units.

	1996 Land Cash Ord.	UDO Land Cash Ord.
Required Park Land Donation/Cash	5.320 acres/\$537,320	2.858 acres/\$288,658
Required School Land Donation/Cash	7.100 acres/\$717,126	3.500 acres/\$353,533
Cash in Lieu Fee per Dwelling Unit (Park)	SF = \$3,787.64 DU = \$2,382.68 TH = \$2,218.04	SF = \$2,090.57 DU = \$1,216.90 TH = \$1,105.27
Cash in Lieu Fee per Dwelling Unit (School)	SF = \$5,055.12 DU = \$3,180.01 TH = \$2,960.28	SF = \$2,560.41 DU = \$1,490.40 TH = \$1,353.67

¹ The 2010 ICDB recommendations are the same or very close to the UDO land cash values (e.g., Elementary: 5 acres plus 1 acre per 100 students; Middle: 15 acres plus 1 acre per 100 students; High School: 20 acres plus 1 acre per 100 students).

Proposed Text Amendments

In consideration of the impactful changes to the school land cash donation as a result of the new methodology used in the UDO, staff is proposing to amend Section 10-7-9. Park and Recreation Land and School Dedication in the Unified Development Ordinance (UDO). The following is a summary of the proposed amendments:

1. Table 10-7-9(A)(1): Parkland Dedication Requirements.

Staff is proposing to remove the following table in its entirety as the total parkland dedication table recommends a minimum total of 5.5 acres per 1,000 people, while the previous 1996 Land Cash Ordinance recommends a minimum of ten (10) acres. Additionally, the original 1996 ordinance did not have a parkland dedication table as presented in the UDO version, which provides minimum acres and size ranges per type of recreation area. Although the 2008 Yorkville Park and Recreation Master Plan provides for such park acreage standards, these standards may be revised in the future. Therefore, staff recommends deferring to the most recent adopted version of the Park and Recreation Master Plan for park acreage standards, as follows:

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 1/2)~~ ten (10) acres of land per one thousand (1,000) residents. The required ~~five and one half (5 1/2)~~ ten (10) acres shall be allocated into different types of recreation areas ~~as shown in Table 10-7-9(A)(1) per the City's adopted Park and Recreation Master Plan,~~ 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

2. Table 10-7-9(B)(1): School Dedication Requirements

- a. Replace with the following revised table.

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	321.50 students	7.25 acres
Junior High Schools - Grades 6-8	429.88 students	15.92 acres
High Schools - Grades 9-12	590 students	49.30 acres

3. Table 10-7-9(D): Estimated Population Per Dwelling Unit

a. Replace with the following revised table.

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
<i>Dwelling, Single-Family</i>						
2 Bedroom	0.102	0.191	0.054	0.057	1.694	2.098
3 Bedroom	0.254	0.440	0.126	0.179	.921	2.920
4 Bedroom	0.413	0.665	0.190	0.340	2.142	3.750
5 Bedroom	0.236	0.488	0.139	0.249	2.637	3.749
<i>Dwelling Duplex, Dwelling, Townhome</i>						
1 Bedroom	0.000	0.064	0.018	0.037	1.068	1.187
2 Bedroom	0.092	0.198	0.056	0.074	1.776	2.196
3 Bedroom	0.231	0.298	0.085	0.103	1.805	2.522
4 Bedroom	0.332	0.452	0.130	0.205	2.243	3.362
<i>Dwelling, Multi-Family</i>						
Efficiency	0.000	0.064	0.018	0.037	1.360	1.479
1 Bedroom	0.000	0.064	0.018	0.038	1.749	1.869
2 Bedroom	0.042	0.160	0.045	0.079	1.614	1.940
3 Bedroom	0.050	0.339	0.096	0.153	2.499	3.137
<i>Note: Estimated population per dwelling unit formula is based on standards adopted via Ord. 1996-3.</i>						

4. Appendix B – Ordinance No. 1996-3

Staff also proposes to add as Appendix B in the Unified Development Ordinance the previously recorded Ordinance No. 1996-3 Revising United City of the Village of Yorkville Land Cash Ordinance adopted on January 25, 1996 which would codify the ordinance as a reference to the other development related ordinances.

Staff Comments

Staff supports the revisions to Section 10-7-9 of the Unified Development Ordinance, reinstating the 1996 methodology for determining park and school land dedication requirements, ensuring consistency in cash fee calculations for residential developments both present and forthcoming.

Proposed Motion:

In consideration of testimony presented during a Public Hearing on May 8, 2024 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend Section 10-7-9 Park and Recreation Land and School Dedication in the Unified Development Ordinance regarding the methodology, criteria, and formula for requiring park and recreation and school site dedications a condition of final plat approval of a subdivision, as presented in a staff memorandum dated April 17, 2024 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments

1. Draft Approving Ordinance
2. Proposed redlined amendments to Section 10-7-9 Park and Recreation Land and School Site Dedication
3. Ord. 1996-3 “Ordinance Revising United City of the Village of Yorkville Land Cash Ordinance”
4. 2008 Park and Recreation Master Plan excerpt re: Park Facility Standards
5. Comparison Spreadsheets of Example Land Cash Calculations
6. Public Hearing Notice

Ordinance No. _____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING AN AMENDMENT TO THE YORKVILLE UNIFIED DEVELOPMENT ORDINANCE REGARDING PARK AND RECREATION AND SCHOOL SITE DEDICATION (LAND CASH)

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

WHEREAS, pursuant to Section 10-8-11 of the United City of Yorkville Unified Development Ordinance (“UDO”) the City may initiate amendments to the Zoning Ordinance; and,

WHEREAS, the City filed a request seeking an amendment to the UDO to revise the methodology, criteria, and formula for requiring park and recreation and school site dedication as a condition of final plat approval of a subdivision; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on May 8, 2024, to consider the request and forward a recommendation to the City Council to approve the requested text amendment.

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

Section 1: That the above recitals are hereby incorporated and made a part of this Ordinance.

Section 2: That Section 10-7-9 Park and Recreation Land and School Dedication of the United City of Yorkville Unified Development Ordinance, specifically Tables 10-7-9(A)(1): Parkland Dedication Requirements, Table 10-7-9(B)(1): School Dedication Requirements, and Table 10-7-9(D): Estimated Population Per Dwelling Unit, is hereby amended attached hereto and made a part hereof as *Exhibit A*.

Section 3: That the previously recorded Ordinance No. 1996-3 Revising United City of the Village of Yorkville Land Cash Ordinance adopted on January 25, 1996 shall be added as Appendix B. Land Cash Ordinance in the Unified Development Ordinance and is hereby attached hereto and made a part hereof as *Exhibit B*.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2024.

City Clerk

DAN TRANSIER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

SEAVAR TARULIS _____

KEN KOCH _____

ARDEN JOE PLOCHER _____

RUSTY CORNEILS _____

MATT MAREK _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
_____ day of _____, 2024.

Mayor

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 1/2)~~ ten (10) acres of land per one thousand (1,000) residents. The required ~~five and one half (5 1/2)~~ ten (10) acres shall be allocated into different types of recreation areas ~~as shown in Table 10-7-9(A)(1) per the City's adopted Park and Recreation Master Plan,~~ 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
<i>Play lot</i>	Minimum - 8,000 square feet	n/a
<i>School/park (neighborhood playground)</i>	Minimum - 5 acres	1.25
<i>Neighborhood park</i>	Minimum - 3 1/2 acres	1
<i>District-wide park or play field</i>	Minimum - 4 acres, up to 30 acres	1.25
<i>Community-wide recreation park</i>	Minimum - 12 acres, up to 30 acres	2
<i>Total</i>		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: (a) the maximum estimated number of students to be served in each such school classification (this number is determined by applying the estimated population per dwelling unit as defined in Table 10-7-9(B)(1)(D) over (b) the maximum recommended number of students to be served in each school classification, and then applying such ratio to the (c) minimum recommended 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
<i>Elementary Schools - Grades K-5</i>	600 students	11 acres
<i>Junior High Schools - Grades 6-8</i>	900 students	19 acres
<i>High Schools - Grades 9-12</i>	2,300 students	48 acres

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
<i>Elementary Schools - Grades K-5</i>	<u>321.50 students</u>	<u>7.25 acres</u>
<i>Junior High Schools - Grades 6-8</i>	<u>429.88 students</u>	<u>15.92 acres</u>
<i>High Schools - Grades 9-12</i>	<u>590 students</u>	<u>49.30 acres</u>

- C. **Contribution in Lieu Procedure.** When available land is inappropriate for park, recreational, or school sites, the City shall require 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
<i>Dwelling, Single-Family</i>						
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
<i>Dwelling Duplex, Dwelling, Townhome</i>						
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
<i>Dwelling, Multi-Family</i>						
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						

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
<i>Dwelling, Single-Family</i>						
2 Bedroom	0.102	0.191	0.054	0.057	1.694	2.098
3 Bedroom	0.254	0.440	0.126	0.179	.921	2.920
4 Bedroom	0.413	0.665	0.190	0.340	2.142	3.750
5 Bedroom	0.236	0.488	0.139	0.249	2.637	3.749
<i>Dwelling Duplex, Dwelling, Townhome</i>						
1 Bedroom	0.000	0.064	0.018	0.037	1.068	1.187
2 Bedroom	0.092	0.198	0.056	0.074	1.776	2.196
3 Bedroom	0.231	0.298	0.085	0.103	1.805	2.522
4 Bedroom	0.332	0.452	0.130	0.205	2.243	3.362
<i>Dwelling, Multi-Family</i>						
Efficiency	0.000	0.064	0.018	0.037	1.360	1.479
1 Bedroom	0.000	0.064	0.018	0.038	1.749	1.869
2 Bedroom	0.042	0.160	0.045	0.079	1.614	1.940
3 Bedroom	0.050	0.339	0.096	0.153	2.499	3.137
Note: Estimated population per dwelling unit formula is based on standards adopted via Ord. 1996-3.						

January 26, 1996

ORDINANCE NO. ~~1227~~ ¹⁹⁹⁶⁻ 3

ORDINANCE REVISING
UNITED CITY OF THE VILLAGE OF YORKVILLE
LAND CASH ORDINANCE

THE UNITED CITY OF THE VILLAGE OF YORKVILLE having studied the current Land-Cash formulas as set forth in its Land Cash Contribution Ordinance passed previously on the 10th day of May, 19 90; and the City Council and the Mayor of the United City of the Village of Yorkville pursuant to joint discussions and investigation of said formulas by the *Kendall-Grundy Regional School Superintendent's Office* and the City deeming there to have been substantial increase in the cost of acquisition of land and building of structures to serve the needs of the *School Districts affected*; and the City Council and the Mayor of the United City of the Village of Yorkville deeming it to be in the best interest of the *City and the affected School Districts* and in the best interest of the citizens of the United City of the Village of Yorkville to provide adequate financing for the acquisition of school sites and the construction of schools, does hereby enact an amendment to the existing Land-Cash Ordinance of the United City of the Village of Yorkville, passed on the 25th day of Jan, 19 96, as follows:

UPON MOTION DULY MADE, seconded and approved, the preexisting Land-Cash Ordinance formula is hereby modified as follows *and shall apply to all subdivisions where the final plat of Subdivision is approved by vote of the City Council.*

SECTION I DEDICATION OF PARK LANDS AND SCHOOL SITES OR
PAYMENTS IN LIEU THEREOF

As a condition of approval of a final plat of subdivision or planned unit development, each subdivider or planned unit developer will be required to dedicate land or cash in lieu of actual land or a combination of both in accordance with the following criteria:

A. Criteria for Park and Recreation Land Dedication.

1. Location

A comprehensive Recreation Department plan and/or appropriate standards adopted by affected Recreation Departments shall be used as a guideline in locating sites *all lands so credited shall be above the 100-year design flood levels , and must meet the requirements of the Recreation Board. Specifically identified and approved wetland or natural areas located below the 100-year flood level may be credited in whole or in part, subsequent to Recreation Board review, and consent by the City Council. Other areas such as Storm Water Control Facilities may be taken by the City but will not be used to satisfy the requirements herein.*

2. Requirement and population Ratio

The ultimate population density to be generated by a subdivision or planned unit development shall bear directly on the amount of land required to be dedicated for park and recreation sites. The acreage of land dedication requirement shall be determined by obtaining the total population of the development times 10 acres per 1,000 populations. Total population is determined by applying the estimated ultimate population per dwelling unit table (Table 1) to the number of respective units in the development. For purposes of this requirement each single family home will have four bedrooms. *Each duplex unit will be calculated as 50% two-bedroom units and 50% three bedroom units. Each townhome and apartment will be calculated with two bedrooms.*

Example: Development of 300 total populations
Total population X the required acreage = Total acres required
for 1,000 populations

$$300 \times \frac{10 \text{ acres}}{1,000} = 3 \text{ acres}$$

B. Criteria for Requiring School Site Dedication

1. Requirement and population Ratio

The ultimate number of students to be generated by a subdivision or planned unit development shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of: (a) estimated children to be served in each school classification (this number is determined by applying the estimated ultimate population per dwelling unit table (Table 1) to the number of respective units in the development) over the (b) maximum recommended number of students to be served in each such school classification as stated herein, and then applying such ratio to the (c) said minimum recommended number of acres for a school site of each such classification as stated herein. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification. *For this computation, density calculations shall be the same as A2 above.*

2. School Classification and Size of School Site

School classification and size of school sites within the City shall be determined in accordance with the following criteria that is consistent with the minimum site recommendations of the Illinois State Board of Education (variances of grade organization and size are subject to local Board of Education District policy):

$$\frac{\text{estimated children by school classification}}{\text{actual school population by school classification}} \times \frac{\text{actual acreage by school classification}}{\text{school classification}} = \text{land donation}$$

Classification by Grades	County Average Students per school classification	County Average Acreage per school classification
Elementary	321.50 students	7.25 acres
Middle	429.88 students	15.92 acres
High School	590.0 students	49.30 acres

(Regional means are calculated to determine current student populations and acreages)
(See tables 1 & 2)

Elementary:

$$\frac{100 \times 1.078^*}{321.50} \times 7.25 = 2.4309 \text{ acres}$$

*Add preschool to elementary totals.

Middle:

$$\frac{100 \times .190}{429.88} \times 15.92 = .7036 \text{ acres}$$

High School:

$$\frac{100 \times .340}{590} \times 49.30 = 2.8410 \text{ acres}$$

$$\text{Total acreage} = 5.9755$$

C. Criteria for Requiring a *Cash* Contribution in Lieu of Park and School Sites

1. When available land is inappropriate for park, recreational, or school sites, the City shall require a cash contribution in lieu of the land dedication by the subdivider or unit developer.
2. Collection of Fees
 - a. The cash contribution *in lieu* of park and recreation land dedication shall be held in trust by the City or other public body designated by the City, for the acquisition *of* park or recreational land as herein classified, which will be available to serve the immediate and future needs of the residents of that subdivision or development, or for the improvement of other existing local park and recreation lands which already serves such needs.
 - b. The contributions in lieu of school sites shall be *paid directly to the School District who will in turn issue a receipt that must be presented to the City prior to approval of the final plat*. Said funds shall be used for the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development, or for the improvement to any existing school site or buildings which already serve or will serve such need. *The City shall require a current supporting resolution enacted by the Board of Education Appendix F Herein, and shall require a report of fees collected by the School District on or about January 1 of each year. The City reserves the right to collect said funds if necessary.*

c. The total cash contribution to be required shall be determined at the time the final plat is approved. Prior to execution of the final plat by the appropriate City Officials, the developer or subdivider shall *pay the total required cash contribution as follows:*

a. One third ($1/3$) of the amount calculated for the entire plat calculated or the unit of land being final platted is to be paid to *either the City of Yorkville for Park Cash Contributions or to the School District for School Cash Contributions* along with a Letter of Credit *to the appropriate agency* assuring payments as specified from an approved financial institution in the amount equal to two thirds ($2/3$) of said entire amount, prior to the final plat being executed by the City. The letter of credit is hereinabove provided shall expressly provide it may be drawn against by the City *or by the School District* at any time the developer or subdivider fails to make the payments.

b. One third ($1/3$) of said amount for the entire final plat shall be paid upon issuance of the first occupancy permit or one year after the final plat is recorded, whichever occurs first. The Letter of Credit *will* be reduced to an amount equal to one third ($1/3$) of said entire amount *after said second payment.*

c. The final amount due as calculated per the ordinance for the entire final plat shall be paid prior to the acceptance in full or in part of the Public Improvements or two years after the final plat is recorded, whichever occurs first. The Letter of Credit will be returned after said payment.

3. Refund

If any portion of a cash contribution in lieu of park, recreation, or school sites is not expended for the purposes set forth herein within ten (10) years from the date of receipt, it shall be refunded to the lot owner or owners of these lots for which the contribution was made which owner or owners are determined at the time the date of refund is established.

4. Criteria for requiring Land Dedication and a Fee

There will be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in lieu of land are both necessary; these occasions will arise when:

- a. Only a portion of the land to be developed is proposed as the location for a park or school site. That portion of the land within the subdivision falling within the park or school location shall be dedicated as a site as stated earlier, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.
- b. A major part of the local park, recreation, or school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication and a cash contribution in lieu thereof shall be required.

5. Fair Market Value

The cash contributions in lieu of land shall be based on the "Fair market value" of the acres of land in the area improved that otherwise would have been dedicated as park, recreation, or school sites. Because of the diversity of lands within the City, a single determination of "fair market value" is not possible. The "fair market value" for any particular parcel shall be determined by the Supervisor of Assessment Office of Kendall County prior to plat approval. This valuation determined by the Supervisor of Assessments shall be used unless any subdivider, developer, or public body files a written objection thereto. In the event of any such objection, the subdivider, developer, or public body shall submit an appraisal showing the "fair market value" of such improved land in the area of development of other evident. Final determination of said "fair market value" per acre of such improved land shall be made by the City Council based on such information submitted by the subdivider or developer and from other sources as may be submitted to the City Council by affected parties.

D. Time of Conveyance of payment

1. The subdivider or developer shall convey to the respective school district and *the City*, the lands required under this agreement within thirty (30) days after final subdivision plat or final plat of a planned unit development is recorded in the Kendall County Recorder's Office.
2. A subdivider or developer shall make each cash contribution required under this Ordinance.
As noted in C2c above.

E. Density

The attached table, marked as Table No. 1, being the same as Estimated Ultimate Population per Dwelling Unit, is generally indicative of current and short range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer.

In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population Per Dwelling Unit, attached hereto, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development and in that event final determination of the density formula to be used in such calculations shall be made by the City Council, based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the City Council by the School District or others. It is recognized that population density, age distributions and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein is subject to periodic review and amendment if necessary.

F. Reservation of Additional Land

Where the School District's or Recreation Department's comprehensive plan or stands of the City Council call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchases by the City or other public body designated by the City, provided that such acquisition is made within one year from the date of approval of the final plat *at a cost per acre as established in item C5 above.*

G. Topography and Grading

The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading, *topsoiling, and landscaping* on sites dedicated for park and recreational uses will be performed according to plans and specifications provided by the Recreation Department.

H. Improved Sites

All sites shall be dedicated in a condition ready for full service of electrical, water, sewer, *sidewalks, landscaping, streetlights* and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. The sidewalks and trees normally included within the definition of "Improved" sites may be *deferred* due to the delay time between dedication of any such site and construction of facilities thereon. *In such a case, the real cash value shall be paid.*

SECTION II ORDINANCE PROVISIONS :

If any provision of this Ordinance or the application thereof to any person or circumstances is declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect other provisions or applications of this Ordinance, which can be given effect without the invalid provision or application thereof, and to this extent the provisions of this Ordinance are declared to be coverable.

SECTION III EFFECTIVE DATE

This Ordinance shall be in full force and effect from the date of its passage as provided by law.

SECTION IV

To the extent any conflict exists between this present Ordinance and the previous Land-Cash Ordinance adopted by the United City of the Village of Yorkville, this Ordinance shall supersede the effects thereof.

PASSED this 25 day of Jan, 19 96.

APPROVED BY me, as Mayor of the United City of the Village of Yorkville, this 25 day of Jan, 19 96

Robert A. Johnson
Mayor

ATTEST:

Jacqueline S. Allison
City Clerk

The 1993 yield table is a compilation of data secured from numerous sources throughout the Chicagoland Metropolitan area. Both school districts and municipalities have provided statistical data to update these figures. To those agencies, organizations, municipalities and school districts which have helped and have provided pertinent information, we are most grateful.

1993 TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

Children per Unit w/Sp. Ed. Factor

TABLE 1

Type of Unit	Pro-School	Elementary	Junior High	Total	High School	Adults	Total Per Dwelling Unit
	0-4	Grades K-6	Grades 7-8	Pro K-8	Grades 9-12	10 yrs+	
		5-11 years	12-13 years	5-13 years	14-17 years		
Detached Single Family							
2 bedroom	0.102	0.191	0.054	0.347	0.057	1.694	2.098
3 bedroom	0.254	0.440	0.126	0.820	0.179	1.921	2.920
4 bedroom	0.413	0.665	0.190	1.268	0.340	2.142	3.750
5 bedroom	0.236	0.480	0.139	0.863	0.249	2.637	3.749
Attached Single Family							
1 bedroom	0.000	0.064	0.010	0.082	0.037	1.068	1.187
2 bedroom	0.092	0.198	0.056	0.346	0.074	1.776	2.196
3 bedroom	0.231	0.298	0.085	0.614	0.103	1.805	2.522
4 bedroom	0.332	0.452	0.130	0.914	0.205	2.243	3.362
Apartments							
Efficiency	0.000	0.064	0.010	0.082	0.037	1.360	1.479
1 bedroom	0.000	0.064	0.010	0.082	0.038	1.749	1.869
2 bedroom	0.042	0.160	0.045	0.247	0.079	1.614	1.940
3 bedroom	0.050	0.339	0.096	0.485	0.153	2.499	3.137

ADD PRE-SCHOOL TO ELEMENTARY TOTALS

TABLE 2

	Area	Capacity	Population
HS			480
Coal City H.S.	50,000	600	189
Gardner/Su. W.H.	7,000	470	796
Monroe H.S.	48,000	1240	733
Minonka H.S.	79,000	1300	583
Yorkville H.S.	24,720	600	154
Newark H.S.	48,790	350	617
Plano H.S.	19,170	834	1168
Oswego H.S.	117,700	1314	4720
Total	394,381		590.00
Average	49,301		
Middle School			
Coal City Middle	7,500	779	495
WVX Elementary	10,000	425	212
WVX Middle Sch	20,000	270	193
Snodonna Jr. High	22,420	650	448
Lincoln Jr. High	6,500	430	333
Circle Center	29,700	540	731
Thompson Jr. H	19,225	624	545
Trautman Jr. H	12,000	618	482
Total	127,345		3439
Average	15,922		429.86
Elementary			
Coal City Elem	12,450	850	586
WVX Elementary	10,000	425	212
Nettle Creek	3,918	125	65
Erinna	3,000	60	19
Center	2,460	366	435
Garfield	1,810	480	323
Franklin	0,331	240	189
Saratoga	24,000	569	417
Gardner Elem.	7,000	375	240
So. Wilmington E	2,300	285	107
Brookville Elem	5,300	325	141
Minonka Elem.	15,000	725	631
Newark Grade S	5,000	270	199
Millbrook	5,000	120	107
Centennial	2,530	298	268
P.H. Miller	7,360	473	428
Liscon	5,310	250	139
Yorkville Grade	3,620	332	341
Bristol	4,440	247	284
East View	17,600	1014	907
Boulder Hill	12,000	545	543
Long Beach	9,200	641	492
Total	159,531		7073.00
Average	7,251		321.50

Sample Computations / Formula and Student Factor

Example #1: three bedroom home					
Note: use 1993 table with special education weight on population estimates					
Add pre-school to Elementary					
Step #1: determine total student factor					
Category	Poo. Factor	Min. Acres	Max. Poo	Total Student Factor	
Elem.	0.694	7.25	321.5	0.015650	
Middle	0.126	15.92	429.88	0.004666	
H.S.	0.179	49.3	590	0.014957	
				0.035273	
Step #2: Multiply Total Student Factor by FMV					
TSF	FMV	Contribution			
0.035273	37250	\$1313.92			
Check: Full Formula					
Category	PF	Min Acres	Max Poo	FMV	Contribution
Elem	0.694	7.25	321.5	37250	\$582.97
MS	0.126	15.92	429.88	37250	\$173.92
HS	0.179	49.3	590	37250	\$557.15
					\$1313.94
Example #2: Four bedroom home (Table: pre-school + Elementary)					
Category	Poo. Factor	Min. Acres	Max. Poo	Total Student Factor	
Elem	1.078	7.25	321.5	0.024309	
MS	0.19	15.92	429.88	0.007036	
HS	0.34	49.3	590	0.028410	
				0.059756	
Multiply Total Student Factor by FMV					
TSF	FMV	Contribution			
0.059756	37250	\$2225.91			
Check: Full Formula					
Category	PF	Min Acres	Max Poo	FMV	Contribution
Elem	1.078	7.25	321.5	37250	\$905.53
MS	0.19	15.92	429.88	37250	\$262.11
HS	0.34	49.3	590	37250	\$1058.28
					\$2225.91

Total Student Factor: Single Family Detached

2 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.293	7.25	321.5	0.006607
Middle Sch	0.054	15.92	429.88	0.002000
High School	0.057	49.3	590	0.004763
				0.013370
3 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.694	7.25	321.5	0.015630
Middle Sch	0.126	15.92	429.88	0.004666
High School	0.179	49.3	590	0.014957
				0.035273
4 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	1.078	7.25	321.5	0.024309
Middle Sch	0.19	15.92	429.88	0.007036
High School	0.34	49.3	590	0.028410
				0.059756
5 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.724	7.25	321.5	0.016327
Middle Sch	0.139	15.92	429.88	0.005148
High School	0.249	49.3	590	0.020804
				0.042281

Total Student Factor: Attached Single Family

1 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.064	7.25	321.5	0.001443
Middle Sch	0.018	15.92	429.88	0.000667
High School	0.037	49.3	590	0.003092
				0.005202
2 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.029	7.25	321.5	0.000654
Middle Sch	0.056	15.92	429.88	0.002074
High School	0.074	49.3	590	0.006183
				0.008911
3 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.298	7.25	321.5	0.006720
Middle Sch	0.085	15.92	429.88	0.003148
High School	0.103	49.3	590	0.008607
				0.018475
4 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	1.015	7.25	321.5	0.022869
Middle Sch	0.13	15.92	429.88	0.004914
High School	0.205	49.3	590	0.017130
				0.044933

Total Student Factors: Apartments

EFFICIENCY				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.064	7.25	321.5	0.001443
Middle Sch	0.018	15.92	429.88	0.000667
High School	0.037	49.3	590	0.003092
				0.005202
1 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.064	7.25	321.5	0.001443
Middle Sch	0.018	15.92	429.88	0.000667
High School	0.038	49.3	590	0.003175
				0.005285
2 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.202	7.25	321.5	0.004555
Middle Sch	0.018	15.92	429.88	0.000667
High School	0.079	49.3	590	0.006601
				0.011823
3 BEDROOM				
Category	Pop Factor	Min Acres	Max Pop	Total Stndt Fact
Elementary	0.369	7.25	321.5	0.006772
Middle Sch	0.098	15.92	429.88	0.003555
High School	0.153	49.3	590	0.012785
				0.025112

Unit District: Student Factor Computation

DETACHED SINGLE FAMILY			FMV	CONTRIBUTION
TOTAL STUDENT FACTOR				
2 BEDROOMS	0.01337	X		
3 BEDROOMS	0.035273	X		
4 BEDROOMS	0.059756	X		
5 BEDROOMS	0.042281	X		
ATTACHED SINGLE FAMILY			FMV	CONTRIBUTION
TOTAL STUDENT FACTOR				
1 BEDROOM	0.005202	X		
2 BEDROOMS	0.008911	X		
3 BEDROOMS	0.019475	X		
4 BEDROOMS	0.044833	X		
APARTMENTS			FMV	CONTRIBUTION
TOTAL STUDENT FACTOR				
EFFICIENCY	0.005202	X		
1 BEDROOM	0.005285	X		
2 BEDROOM	0.011823	X		
3 BEDROOM	0.025112	X		

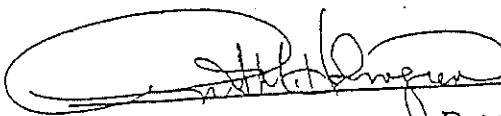
Resolution on Land Use and/or Expenditures
of the City of Yorkville Land Cash
Contributions

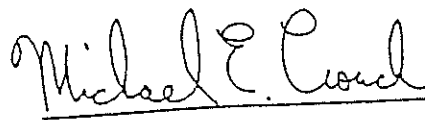
Whereas the City of Yorkville has established a Land Cash Ordinance dedicated to the concept that healthful, productive community life depends in part on the availability of recreational and park space and adequate school facilities and

Whereas the City of Yorkville has determined that the provision of park, recreation, and school sites to serve the immediate and future needs of adults and children of each new subdivision, planned unit development or individual construction is just as essential to proper land development as are street, water, sewers and sidewalks, and

Whereas the City of Yorkville has established ordinance procedures for the acquisition of land and/or the payment of cash in lieu of land, now

Therefore it is resolved by the Yorkville Community Unit School District #115
Board of Education that all conditions and requirements of said City of Yorkville Land Cash Ordinance shall be maintained and upheld by this governmental entity, and that any use of land or expenditure of contributions derived from the Yorkville Land Cash Ordinance shall be in conformance with stipulations and conditions so stated within the Yorkville Land Cash Ordinance.


President Date 2/26/96


Secretary Date 2-26-96

Activity / Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	No. of Units per Population	Service Radius	Location Notes
Beach Areas	N/A	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. There should be 3-4 acre supporting land per acre of beach.	N/A	N/A	N/A	Should have sand bottom with slope maximum of 5% (flat preferable). Boating areas completely segregated from swimming areas.

PARK ACREAGE STANDARDS

The National Recreation and Park Association (NRPA) set a standard of ten acres of park land, however per 1,000 residents in any community nationwide. Acreage allotment standards were divided into the following allotment standards: two and a half (2.5 ac) acres of minimum and neighborhood parks should be provided for each 1,000 people of a specified geographic neighborhood, seven and a half (7.5 ac) acres per 1,000 residents to equally distribute the parks throughout the community. Additional acreage comparisons can be made across Illinois, as indicated by state averages derived from the *Statewide Comprehensive Outdoor Recreation Plan* for existing facilities. Illinois does make a statement about regional resource-based recreation lands, noting an average of forty-nine (49) acres per 1,000 residents. This classification function can also be applied to County requirements, it is not included in the municipal analysis.

The national standard methodology was revised in mid 1996 to a Level of Service, or LOS. This research tool measures actual facility and park usage and translates these trends into new growth area projects. The NRPA advocates that local providers must review classifications of leisure events, needs, and park space as they specifically impact their individual communities. Physical distribution of actual park land does not calculate into these tables, therefore this information should be cross referenced with the spatial mapping research. The Illinois Department of Resources (IDNR) does not have park acreage standards, therefore it was not included in this analysis.

CURRENT PARK ACREAGE STANDARDS

STANDARDS			2008		
Park Type	City Standard per 1000 pop.	Recommended NRPA Standard per. 1000 pop.	Existing Parks (acreage)	City Standard 16,450	NRPA Standard 16,450
1. Mini Parks	0.0	0.5	6.8	0.0	8.2
2. Neighborhood Parks	2.0	2.0	76.7	32.9	32.9
3. Community / Athletic Parks	8.0	7.0	64.5	131.6	115.2
4. Special Facilities	0.0	0.5	80.0	0.0	8.2
SUBTOTAL	10.0	10.0	228.0	164.5	164.5
Natural Resource Area	0.0	15.0	51.0	0.0	246.8
TOTALS	10.0	25.0	279.0	164.5	411.3
SURPLUS (DEFICIT)				114.5	(-132.3)

The City is currently meeting the standards for overall community park land however it varies significantly by classification level. The above chart shows that the City is deficient in certain areas. Community parks are deficient from the City and NRPA standards. Neighborhood parkland requirements are being met, as well as Special Facilities.

FUTURE PARK ACREAGE STANDARDS

STANDARDS			2009			2014		
Park Type	City Std. per 1000 pop.	Recommended NRPA Standard per. 1000 pop.	Existing Parks (acreage)	City Std. 19,740	NRPA Std. 19,740	Existing Parks (acreage)	City Std. 36,190	NRPA Std. 36,190
1. Mini Parks	0.0	0.5	6.8	0.0	9.9	6.8	0.0	18.1
2. Neighborhood Parks	2.0	2.0	42.9	39.5	39.5	76.7	72.4	72.4
3. Community / Athletic Parks	8.0	7.0	44.5	157.9	138.2	64.5	289.5	253.3
4. Special Facilities	0.0	0.5	0.0	0.0	9.9	80.0	0.0	18.1
SUBTOTAL	10.0	10.0	94.2	197.4	197.4	228.0	361.9	361.9
Natural Resource Area	0.0	15.0	18.0	0.0	296.1	51.0	0.0	542.9
TOTALS	10.0	25.0	112.2	197.4	493.5	279.0	361.9	904.8
SURPLUS (DEFICIT)				(-85.3)	(-381.4)		(-83.0)	(-625.8)

The second chart helps to illustrate projected park land requirements by future populations. It is anticipated the City will require additional acreage, but some land acquisition may need to be initiated sooner, in order to keep up with future growth and allow for park development timeframes.

PARK DEVELOPMENT STANDARDS

Park development shall follow the most recent version of the Park Development Standards. See Section 7 for a complete copy.

United City of Yorkville Land Cash Analysis for Sample
Development (1996-3 Ordinance)

16-Apr-24

ESTIMATED POPULATION PER DWELLING UNIT						
TYPE	PRE-SCH	ELEMENT	JHS	HS	ADULTS	TOTAL
DETACHED SINGLE FAMILY						
2 BDRM	0.102	0.191	0.054	0.057	1.694	2.098
3 BDRM	0.254	0.44	0.126	0.179	1.921	2.92
4 BDRM	0.413	0.665	0.19	0.34	2.142	3.75
5 BDRM	0.236	0.488	0.139	0.249	2.637	3.749
ATTACHED SINGLE FAMILY (TOWNHOMES & DUPLEXES)						
1 BDRM	0	0.064	0.018	0.037	1.068	1.187
2 BDRM	0.092	0.198	0.056	0.074	1.776	2.196
3 BDRM	0.231	0.298	0.085	0.103	1.805	2.522
4 BDRM	0.332	0.452	0.13	0.205	2.243	3.362
APARTMENTS						
Efficiency	0	0.064	0.018	0.037	1.36	1.479
1 BDRM	0	0.64	0.18	0.038	1.749	1.869
2BDRM	0.042	0.16	0.045	0.079	1.614	1.94
3BDRM	0.05	0.339	0.096	0.153	2.499	3.137

DEVELOPMENT SPECIFICATIONS			
Detached Single Family	=		100
Attached Duplex	=		20
Attached Townhomes	=		50
Attached Apartments	=		0
Total Units	=		170

POPULATION CALCULATIONS							
TYPE	% of Units with BDRM Number	PRE-SCHOOL	ELEMENTARY	JUNIOR HIGH SCHOOL	HIGH SCHOOL	ADULTS	TOTAL PE
DETACHED SINGLE FAMILY							
2 BDRM	0%	0	0	0	0	0	0
3 BDRM	0%	0	0	0	0	0	0
4 BDRM	100%	41.3	66.5	19	34	214.2	375
5 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	41.3	66.5	19	34	214.2	375
ATTACHED DUPLEX							
1 BDRM	0%	0	0	0	0	0	0
2 BDRM	50%	0.92	1.98	0.56	0.74	17.76	21.96
3 BDRM	50%	2.31	2.98	0.85	1.03	18.05	25.22
4 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	3.23	4.96	1.41	1.77	35.81	47.18
ATTACHED TOWNHOMES							
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	4.6	9.9	2.8	3.7	88.8	109.8
BDRM 3	0%	0	0	0	0	0	0
BDRM 4	0%	0	0	0	0	0	0
TOTAL	100%	4.6	9.9	2.8	3.7	88.8	109.8
APARTMENTS							
Efficiency	0%	0	0	0	0	0	0
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	0	0	0	0	0	0
BDRM 3	0%	0	0	0	0	0	0
TOTAL	100%	0	0	0	0	0	0

PARKS CALCULATION

Land required for detached single family	3.750 acres
+ Land requirement for attached duplexes	0.472 acres
+ Land required for attached townhomes'	1.098 acres
<u>+ Land required for apartments</u>	<u>0.000 acres</u>
TOTAL PARK LAND-CASH REQUIREMENT FOR DEVELOPMENT	5.320 ACRES

Total park land-cash requirement for development	5.320 acres
<u>- Park acreage dedicated</u>	<u>0 acres</u>
REMAINING UNFULFILLED LAND-CASH REQUIREMENT	5.320 ACRES

Remaining unfulfilling land-cash requirement	5.320 acres
<u>x Current land-cash acreage value</u>	<u>\$101,000 per acre</u>
REMAINING LAND-CASH REQUIREMENT LAND VALUE	\$537,320

What amount (if any) will be paid up front by the developer? **\$0**

REVISED PARK LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING: \$537,320

<u>Unit PE as % of Total PE</u>		
Single Family PE	375	70%
Duplex PE	47.18	9%
Townhomes PE	109.8	21%
Apartments PE	0	0%

Single Family Permit:	\$3,787.64
Duplex Permit:	\$2,382.68
Townhomes Permit:	\$2,218.04
Apartments Permit:	N / A

SCHOOL COMPUTATION

DETACHED SINGLE FAMILY ACRE REQUIREMENT	
Elementary	2.431 acres
+ Junior HS	0.704 acres
<u>+ High School</u>	<u>2.841 acres</u>
TOTAL	5.976 ACRES

ATTACHED DUPLEX ACRE REQUIREMENT	
Elementary	0.185 acres
+ Junior HS	0.052 acres
<u>+ High School</u>	<u>0.148 acres</u>
TOTAL	0.385 ACRES

ATTACHED TOWNHOMES ACRE REQUIREMENT	
Elementary	0.327 acres
+ Junior HS	0.104 acres
<u>+ High School</u>	<u>0.309 acres</u>
TOTAL	0.740 ACRES

APARTMENTS ACRE REQUIREMENT	
Elementary	0.000 acres
+ Junior HS	0.000 acres
<u>+ High School</u>	<u>0.000 acres</u>
TOTAL	0.000 ACRES

TOTAL SCHOOL LAND-CASH ACREAGE REQUIRED: 7.100 ACRES

Total school land-cash acreage required	7.100 acres
<u>- School acreage dedicated</u>	<u>0 acres</u>
REMAINING SCHOOL LAND CASH REQUIREMENT	7.100 ACRES

Remaining school land-cash requirement	7.100 acres
<u>x Current land-cash acreage value</u>	<u>\$101,000 per acre</u>
REMAINING LAND CASH REQUIREMENT VALUE	\$717,125.92

What amount (if any) will be paid up front by the developer? **\$0**

REVISED LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING: \$717,126

Single Family Permit:	\$5,055.12
Duplex Permit:	\$3,180.01
Townhomes Permit:	\$2,960.28
Apartments Permit:	N / A

United City of Yorkville Land Cash Analysis for Sample Development Per UDO Table 10-7-9(D)

16-Apr-24

ESTIMATED POPULATION PER DWELLING UNIT						
TYPE	PRE-SCH	ELEMENTARY	JHS	HS	ADULTS	TOTAL
DETACHED SINGLE FAMILY						
2 BDRM	0.113	0.136	0.048	0.020	1.700	2.017
3 BDRM	0.292	0.369	0.173	0.184	1.881	2.899
4 BDRM	0.418	0.530	0.298	0.360	2.158	3.764
5 BDRM	0.283	0.345	0.248	0.300	2.594	3.770
ATTACHED SINGLE FAMILY (TOWNHOMES & DUPLEXES)						
1 BDRM	0.000	0.000	0.000	0.000	1.193	1.193
2 BDRM	0.064	0.088	0.048	0.038	1.752	1.990
3 BDRM	0.212	0.234	0.058	0.059	1.829	2.392
4 BDRM	0.323	0.322	0.154	0.173	2.173	3.145
APARTMENTS (MULTI-FAMILY)						
Efficiency	0.000	0	0	0	1.294	1.294
1 BDRM	0.000	0.002	0.001	0.001	1.754	1.758
2BDRM	0.047	0.086	0.042	0.046	1.693	1.914
3BDRM	0.052	0.234	0.123	0.118	2.526	3.053

DEVELOPMENT SPECIFICATIONS		
Detached Single Family	=	100
Attached Duplex	=	20
Attached Townhomes	=	50
Attached Apartments	=	0
Total Units	=	170

POPULATION CALCULATIONS							
TYPE	% of Units with BDRM Number	PRE-SCHOOL	ELEMENTARY	JUNIOR HIGH SCHOOL	HIGH SCHOOL	ADULTS	TOTAL PE
DETACHED SINGLE FAMILY							
2 BDRM	0%	0	0	0	0	0	0
3 BDRM	0%	0	0	0	0	0	0
4 BDRM	100%	41.8	53	29.8	36	215.8	376.4
5 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	41.8	53	29.8	36	215.8	376.4
ATTACHED DUPLEX							
1 BDRM	0%	0	0	0	0	0	0
2 BDRM	50%	0.64	0.88	0.48	0.38	17.52	19.9
3 BDRM	50%	2.12	2.34	0.58	0.59	18.29	23.92
4 BDRM	0%	0	0	0	0	0	0
TOTAL	100%	2.76	3.22	1.06	0.97	35.81	43.82
ATTACHED TOWNHOMES							
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	3.2	4.4	2.4	1.9	87.6	99.5
BDRM 3	0%	0	0	0	0	0	0
BDRM 4	0%	0	0	0	0	0	0
TOTAL	100%	3.2	4.4	2.4	1.9	87.6	99.5
APARTMENTS							
Efficiency	0%	0	0	0	0	0	0
BDRM 1	0%	0	0	0	0	0	0
BDRM 2	100%	0	0	0	0	0	0
BDRM 3	0%	0	0	0	0	0	0
TOTAL	100%	0	0	0	0	0	0

PARKS CALCULATION

Land required for detached single family	2.070 acres
+ Land requirement for attached duplexes	0.241 acres
+ Land required for attached townhomes'	0.547 acres
+ Land required for apartments	0.000 acres
TOTAL PARK LAND-CASH REQUIREMENT FOR DEVELOPMENT	2.858 ACRES

Total park land-cash requirement for development	2.858 acres
- Park acreage dedicated	0 acres
REMAINING UNFULFILLED LAND-CASH REQUIREMENT	2.858 ACRES

Remaining unfulfilling land-cash requirement	2.858 acres
x Current land-cash acreage value	\$101,000 per acre
REMAINING LAND-CASH REQUIREMENT LAND VALUE	\$288,658

What amount (if any) will be paid up front by the developer? \$0

REVISED PARK LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING: \$288,658

		<u>Unit PE as % of Total PE</u>
Single Family PE	376.4	72%
Duplex PE	43.82	8%
Townhomes PE	99.5	19%
Apartments PE	0	0%

Single Family Permit:	\$2,090.57
Duplex Permit:	\$1,216.90
Townhomes Permit:	\$1,105.27
Apartments Permit:	N / A

SCHOOL COMPUTATION

DETACHED SINGLE FAMILY ACRE REQUIREMENT	
Elementary	1.738 acres
+ Junior HS	0.629 acres
+ High School	0.751 acres
TOTAL	3.118 ACRES

ATTACHED DUPLEX ACRE REQUIREMENT	
Elementary	0.110 acres
+ Junior HS	0.022 acres
+ High School	0.020 acres
TOTAL	0.152 ACRES

ATTACHED TOWNHOMES ACRE REQUIREMENT	
Elementary	0.139 acres
+ Junior HS	0.051 acres
+ High School	0.040 acres
TOTAL	0.230 ACRES

APARTMENTS ACRE REQUIREMENT	
Elementary	0.000 acres
+ Junior HS	0.000 acres
+ High School	0.000 acres
TOTAL	0.000 ACRES

TOTAL SCHOOL LAND-CASH ACREAGE REQUIRED: 3.500 ACRES

Total school land-cash acreage required	3.500 acres
- School acreage dedicated	0 acres
REMAINING SCHOOL LAND CASH REQUIREMENT	3.500 ACRES

Remaining school land-cash requirement	3.500 acres
x Current land-cash acreage value	\$101,000 per acre
REMAINING LAND CASH REQUIREMENT VALUE	\$353,532.54

What amount (if any) will be paid up front by the developer? \$0

REVISED LAND-CASH REQUIREMENT AFTER UP FRONT FUNDING: \$353,533

Single Family Permit:	\$2,560.41
Duplex Permit:	\$1,490.40
Townhomes Permit:	\$1,353.67
Apartments Permit:	N / A

Order ID: 7621081

* Agency Commission not included

GROSS PRICE * : \$140.86

PACKAGE NAME: IL Govt Legal Aurora Beacon

Product(s): SubTrib_Aurora Beacon News, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Friday, April 19, 2024

Zone: Full Run

Color Spec. B/W

Preview

**PUBLIC NOTICE OF A HEARING BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING
COMMISSION
PZC 2024-13**

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on May 8, 2024 at 7:00PM at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding an amendment to Section 10-7-9 Park and Recreation Land and School Site Dedication related to criteria and formula for determining the minimum required park and recreation and school site dedication.

The proposed text amendment will revise Table 10-7-9(A)(1); Parkland Dedication Requirements, Table 10-7-9(B)(1); School Dedication Requirements, and Table 10-7-9(D); Estimated Population Per Dwelling Unit within the United City of Yorkville's Unified Development Ordinance

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk
4/19/2024 7621081



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: April 10, 2024
Subject: **PZC 2024-09 – Kendall Co. Petition 24-04 (Site Plan Approval)**
1.5 Mile Review (Fox Valley Family YMCA)

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 petitioner, Larry Nelson, on behalf of the Fox Valley Family YMCA, Inc. (owner), is requesting site plan approval to construct a YMCA recreational facility, parking, and related infrastructure to a property at 1520 Cannonball Trail in Bristol Township. The real property and is located at the southeast corner of Cannonball Trail and Galena Road in unincorporated Kendall County.

PROPERTY BACKGROUND:

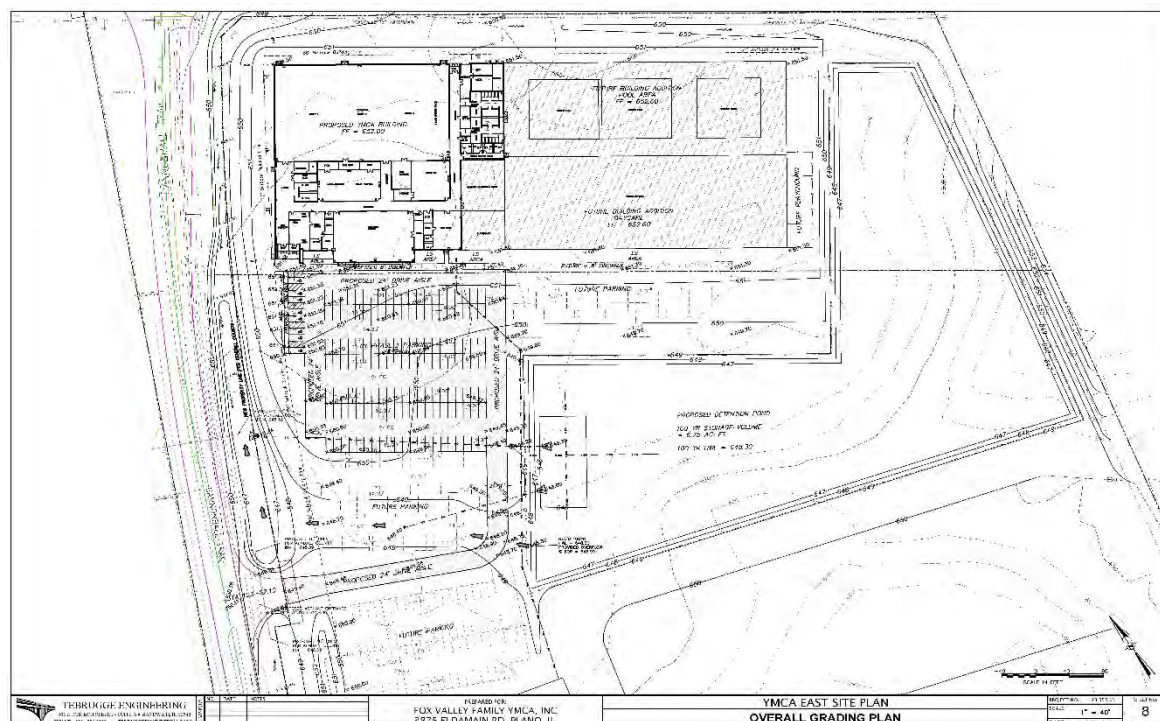
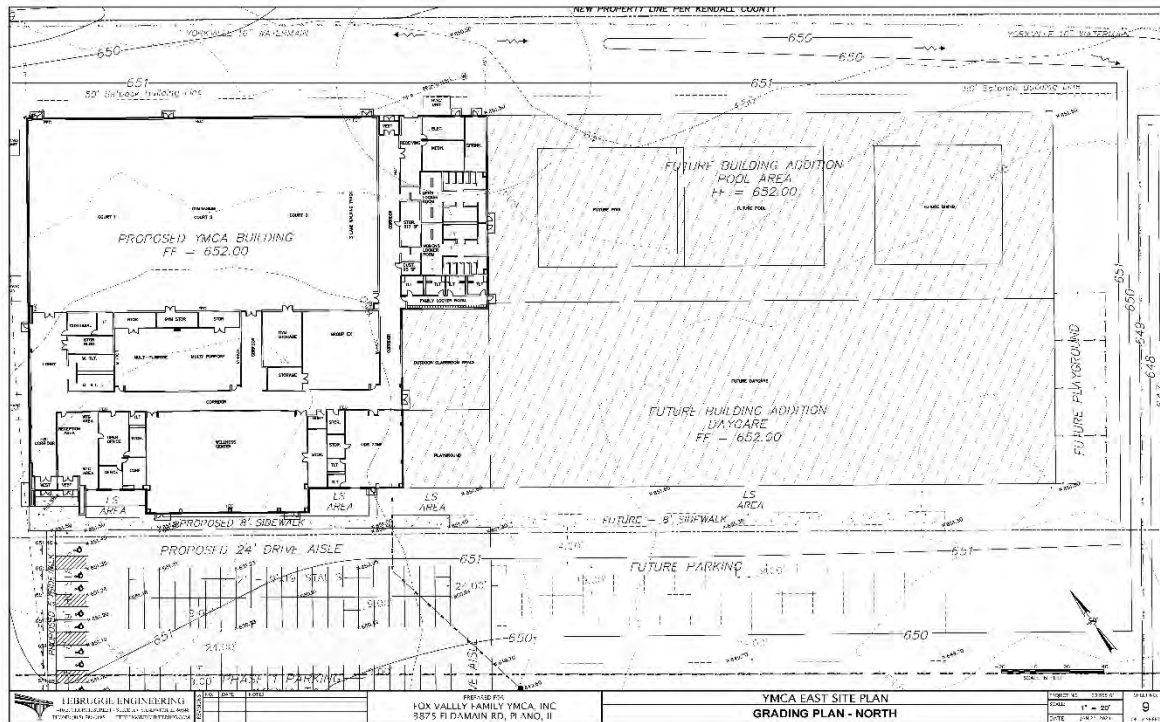
The property is located at 1520 Cannonball Trail in unincorporate Kendall County and comprised of two (2) parcels totaling ~25.8-acres. The northern parcel (PIN #02-10-300-019) is rectangular in shape and consisting of ~6.7 acres. The irregularly shaped southern parcel (PIN #02-10-300-020) is larger in area at ~19.1 acres. Currently owned by Fox Valley Family YMCA, Inc., the site is undeveloped and utilized for agricultural purposes. The property is immediately south of Yorkville's corporate boundary line with the Village of Montgomery, and immediately north of the Blackberry Hill Congregation Kingdom Hall. The nearest approved Yorkville residential development to the subject property is Bristol Bay South PUD immediately to the west and Grande Reserve subdivision approximately 1,500 feet to the east.



In 2001, the City of Yorkville annexed land south of Galena Road, including the subject property, and approved a planned unit development (PUD) agreement for a mixed-use residential and commercial land plan with underlining zoning of R-1, R-3 and B-3 known as Bristol Club. The subject property was zoned B-3 Service Business District. Subsequently, when the overall Bristol Bay subdivision was approved in 2005, the residential portion of the Bristol Club property to the west of Cannonball Trail was contemplated to be absorbed in the southern portion of the larger development. After years of the subject parcels remaining undeveloped, the Fox Valley Family YMCA acquired the property in 2015 with the intent to construct a recreational facility. After engaging the City about the requirement for certain building code regulations to be applied to the proposed facility, the petitioner filed for deannexation. A settlement agreement was reached between the City and the petitioner and de-annexation was granted in September 2020 via Ord. 2020-45 (see attached).

PROPOSED DEVELOPMENT:

The property is currently zoned B-4 Commercial Recreation District in Kendall County. Per Kendall County's Zoning Ordinance, all development proposed in the district must obtain site plan approval from the County Board. According to the application and site plans provided, the petitioner proposes to construct the recreational facility in two (2) phases. Phase I will consist of an approximately 59,233 square foot building with associated surface parking lot. Phase II proposes to consist of a nearly 90,000 square foot swimming pool area and daycare facility addition with parking lot expansion. The property also includes a detention area in the southeast portion and a septic field in the southwest area near Cannonball Trail, as illustrated on the plan sheets below:





Site Plan

The site plan indicates a total building area of approximately 150,000 square feet with a total of 283 surface parking stalls at full buildout (see rendering above). There is also a wetland identified on the property just north of the proposed detention pond, but the petitioner has submitted a wetland delineation study as part of the stormwater permit through Kendall County. As currently planned, a portion of the Phase II building and expanded parking area is within the wetland area. Any site plan adjustments needed to be made to accommodate the wetland will be made by the petitioner. A singular 24' wide access drive to the site is proposed off of Cannonball Trail. Kendall County may require a secondary access point as part of the Phase II development.

Utilities

As proposed, the site will utilize a septic system for sanitary waste. Additionally, the plans indicate a well connection from the northwest corner of to the building in Phase I will be served by well for potable water and fire suppression. However, the proposed location of the well is not clearly indicated on the plans. There is an existing 16" Yorkville watermain located adjacent to the subject property on the southside of Galena Road. There is also a 24" Yorkville sanitary sewer main across from the property on the north side of Galena Road.

Engineering

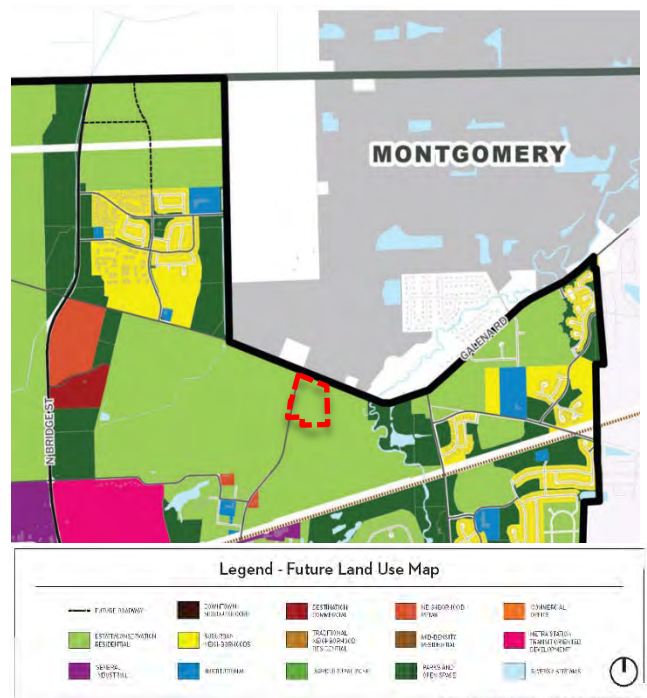
The consulting engineer for Kendall County, WBK Engineering, and the City's engineering consultant, EEI, have reviewed the submitted civil plans. Their comments are attached for your review. Most comments relate to stormwater management and final engineering plans, particularly site grading and extra jurisdictional regulatory permits required.

YORKVILLE COMPREHENSIVE PLAN/BOUNDARY AGREEMENT:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential (ECR) and Agricultural Zone (AZ). The ECR 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 AZ future land use designation is primarily intended for lands expected to remain for agricultural uses, both general farming and restricted forms such as pastures, gardening, kennel, riding stables, nurseries, and greenhouses.

The proposed land use and B-4 zoning in Kendall County is inconsistent with Yorkville's Comprehensive Plan. If approved, the proposed recreational facility would necessitate a review and potential amendment to Yorkville's Comprehensive Plan's future land use plans for this area. An appropriate future land use designation would be Destination Commercial (DC) which is intended for a broad range of commercial activities ranging from large format retail and strip centers to hotels and recreational complexes.

Finally, based on the current boundary agreement with the Village of Montgomery, this parcel, if re-incorporated into a municipality in the future, will be annexed back into the City of Yorkville. This is also consistent with the terms of the settlement agreement.



STAFF COMMENTS

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 May 14, 2024 meeting. This item was delivered to the City on March 20, 2024.

PROPOSED MOTION

In consideration of the proposed mile and one-half review of Kendall County Petition 24-04 for site plan approval for the construction of a YMCA recreational facility on an approximately 25.8-acre property consisting of two (2) parcels commonly known as 1520 Cannonball Trail, the Planning and Zoning Commission recommends to the City Council to (object or not to object) to the request.

ATTACHMENTS

1. Application with Attachments
2. Ord. 2020-45 Settlement Agreement for De-Annexation
3. EEI, Inc. Review Comments in a letter dated April 3, 2024
4. Yorkville Boundary Agreement Map

EXISTING LAND Agricultural
USE:

ZONING: B-4 Commercial Recreation District

LRMP:	Future Land Use	Urbanized Community (County) Estate/Conservation Residential (Yorkville)
	Roads	Cannonball Trail is a County maintained Major Collector.
	Trails	Yorkville has a trail planned along Cannonball Trail.
	Floodplain/ Wetlands	There is no floodplain on the property. There is a wetland on the property and the Petitioner submitted a wetland delineation report and jurisdictional determination request with their stormwater permit application.

REQUESTED
ACTION: Site Plan Approval

APPLICABLE Section 13:10 – Site Plan Approval
REGULATIONS:

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead	A-1 (County) B-1 (Montgomery)	Neighborhood Commercial (Montgomery)	N/A
South	Public/Institutional (Church)	R-2, R-3, and B-3 (Yorkville)	Estate/Conservation Residential (Yorkville)	N/A
East	Agricultural	A-1 (County)	Rural Residential (County) Estate/Conservation Residential (Yorkville)	N/A
West	Agricultural and Single-Family Residential	R-2 D and R-2 Single-Family Traditional (Yorkville)	Estate/Conservation Residential (Yorkville)	N/A

ACTION SUMMARY

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on March 20, 2024.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on March 20, 2024.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Protection District on March 20, 2024.

DESIGN STANDARDS

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account

when reviewing Site Plans (Staff comments in bold):

*Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. **There is wetland on the property located. A portion of the Phase II building and parking area are proposed inside the wetland. The Petitioner has submitted a wetland delineation study and jurisdictional determination information as part of their stormwater permit. Depending on the results of the jurisdictional determination, the site might need to be adjusted to reflect the wetland. The Petitioner proposes a detention pond south of the wetland. WBK Engineering's comments dated February 22, 2024, are included as Attachment 4.***

*Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. **The site plan shows one (1) access point from Cannonball Trail. The site plan shows one hundred fifty-five (155) parking spaces, including eight (8) handicapped accessible spaces in the first phase. An additional one hundred twenty-eight (128) parking spaces are proposed in the second phase. Section 11:04 of the Kendall County Zoning Ordinance states that the Regional Planning Commission recommends and the County Board approves the number of parking spaces for community centers. The site plan could change depending on the recommendation of the Regional Planning Commission. The Petitioner is proposing some of the parking spaces not be blacktopped, but use a CA-6 type of material.***

*Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. **No conflicts are foreseen. No islands or load dock areas are proposed.***

*Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. **The proposal should not impact, shadow, noise, odor, traffic, or utilities on neighboring properties. Drainage concerns can be addressed in the stormwater management permit. The proposed septic field is located south of the access drive and southern most future parking area.***

*Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. **This is true.***

*Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. **While a rendering of the building was provided, no information was provided regarding specific building materials.***

*Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. **This is not an issue.***

*Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **This is not an issue.***

*Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. **The Petitioner indicated that buffering (i.e. fencing) type and location had not been finalized. Section 11:02.F.8 of the Zoning Ordinance discussing the planting of hedges, installation of berms, and the planting of natural vegetation. This Section also gives the Regional Planning Commission the ability to reduce buffering requirements. The Petitioner would like to ask the Regional Planning Commission for a reduction in the buffering requirement.***

*Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. **Staff would like comments from the Fire Protection District and Sheriff's Department on this matter.***

*Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **No information was provided regarding the location of heating, ventilation, or air conditioning equipment or the placement of mechanical screening.***

*Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. **The Petitioner did not provide any information about lighting. Section 11:02.F.12 of the Zoning Ordinance requires all parking lots with greater than thirty (30) parking spaces to be lit and supply a photometric plan. The Petitioner is not proposing freestanding signage. Their would be an illuminated sign on the building.***

*Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. **No information was provided regarding the location of the refuse area or the type of buffering that will be used for the refuse area.***

RECOMMENDATION

Staff would like to receive comments from ZPAC about the proposal and comments from the Regional Planning Commission regarding buffering and parking before issuing a recommendation.

ATTACHMENTS

1. Application Materials
2. Site Plan
3. Rendering
4. February 22, 2024, WBK Engineering Comment Letter.



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME YMCA East FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
<u>Fox Valley Family YMCA Inc</u>		
CURRENT LANDOWNER/NAME(s)		
<u>Same</u>		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	
<u>26</u>	<u>1520 Cannonball Bridge</u>	
	ASSESSOR'S ID NUMBER (PIN) <u>02-70-300-19</u>	
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
<u>A-9</u>	<u>B-4</u>	<u>B-4</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input checked="" type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1 PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
<u>Larry Nelson</u>	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	
[REDACTED]	[REDACTED]	
2 ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
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 APPLICATION DATE.		
SIGNATURE OF APPLICANT		DATE
<u>[Signature]</u>		<u>2-19-24</u>

FEE PAID: \$ _____ Paid
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

① 15007220AM

SPECIAL WARRANTY DEED

MAIL TO

Law Offices of Daniel J. Kramer
1107 S Bridge St Ste A
Yorkville, IL 60560

NAME & ADDRESS OF TAXPAYER

Fox Valley Family YMCA, Inc
3875 Eldaman Rd
Plano, IL 60545



201600003525

**DEBBIE
GILLETTE
KENDALL COUNTY, IL**

RECORDED: 3/16/2016 11:44 AM
MD: 49.00 RASPS FEE: 10.00
PAGES: 4

THE INDENTURE, made this 24th day of December, 2015 between **CDBNA, LLC**, a limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, as Grantor of the first part, and Grantee, **Fox Valley Family YMCA, Inc.**, a not-for-profit corporation duly authorized to transact business in the State of Illinois, **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does **GRANT, SELL and CONVEY** unto Grantee, and to his heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Kendall and State of Illinois known and described as follows, to wit:

See Attached Exhibit A

Permanent Index Number 02-10-300-010

Property Address 7.89 Acres Vacant Land, Yorkville, IL 60560

Together with all and singular the hereditaments and appurtenances thereunto belonging there, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantees, forever. And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to (a) general real estate taxes not due and payable as of the date hereof, and (b) covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate


CHICAGO TITLE INSURANCE CO.
Aurora/Yorkville Office

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its Manager, this 24th day of December, 2015

CDBNA, LLC

BY

Timothy E Beasley, Manager

STATE OF ILLINOIS)

) ss

COUNTY OF DEKALB)

I, Jennifer L. Thomsen the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E Beasley, Manager of CDBNA, LLC, personally known to me to be the same person(s) whose name(s) is(arc) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal on December 24, 2015

Jennifer L. Thomsen
Notary Public



Name and Address of Preparer
Katharine M Peterson
Attorney At Law
1985 DeKalb Ave
Sycamore, IL 60178
(815) 787-2360

This transaction is exempt under
provisions of Paragraph 12
Section 4 of the Real Estate
Transfer Act.
Dated this 24 day of December
Signature [Redacted]

Exhibit A

That part of the Southwest Quarter of Section 10, Township 37 North, Range 7 East of the Third Principal Meridian, in the Township of Bristol, Kendall County, Illinois, described as follows

Commencing at the Southwest corner of the North Half of the Southwest Quarter of Section 10, thence North along the West line of said Section 2327 17 feet to the centerline of Galena Road (formerly known as Blackberry and Little Rock Road), thence Southeasterly along said centerline to the Northerly extension of the East line of Cannonball Trail per Document Number 99886 for the point of beginning, thence continuing Southeasterly along said centerline, to the East line of the Southwest Quarter of said Section, thence continuing Southeasterly along said centerline, 251 46 feet, thence South parallel with the East line of said Southwest Quarter, to a line parallel with and 385 00 feet Southwesterly of, as measured at right angles to, the center line of Galena Road, thence Northwesterly along said parallel line to the Easterly line of Cannonball Trail per Document Number 99886, thence Northeasterly along said Easterly line and the Northeasterly extension thereof, to the point of beginning,

Except that part falling in the following described property That part of Section 10, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows Commencing at the intersection of the West line of the lands conveyed to Jerry W Rider by Warranty Deed dated October 15, 1911, recorded as Document Number 887135 with a line that is 35 feet Southerly and parallel with the centerline of Galena Road, thence South 01 degrees 14 minutes 59 seconds East 380 07 feet along said West line to the point of beginning, thence South 01 degrees 14 minutes 59 seconds East, 686 83 feet along said West line, thence South 87 degrees 52 minutes 17 seconds West, 1179 64 feet to a line that is 35 feet Easterly and parallel with the center line of Cannonball Trail, thence North 11 degrees 32 minutes 00 seconds East, 1120 36 feet along said parallel line, thence South 39 minutes 22 seconds East, 1009 05 feet to the point of beginning

STATE OF ILLINOIS)
) ss
COUNTY OF DEKALB)

AFFIDAVIT - PLAT ACT

The undersigned, the owner of the property described in the attached deed, being duly sworn on oath, states that the attached deed is not in violation of 765 Illinois Compiled Statutes Section 205/1 for one or more of the following reasons

- 1 The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2 The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access
- 3 The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access
- 4 The sale or exchange of parcels of land is between owners of adjoining and contiguous land
- 5 The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access
- 6 The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access
- 7 The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use
- 8 The conveyance is made to correct descriptions in prior conveyances
- 9 The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access
- 10 The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of DeKalb County, State of Illinois, to accept the attached deed for recording

SUBSCRIBED AND SWORN TO before me
this 24th day of December, 2015

Notary Public



Timothy E. Beasley, Manager, CDBNA, LLC



1000
201435223
2007112489
checked

SPECIAL CORPORATE WARRANTY DEED

201400014303

THE GRANTOR, STANDARD REDEVELOPMENT, INC, an Illinois corporation, for and in consideration of TEN and 00/100THS DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, FOX VALLEY FAMILY YMCA, INC, an Illinois Not-for-Profit Corporation, the following described Real Estate situated in the County of Kendall, State of Illinois, to wit

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 10/15/2014 2:54 PM
WD: 50.00 RHPFS FEE: 10.00
PAGES: 5

FOR RECORDER'S USE ONLY

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index No 02-10-300-014

Address of Real Estate Vacant land on East Side of Cannonball Trail, South of Galena Road,
United City of Yorkville, Illinois

Subject to General taxes for the year 2013 and subsequent years, special taxes or assessments for improvements not yet completed, building lines and building and liquor restrictions of record, zoning and building ordinances, roads and highways, if any, private, public and utility easements of record, rights of way for drainage tiles, ditches, feeders, laterals, and underground pipes, if any, party wall rights and agreements, if any, covenants, conditions and restrictions of record (none of which provide for reverter)

Dated August 29, 2014

GRANTOR: STANDARD REDEVELOPMENT, INC

By [Redacted Signature]

Its Vice President



5

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that DANIEL C. MALE, personally known to me to be the SVP of STANDARD REDEVELOPMENT, INC., and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her and its free and voluntary act for the uses and purposes therein set forth

Given under my hand and official seal on this 27th day of August, 2014



Notary Public

PREPARED BY:

Bruce E. Garner, Esq
SCHIROTT, LUETKEHANS & GARNER, LLC
105 E Irving Park Road
Itasca, IL 60143
630-773-8500

SEND SUBSEQUENT TAX BILLS TO.

Fox Valley Family YMCA, Inc
3875 Eldamain Road
Plano, IL 60545

MAIL TO

Kelly A. Helland, Esq
Law Offices of Daniel J. Kramer
1107A South Bridge Street
Yorkville, IL 60650

Exempt under provisions of Paragraph 30
Section 37-45, Public Use Tax Code
8/29/14 Date Buyer Seller, or Representative

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10, THENCE NORTH 89 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 2661.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 117.50 FEET TO THE CENTER LINE OF GALENA ROAD AS MONUMENTED, THENCE SOUTH 67 DEGREES 13 MINUTES 12 SECONDS EAST ALONG SAID CENTER LINE 254.02 FEET TO A POINT ON A MONUMENTED LINE THAT IS 234.10 FEET EASTERLY OF (AS MEASURED PERPENDICULARLY THERETO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4, THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG SAID PARALLEL LINE, 417.75 FEET TO POINT ON A LINE THAT IS 385.00 FEET SOUTHWESTERLY OF (AS MEASURED PERPENDICULARLY THERETO) AND PARALLEL WITH THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG SAID MONUMENTED PARALLEL LINE 686.72 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE SOUTH 89 DEGREES 03 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2, 705.38 FEET, THENCE NORTH 0 DEGREES 56 MINUTES 08 SECONDS WEST, 245.00 FEET, THENCE SOUTH 89 DEGREES 03 MINUTES 52 SECONDS WEST, 414.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CANNONBALL TRAIL PER DOCUMENT NUMBER 99886, THENCE NORTH 12 DEGREES 43 MINUTES 19 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 699.84 FEET, THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 442.50 FEET, WHICH CHORD BEARS NORTH 20 DEGREES 11 MINUTES 27 SECONDS EAST, AN ARC LENGTH OF 115.73 FEET, THENCE NORTH 12 DEGREES 43 MINUTES 19 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY PER VACATION DOCUMENT DATED MAY 14, 2001, 51.75 FEET TO A POINT ON A LINE THAT IS 385.00 FEET SOUTHWESTERLY OF (AS MEASURED PERPENDICULARLY THERETO) AND PARALLEL WITH THE CENTER LINE OF SAID GALENA ROAD, THENCE SOUTH 67 DEGREES 57 MINUTES 16 SECONDS EAST ALONG SAID PARALLEL LINE 290.55 FEET TO A BEND POINT IN SAID PARALLEL LINE, THENCE SOUTH 67 DEGREES 13 MINUTES 12 SECONDS EAST ALONG SAID PARALLEL LINE, 703.39 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS

PIN 02-10-300-014

STATE OF ILLINOIS)
COUNTY OF Cook)

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below

- ☐ A The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s),
- ☒ B One of the following exemptions from 765 ILCS 205/1 (b) applies
- ☒ 1 The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access
- ☐ 2 The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access
- ☐ 3 The sale or exchange of parcels of land is between owners of adjoining and contiguous land
- ☐ 4 The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access
- ☐ 5 The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access
- ☐ 6 The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use
- ☐ 7 The conveyance is made to correct descriptions in prior conveyances
- ☐ 8 The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access
- ☐ 9 The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2)
- ☐ 10 The preparation of a plat for wind energy devices under Sec 10-620 of the Property Tax Code
- ☐ 11 Other

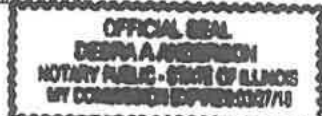
Legal description prepared by _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, State of Illinois, to accept the attached deed for recording

SUBSCRIBED AND SWORN TO before me Debra Anderson
this 29th day of August, 2014

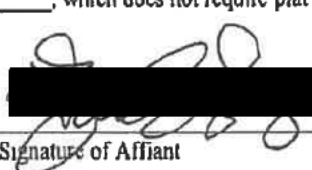
Signature of Notary Public

Signature of Applicant



For exemptions requiring approval

- ☐ Plat officer approval is required and attached
- ☒ Plat officer approval is not required because parcel is located wholly within municipal limits of
United City of Yorkville, IL _____, which does not require plat office review
- ☐ Agricultural exemption certificate attached


Signature of Affiant

For municipal approval

If the property is located within a municipality (or 1/2 mile of it), local ordinances may apply
If exception 9 is used, it is required that this land division be reviewed and approved by the participating
municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit
expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ ☐ Municipality jurisdiction

☐ County jurisdiction

Municipality (s) with jurisdiction _____

Planning official's signature

Printed name

Date

Planning official's signature

Printed name

Date

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Fox Valley Family YMCA Inc
 Address 3875 Eldamain Rd
 City Plano IL State IL Zip 60545
2. Nature of Benefit Sought _____
3. Nature of Applicant: (Please check one)
☐ Natural Person
☒ Corporation
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
N/A
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>See #1</u>	<u>100% owner</u>	
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Larry Nelson Tres

VERIFICATION

I, Larry Nelson Tres, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 19 day of Feb, A.D. 2024

(seal)

Notary Public



Illinois Department of Natural Resources

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

JB Pritzker, Governor

Natalie Phelps Finnie, Director

October 20, 2023

Stephanic Wayne
Fox Valley Family YMCA
3875 Eldamain Rd
Plano, IL 60545

RE: YMCA East Site Plan
Project Number(s): 2405949
County: Kendall

Dear Applicant:

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

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

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

Please contact me if you have questions regarding this review.

[REDACTED]

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

ENGINEERING PLANS FOR YMCA EAST SITE PLAN

SECTION 10, TOWNSHIP 37 NORTH , RANGE 7 EAST

1520 N CANNONBALL TRAIL

BRISTOL, IL 60512

KENDALL COUNTY

P.I.N. 02-10-300-019 &




















02-10-300-020










































JANUARY, 2024

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN I
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. CIVIL SITE PLAN - OVERALL
6. CIVIL SITE PLAN - NORTH
7. CIVIL SITE PLAN - SOUTH
8. GRADING PLAN - OVERALL
9. GRADING PLAN - NORTH
10. GRADING PLAN - SOUTH
11. GENERAL NOTES & DETAILS
12. GENERAL NOTES & DETAILS II

LEGEND

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SLIT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE
PAVEMENT:			GRAVEL
			ASPHALT
			CONCRETE
X			
	R.O.W. MONUMENT		UTILITY POLE
	PROPERTY PIN		GUY WIRE LOC.
	P.K. NAIL		UTIL. CABINET
	CHISELED MARK		UTIL. PEDESTAL
	BENCHMARK		LIGHT POLE
	HUB & TACK		TRAFFIC SIGNAL
	SOIL BORING		ELECTRIC VAULT
	OVERLAND RELIEF		GAS VALVE
	FLOW DIRECTION		



Know what's below.
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

TOPOGRAPHY STATEMENT

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY TEBRUGGE ENGINEERING.
CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

TOPOGRAPHY SURVEY COMPLETED BY:

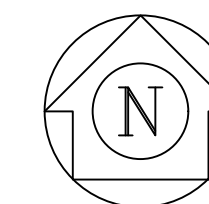
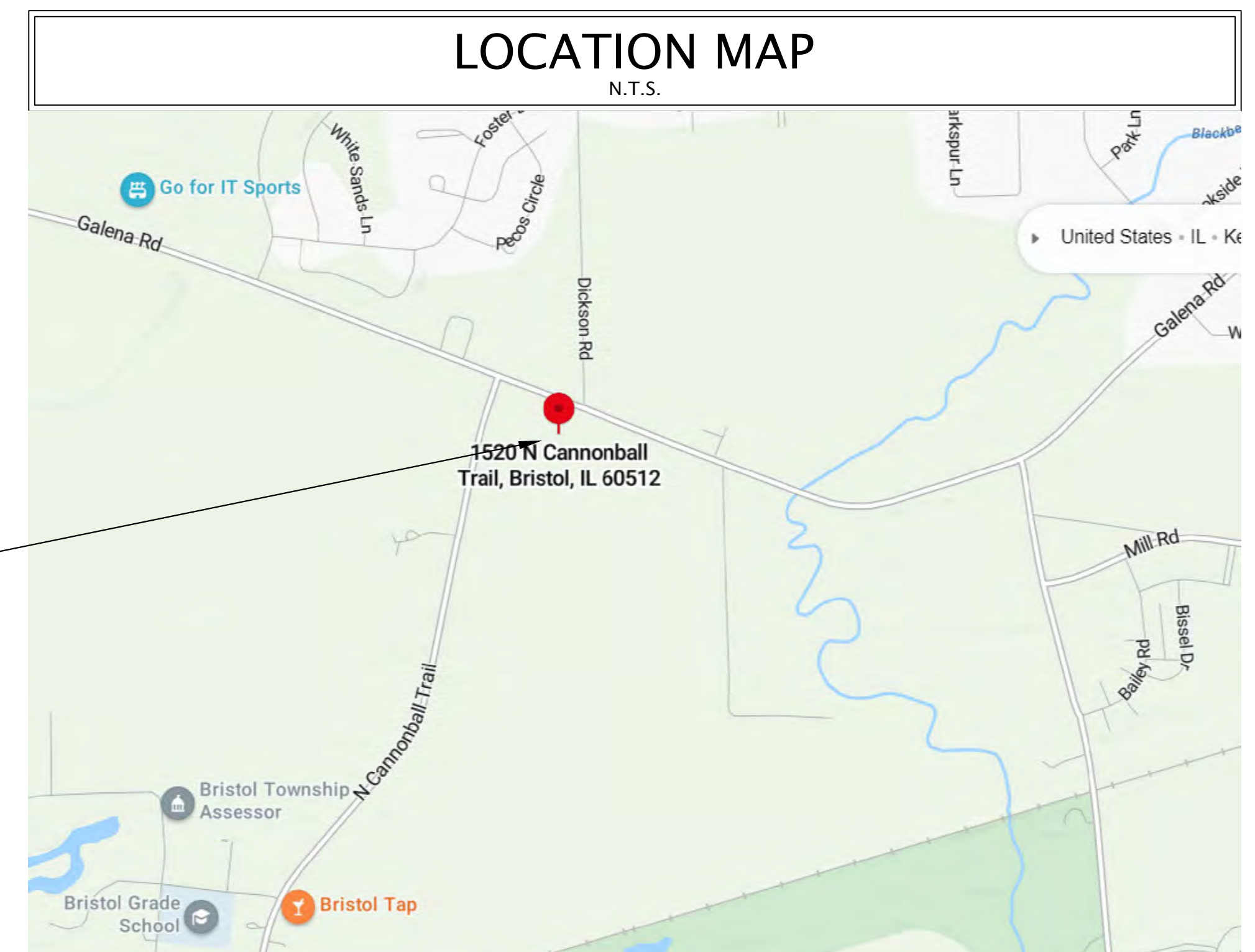
HRGREEN, INC.

2363 SEQUOIA DRIVE - SUITE 101; AURORA, IL 60506
PHONE: 630-553-7560 EMAIL: DSCHULTZ@HRGREEN.COM

PROJECT
LOCATION

LOCATION MAP

N.T.S.



BENCHMARKS:

SOURCE BENCHMARK:
UNITED CITY OF YORKVILLE SURVEY CONTROL MONUMENT 1 - BERNTSEN MONUMENT
CONSISTING OF A 3/4" DIAMETER ALUMINUM ROD WITH A 2-1/2" DOMED ALUMINUM CAP
STAMPED "UNITED CITY OF YORKVILLE" AND ENCASED IN A PVC PIPE WITH AN ACCESS COVER
STAMPED "UNITED CITY OF YORKVILLE", LOCATED NEAR THE FIRE STATION IN THE
NORTHEAST CORNER OF THE INTERSECTION OF GALENA ROAD AND ROSENWINKEL STREET,
21.7' EAST OF A CORNER OF A CURB, 16.0' EAST OF A LIGHT POLE, AND 72.0' SOUTHWEST
OF A CORNER OF A CURB.
ELEVATION: 661.32 (NAVD 88)

SITE BENCHMARK 1:
NORTHWESTERLY ARROW TOP FLANGE BOLT ON FIRE HYDRANT NEAR THE NORTHEASTERLY
CORNER OF THE SUBJECT SITE, APPROXIMATELY 900 FT EAST OF THE INTERSECTION
OF GALENA ROAD AND CANNONBALL TRAIL, 49.0 FT SOUTH OF THE EDGE OF PAVEMENT OF
GALENA ROAD, AND 11 FT NORTHWEST OF A WATER VALVE VAULT.
ELEVATION: 652.38 (NAVD 88)

SITE BENCHMARK 2:
NORTHEASTERLY ARROW TOP FLANGE BOLT ON FIRE HYDRANT IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF GALENA ROAD AND CANNONBALL TRAIL, NEAR THE NORTHWESTERLY CORNER OF THE SUBJECT SITE, APPROXIMATELY 60.0 FT WEST OF THE EDGE OF PAVEMENT OF CANNONBALL TRAIL AND 17.5 FT NORTHWEST OF A WATER VALVE VAULT.
ELEVATION: 655.32 (NAVD 88)

PLANS PREPARED FOR:

FOX VALLEY FAMILY YMCA, INC.
3875 ELDAMAIN RD
PLANO, IL 60545
PHONE: (630) 552-4100
EMAIL: SWAYNE@FOXVALLEYYMCA.ORG

CIVIL ENGINEER:

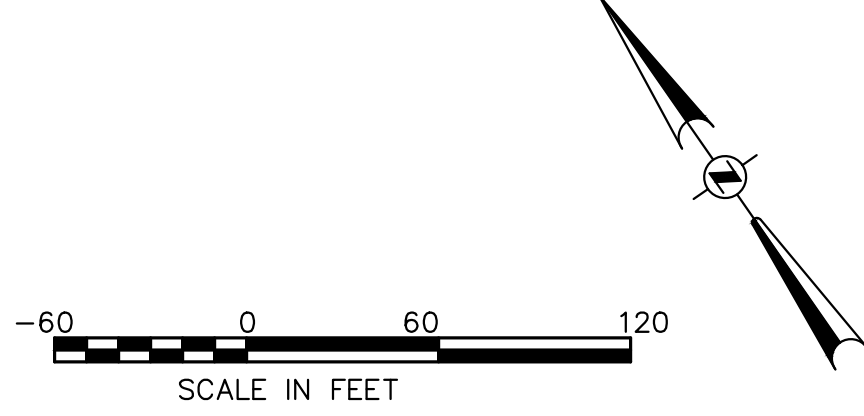
TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

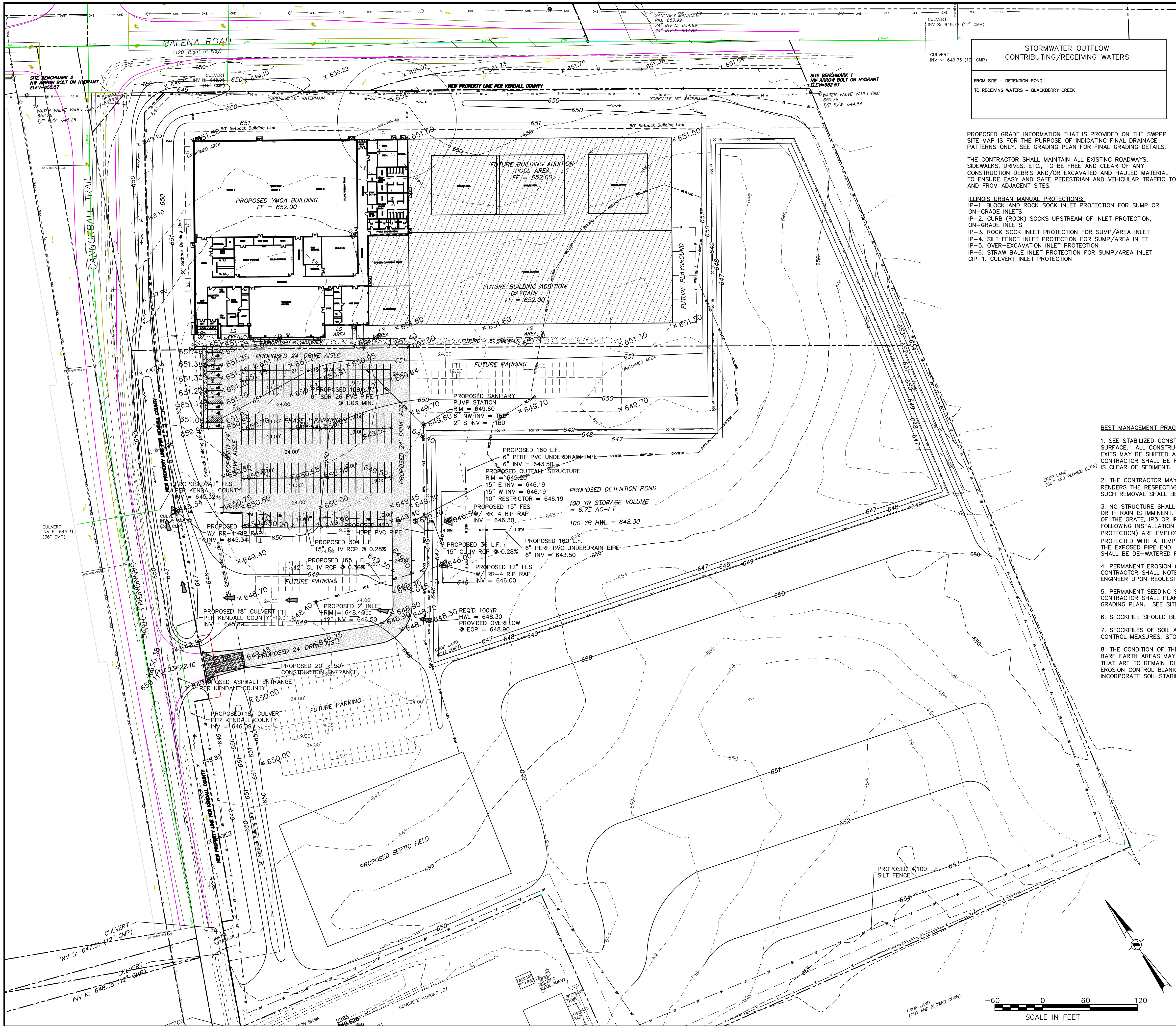
REVISIONS	NO.	DATE	NOTES



NOTES:
1. ALL WORK ON CANNONBALL TRAIL & GALENA ROAD TO BE COMPLETED BY KENDALL COUNTY HIGHWAY DEPARTMENT IN THE SPRING OF 2024.



REVISIONS	NO.	DATE	NOTES



TYPICAL SOIL PROTECTION CHART

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding	B	B	A	A	A	A*	A*	A			B	B
Dormant Seeding			B									
Temporary Seeding			C	C	C	C*	D*	D				
Sodding			E**	E**	E**	E**	E**	E**	E**			
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

- A – Kentucky Bluegrass – 90 lbs/acre mixed with perennial ryegrass – 30 lbs/acre

B – Kentucky Bluegrass – 135 lbs/acre mixed with perennial ryegrass – 45 lbs/acre

* Watering needed in June and July
- C – Spring Oats – 100 lbs/acre

D – Wheat or Cereal Rye – 150 lbs/acre

E – Sod

F – Straw Mulch – 2 tons/acre

** Water for 2–3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																			
TEMPORARY CONSTRUCTION MEASURES																			
SEDIMENT CONTROL BASINS																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE																			
STORM FACILITIES																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FOUNDATION / BUILDING CONSTRUCTION																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			

- 1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
- 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

1. SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION. REMOVAL OF THE PERIMETER SILT FENCE IS A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 2" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
4. PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
6. STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.
7. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

GENERAL CONTRACTOR / OWNER SHALL COORDINATE WHICH CONTRACTORS WILL BE PROVIDING SWPPP SERVICES AND HAVE THEM SIGN THE CONTRACTOR'S CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICES AT THE SITE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR'S CERTIFICATION

"I, CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE _____ DATE _____

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE _____ DATE _____

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE _____ DATE _____

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
FOX VALLEY FAMILY YMCA, INC.
3875 ELDAMAIN RD
PLANO, IL 60545

PHONE (630) 552-4100

LANDOWNER: FOX VALLEY FAMILY YMCA, INC.

TOTAL SITE AREA 25.88 AC±
TOTAL DISTURBED AREA 22.00 AC±

PROPOSED IMPERVIOUS AREA 6.70 AC±
LANDSCAPED AREA 19.18 AC±

PROPOSED CN 73

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:
FOX VALLEY FAMILY YMCA, INC
3875 ELDAMAIN RD, PLANO, IL

YMCA EAST SITE PLAN
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO.	23 555 01	SHEET NO.	3
SCALE:	1" = 60'		
DATE:	JAN 22, 2024		OF 12 SHEETS

1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination, All records of inspection and activities which are created during the course of the project, and other documents as may be included by reference to this SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part V.G (Signatory Requirements) of the ILRI0 Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILRI0 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

A. GENERAL PERMIT INFORMATION
All construction activities that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements. The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and initial yearly fee.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of \$500 to the address listed below. The Contractor will be responsible for submitting each subsequent \$500 yearly fee, if applicable. A copy of the signed NOI form will be supplied to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (EPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILRI0 in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re-submitting the NOI with update acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

Agency Information:
Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, Illinois 62794-9276
Phone: (217) 782-0610
Kendall County
Planning, Building & Zoning
West Fox Street
Yorkville, Illinois 60550
Phone: (630) 553-4141

B. PUBLIC POSTING
The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT).

- Notice of Intent signed in accordance with ILRI0.
- Permit Authorization from the Illinois Environmental Agency (EPA).
- Construction Site Notice.

The location of the SWPPP must be clearly visible.

C. RETENTION OF RECORDS

A complete copy of the SWPPP, including copies of all Inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

D. CONTRACTOR/SUB-CONTRACTOR LIST
The Contractor must provide names and addresses of all sub-contractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM
The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

F. INSPECTIONS
At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officers must be made to determine the effectiveness of the SWPPP. If the State or local agencies have a required inspection form, the both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

An example BMP Inspection Form will be supplied to the Contractor.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the Contractor.

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The Inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such changes to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that disturb site soils. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, new sections, and/or revised drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES
Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B.8 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

I. NOTICE OF TERMINATION
Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-borne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance.

K. LOG OF CONSTRUCTION ACTIVITY
A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILRI0 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water. Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction.

A. PURPOSE
A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. SCOPE
This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities ceased herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the schedule are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measure must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows:

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

Typical Stage of Construction, Items shall be added or deleted as needed for each individual project.

Phase I

1. Install stabilized construction entrance and SWPPP Entrance Sign.
2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence).
3. Install inlet protection on existing inlets.
4. Prepare temporary parking and storage area.
5. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
6. Begin grading the site.
7. Start construction of building pad and structures.

Phase II

7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install utilities, underdrains, storm sewers, curbs and gutters.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install appropriate inlet protection devices for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

1. Site description
Site construction activities consist of general grading of site, construct detention pond, building and parking lot with finish grading and landscaping.
2. Total area of site = 25.88 acres
Total disturbed area on site = 22.00 acres
3. Estimated site runoff coefficient after construction activities are complete: CN=73.
4. Site map included indicating existing & proposed slopes across site is included in SWPPP.
5. Site drainage is received by Blackberry Creek located south of the development.

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function (temporarily) and will be used as needed for pollutant control during the construction period. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

1. Soil Stabilization
The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure.

a) Temporary Seeding or Stabilization – All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties, straw/hay mulch, wood cellulose fibers, tackifiers, netting or blankets.

b) Permanent Seeding or Sodding – All areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with straw/hay mulch or a rolled erosion control product. All areas to be seeded will have topsoil and other soil amendments as specified on the Landscape Plan.

2. Structural Controls

a) Silt Fence – Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (2–feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed 4 acres per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit – All access points from the public street into the construction site shall include a construction exit composed of coarse stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection – Gurb and grated inlets are protected from the intrusion of sediment through a variety of measures as shown in the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended solids before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

d) Inspection and any necessary cleaning of the underground storm system shall be included as part of this swppp.

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved, rocked, or having a building on them.

B. OTHER POLLUTANT CONTROLS

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit.

1. Dust Control
Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.

2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwaters; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; sprays, uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials such as solvents.

3. Sanitary Facilities
All personnel involved with construction activities must comply with State and Local sanitary or septic regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial contractor. The location of sanitary facilities shall be shown on the Site Map.

4. Non-Storm Water Discharge
Non-storm water components of site discharges are not permitted under ILRI0 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation discharges; routine external building washdowns which does not use detergents; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; sprays, uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials such as solvents.

5. Concrete Washout from Concrete Ready-Mix Trucks
Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Federal regulations. The jobsite superintendent is responsible for ensuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

6. Mason's Area
Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, materials, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, straw wattles, or other means of containment shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Recaptures for debris and trash disposal shall also be provided.

7. Fuel Tanks
Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for storage, fire extinguisher, fire hoses, valves, fittings, caps, filler nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

8. Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320-gallons. Containers with storage capacity of 55-gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112 (40 CFR 112).

9. Hazardous Material Management and Spill Reporting Plan
Any hazardous or potentially hazardous material that is brought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored, handled, disposed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or hazardous materials in excess of reportable quantities and will provide notice to Owner within 24-hours of the occurrence of the spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 ILCS Admin. Code 750.410 requires notification of IEMA (1-800-782-7880). Reportable chemical spills are those listed for hazardous substances under Superfund, or as extremely hazardous materials under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (22 ILCS Admin. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and/or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or silt deposit beneath the water's surface, or on adjoining shorelands. The reportable quantity for hazardous materials can be found in 40 CFR 302 or by contacting the IEMA (1-800-785-9888).

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps shall be implemented:

- a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.
- b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.
- c) A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.
- d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.
- e) All products will be stored in and used from the original container with the original product label.
- f) All products will be used in strict compliance with instructions on the product label.
- g) The disposal of excess or used products will be in strict compliance with instructions on the product label.

9. Long Term Pollutant Controls
Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) of 0.76.

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)

During the construction phase, the Contractor shall implement the following measures:

1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from existing sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls and property protected.
2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, and not located within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water inlets.
3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).
4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR

Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

At a minimum, each off-site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re-vegetation after all disturbances have ended.

4. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent rainfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

A. CONSTRUCTION EXIT AND TRACK OUT
Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Edits shall be maintained or supplemented with additional measures as needed to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway, shall be swept as necessary throughout the day or at the end of everyday and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.

B. SEDIMENT CONTROL DEVICES
Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

C. MATERIAL STORAGE AREAS
Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

D. VEGETATION
Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and re-seeded as needed to achieve this requirement.

E. DISCHARGE POINTS
All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modifications necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately, but no longer than within 48 hours of inspection. The inspections reports must be complete and additional information, such as photographs, must be included in the report. An important step in the inspection report is to identify any additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site is in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b. shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part V.G of the General Permit.

If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall use forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part V.G of the General Permit. The report of noncompliance shall be mailed to the following address:

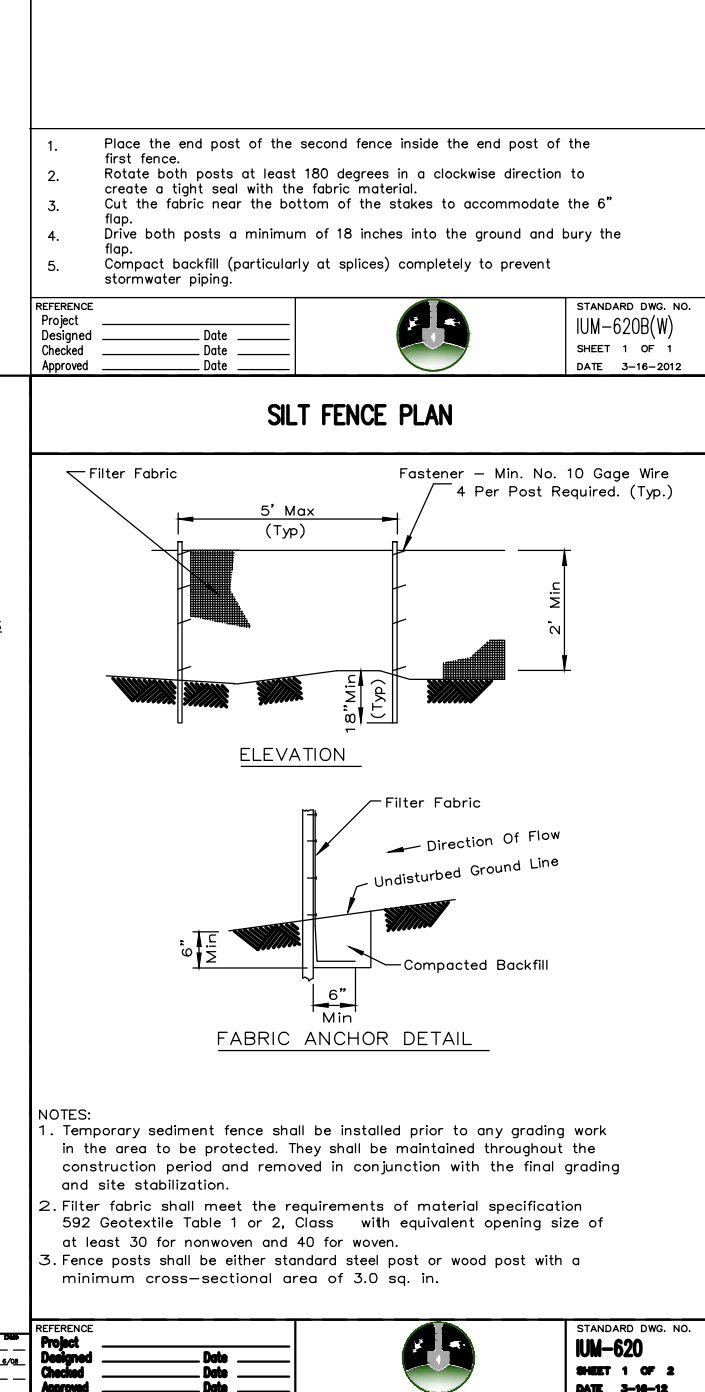
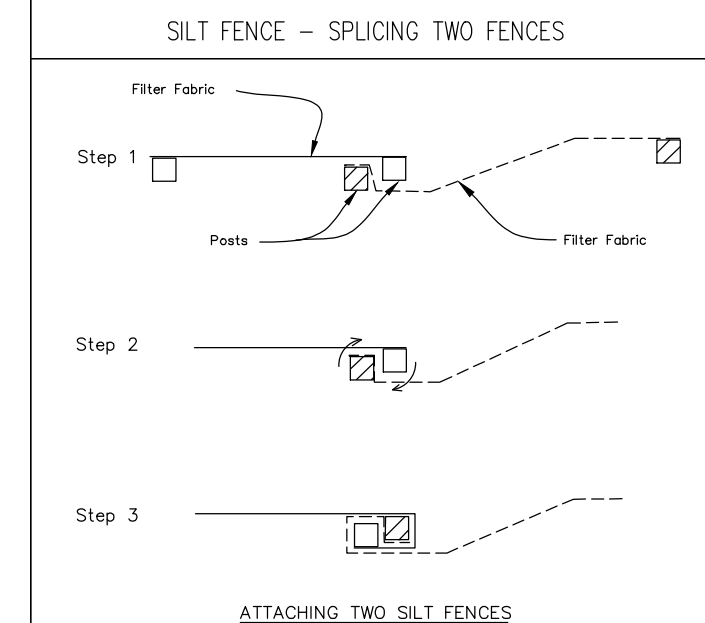
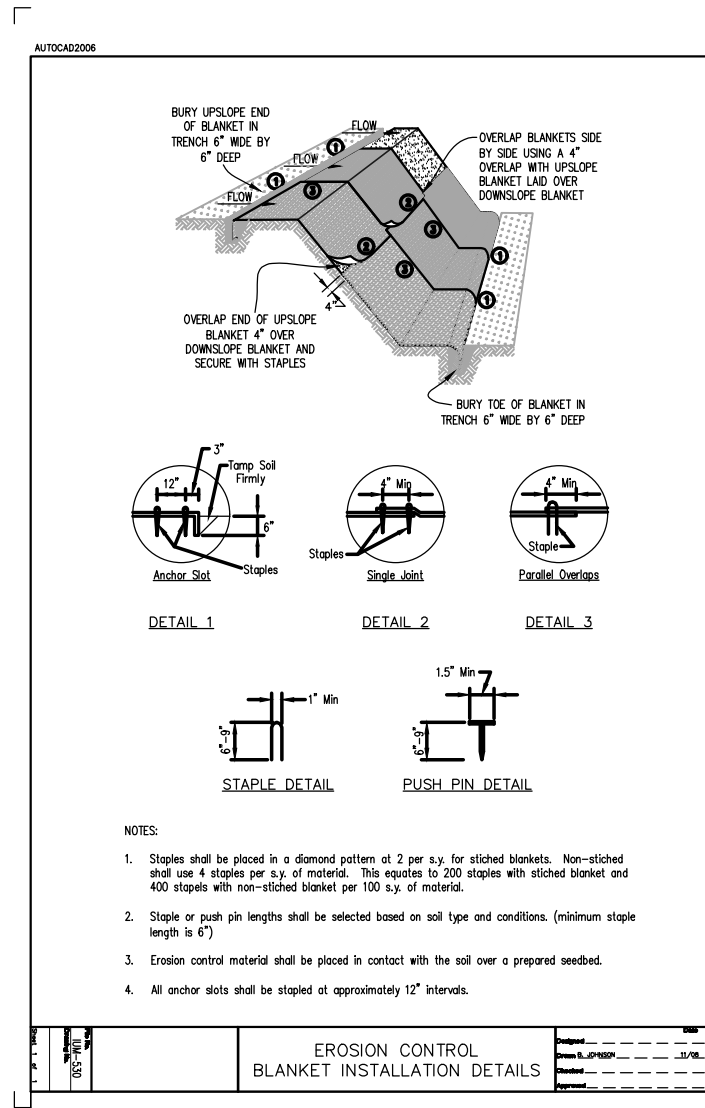
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand Avenue
P.O. Box 19276
Springfield, IL 62794-9276

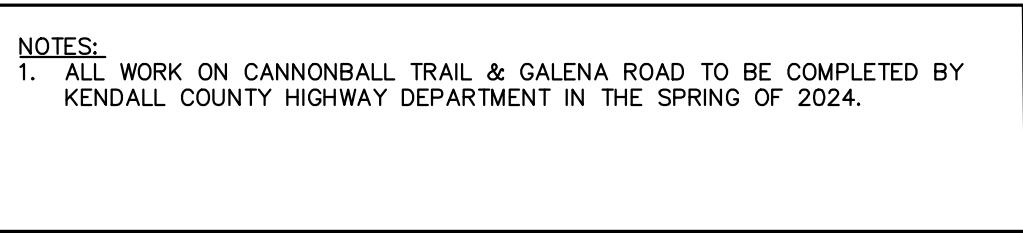
Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls.

According physical site conditions and Contractor practices, it may be necessary to install more structural controls than are shown on the plans. For example, Localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be the protection aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

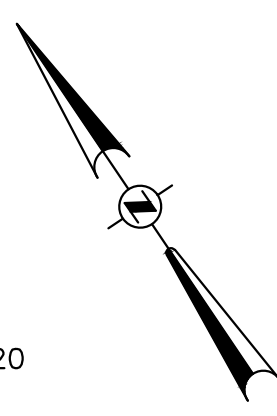
CONCRETE WASHOUT NOTE:

CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES. STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENT OF NONCOMPLIANCE (ION).





NOTES:
1. ALL WORK ON CANNONBALL TRAIL & GALENA ROAD TO BE COMPLETED BY KENDALL COUNTY HIGHWAY DEPARTMENT IN THE SPRING OF 2024.

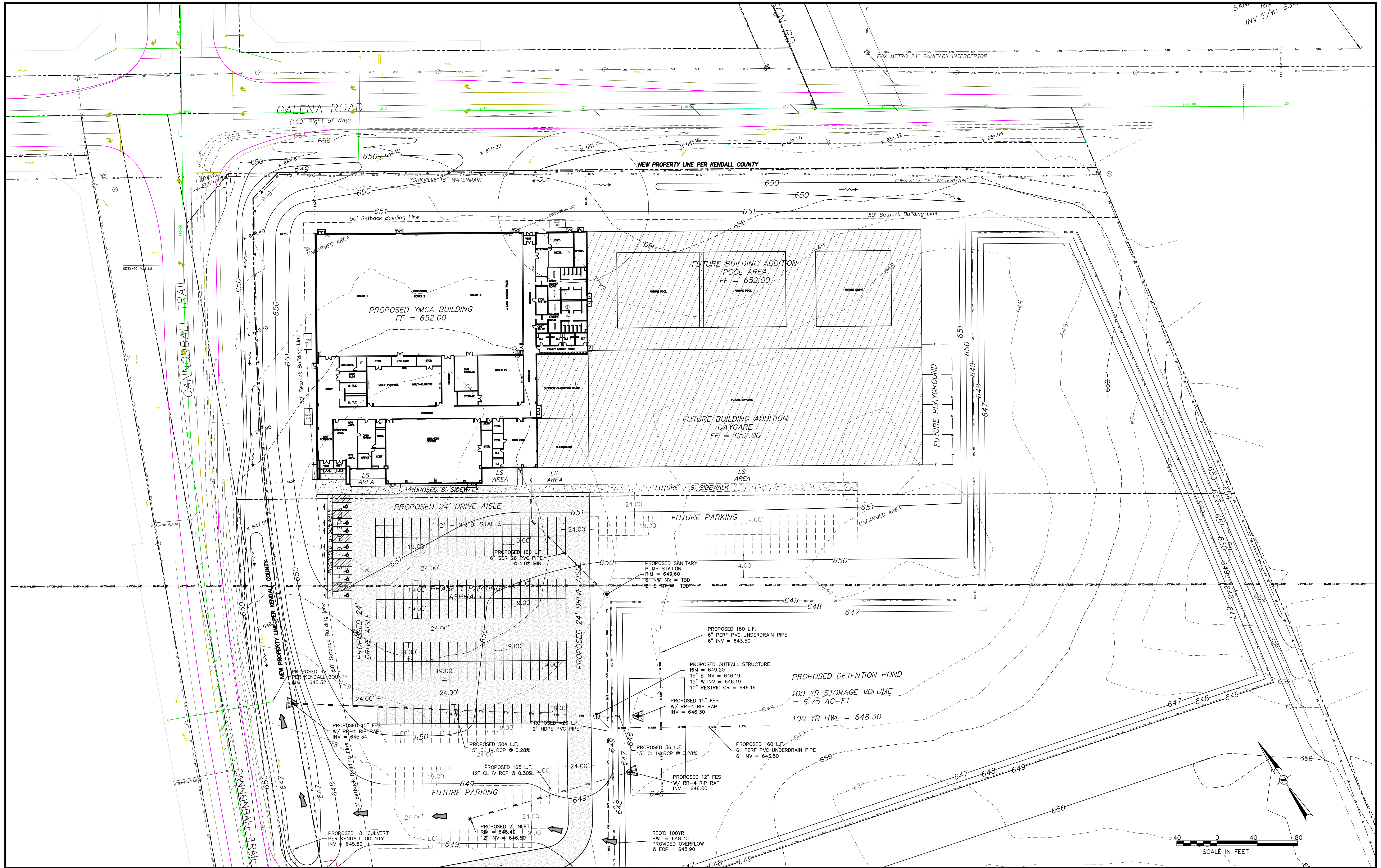


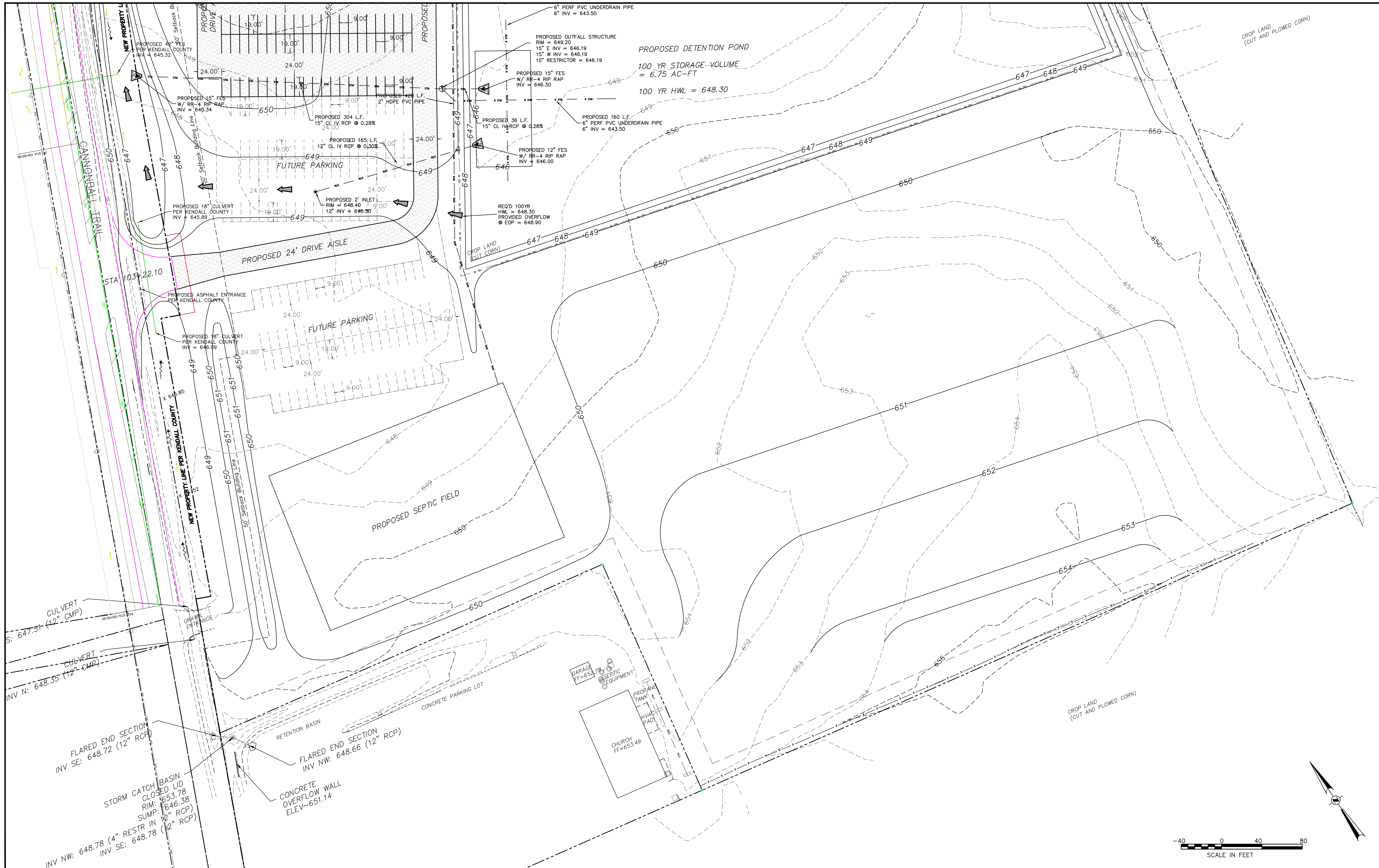
PREPARED FOR:
FOX VALLEY FAMILY YMCA, INC
3875 ELDAMAIN RD. PLANO, IL

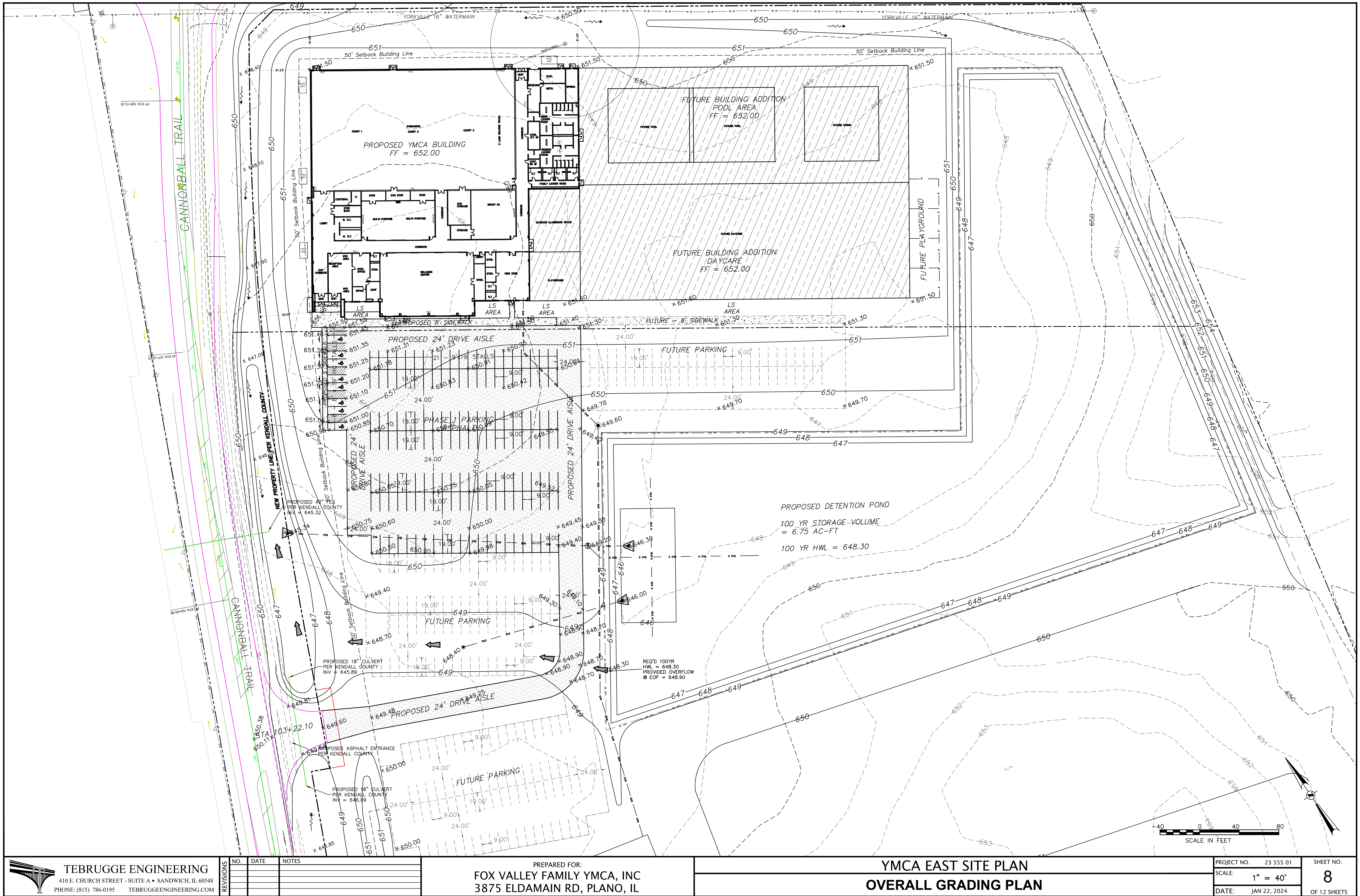
PREPARED FOR:
FOX VALLEY FAMILY YMCA, INC
3875 ELDAMAIN RD. PLANO, IL

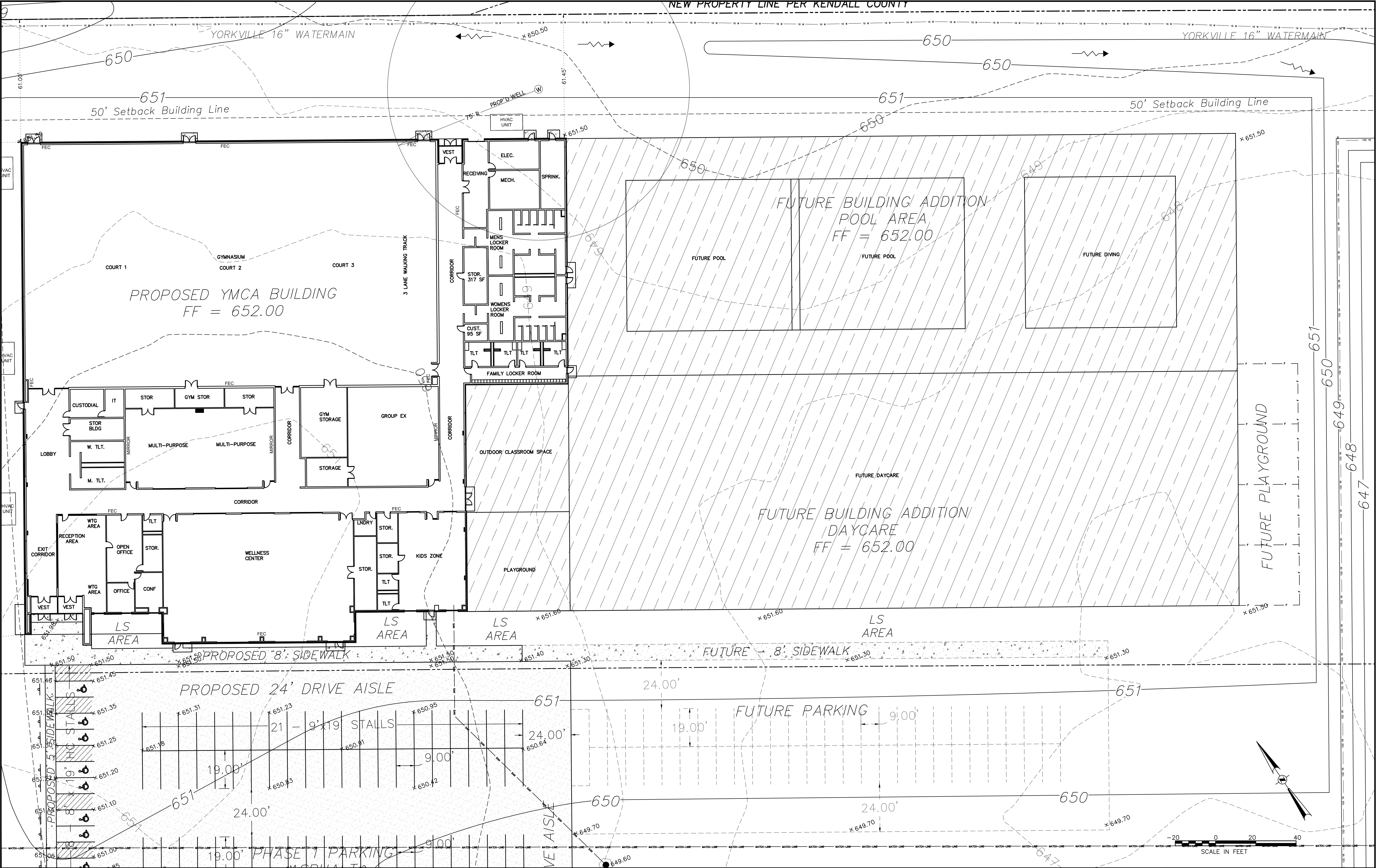
YMCA EAST SITE PLAN
OVERALL CIVIL SITE PLAN

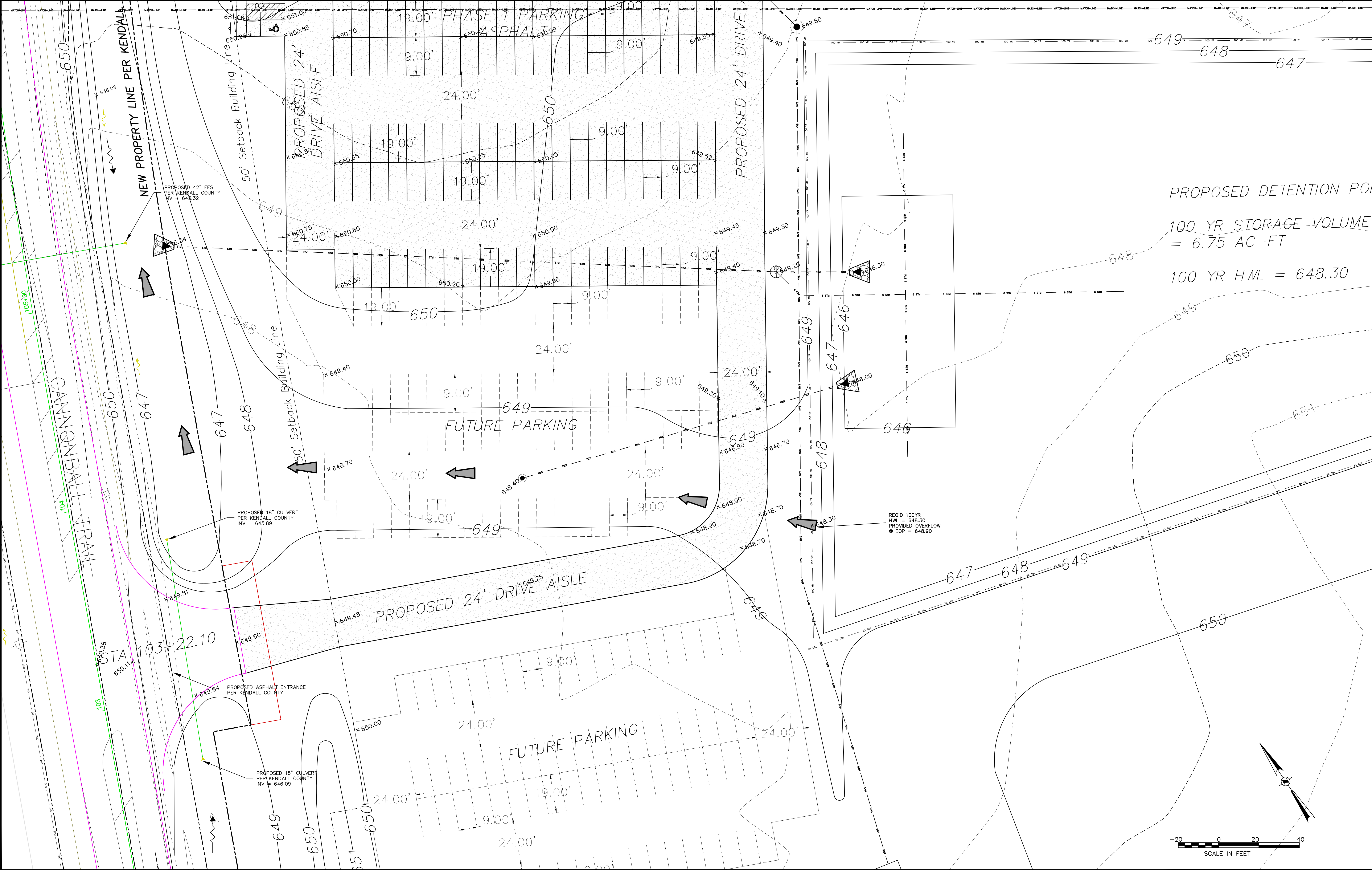
PROJECT NO.	23 555 01	SHEET NO. 5 OF 12 SHEETS
SCALE:	1" = 60'	
DATE:	JAN 22, 2024	













TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:
FOX VALLEY FAMILY YMCA, INC
3875 ELDAMAIN RD, PLANO, IL

YMCA EAST SITE PLAN
GRADING PLAN - SOUTH

PROJECT NO.	23 555 01	SHEET NO. 10 OF 12 SHEETS
SCALE:	1" = 20'	
DATE:	JAN 22, 2024	

The drawing consists of two views: a Plan view and a Section A-A view.

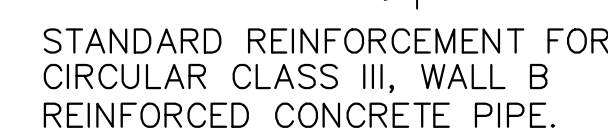
PLAN: Shows a top-down view of the inlet. It features a large outer circle representing the manhole and a smaller inner circle representing the pipe opening. The pipe opening has a diameter of 24 inches. The inlet extends horizontally to the right, with dashed lines indicating its continuation.

SECTION A-A: Shows a cross-section of the inlet. The top of the masonry is indicated. The inlet is 16 inches high, unless otherwise noted. The pipe size is indicated as "Pipe size per pans". The inlet is cast in place concrete. The diameter of the pipe opening is 24 inches. The section shows the inlet structure and the surrounding masonry.

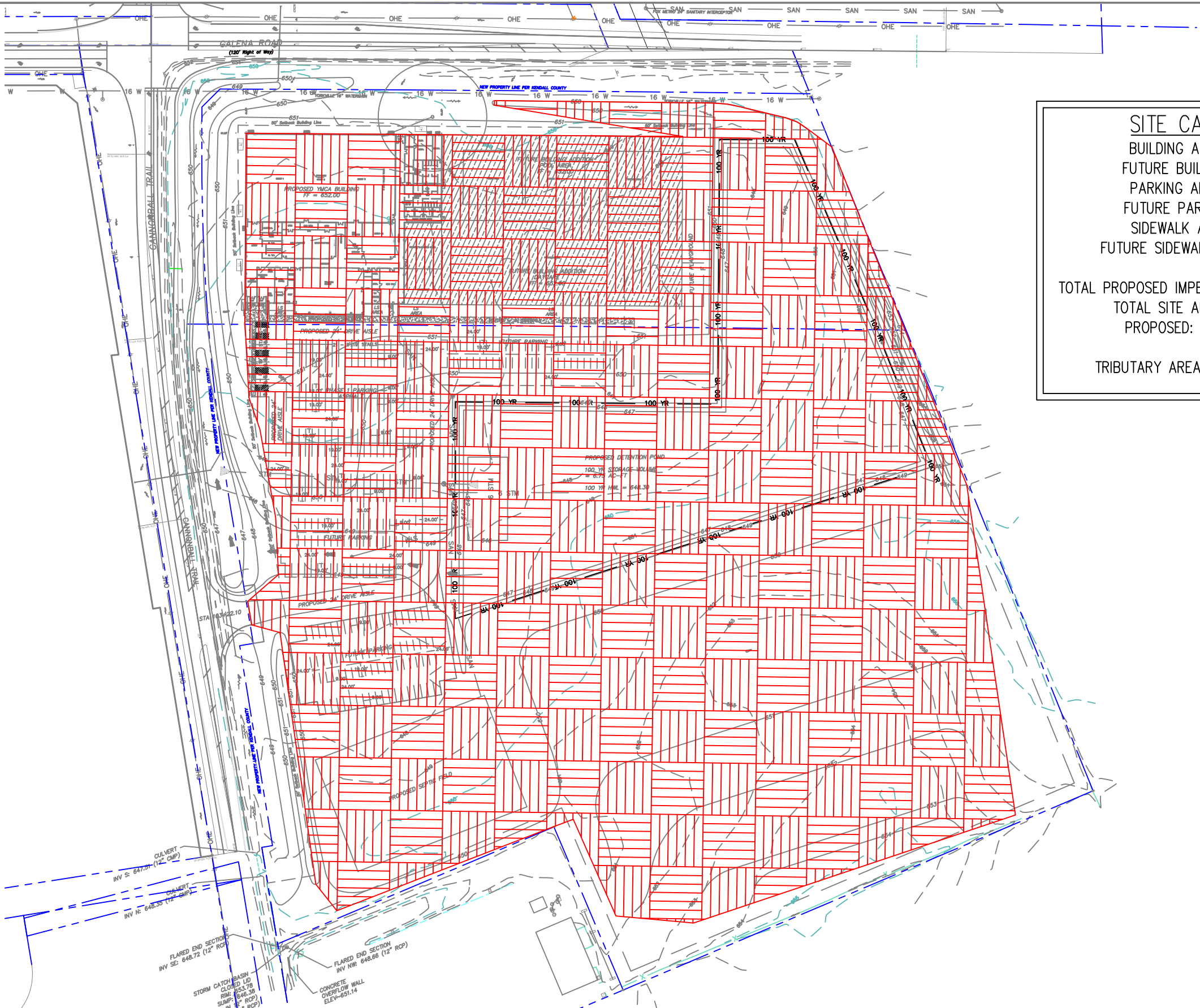
TYPE A INLET
N.T.S.

* RADIUS AS FURNISHED BY MANUFACTURER

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.



END VIEW
N.T.S.



SITE CALCULATIONS	
BUILDING AREA =	59,223 SF
FUTURE BUILDING =	89,936 SF
PARKING AREA =	64,987 SF
FUTURE PARKING =	73,819 SF
SIDEWALK AREA =	3,255 SF
FUTURE SIDEWALK AREA =	2,328 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 293,548 SF	
TOTAL SITE AREA = 1,127,394 SF	
PROPOSED: 26.0% IMPERVIOUS	
TRIBUTARY AREA HATCHED = 22.0 AC	

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
FOX VALLEY FAMILY YMCA
3875 ELDAMAIN RD, PLANO, IL

YMCA EAST SITE PLAN
TRIBUTARY EXHIBIT

PROJECT NO. 23 555 01	SHEET NO.
SCALE: 1" = 150'	1
DATE: OCT 20, 2023	OF 1 SHEETS





February 22, 2024

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: Fox Valley Family YMCA (Cannonball and Galena))- WBK Project 19-102.BV

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Stormwater Management Detention Design Computations prepared by Tebrugge Engineering dated December 11, 2023 and received February 5, 2024.
- Engineering Plans for YMCA East Site Plan prepared by Tebrugge Engineering dated January 24, 2024 and received February 5, 2024.
- Tributary Exhibit prepared by Tebrugge Engineering dated October 20, 2023 and received February 5, 2024.

The following comments require resolution prior to plan approval and our recommendation for issuance of a stormwater permit.

Stormwater Report

1. Provide documentation on floodplain and wetlands.
2. Provide an evaluation of existing conditions.
 - a. Identify all existing site outfalls.
 - b. Identify off-site areas draining on to the site.
 - c. Provide a field tile survey.
 - d. Document existing depressional storage on the site.
 - e. Determine 2 year and 100 year event flows at all existing outfalls utilizing Hydraflow.
3. Provide a stormwater management report including a Comparison of 2 year and 100 year event flows at all existing outfalls for existing and proposed conditions.
4. Provide storm sewer and inlet capacity calculations.
5. The Curve number for impervious areas shall be 98. Verify the Curve number for pervious areas considering hydrologic soil groups.

Engineering Plans

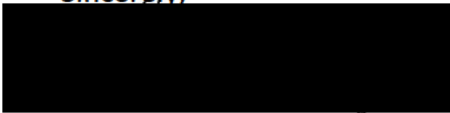
1. Reference is made to improvements and plans by Kendall County. Please provide the basis for the information depicted. For example, if you received hard copies please scan

and append as reference materials. If you received CAD or digital files please submit those as well.

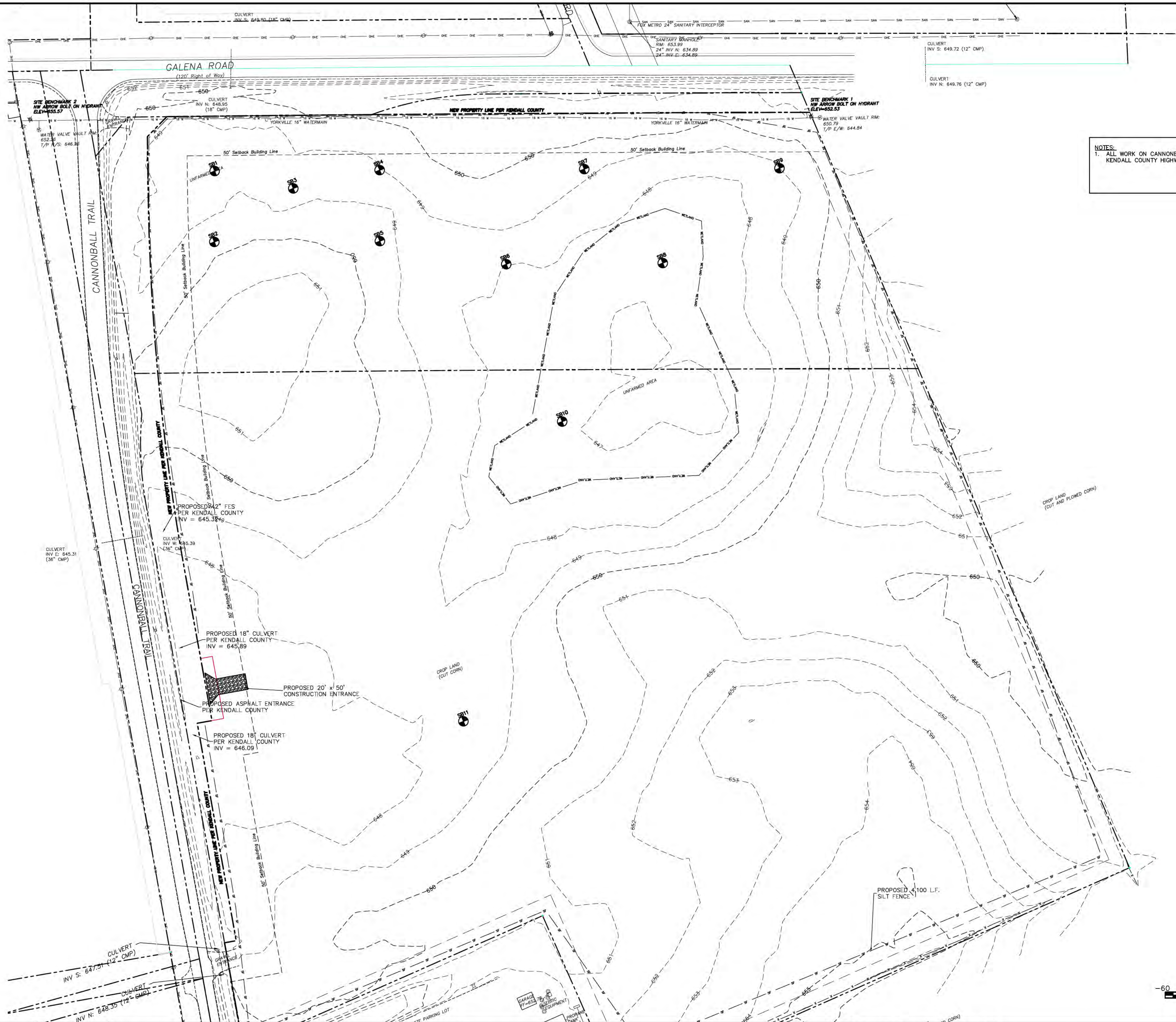
2. Number all utility structures and end sections.
3. Sheet 3 – Grade changes are proposed over an existing 16" water main. Verify with the utility owner these changes are acceptable. We take no exception however, request owner verification.
4. Sheet 3 – Provide a temporary perforated riser on the stormwater basin outfall.
5. Sheet 5 – Full build out of the site appears to warrant consideration of a second access point. This is only a recommendation and we defer to the emergency response agencies for review and comment.
6. Sheet 6 & 7 – Provide information on the sanitary sewer pump station and leach field. Although this will be reviewed and approved by the health department, we are seeking verification of locations and sizes.
7. Sheet 10 – Revise grading so the emergency overflow from the single inlet in the parking lot will be routed to the detention basin and not west away from the detention basin.
8. Sheet 11 – Verify all areas to be seeded with IDOT Class 1A seed including the stormwater basin. If low maintenance seed mixes are proposed for the stormwater basin please identify those mixes.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

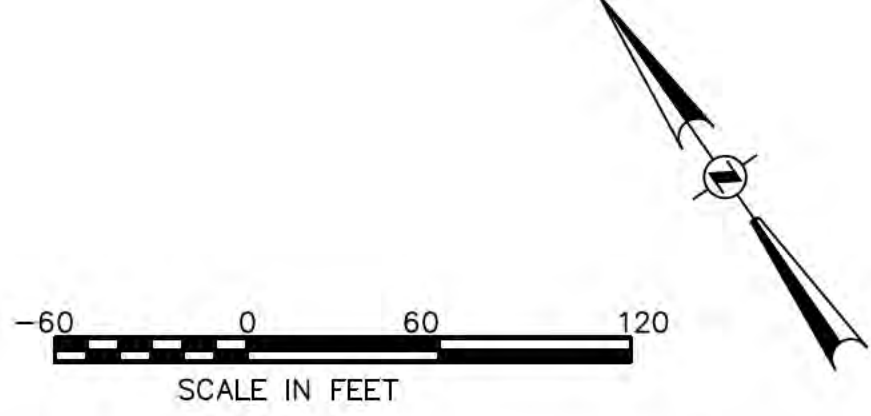
Sincerely,

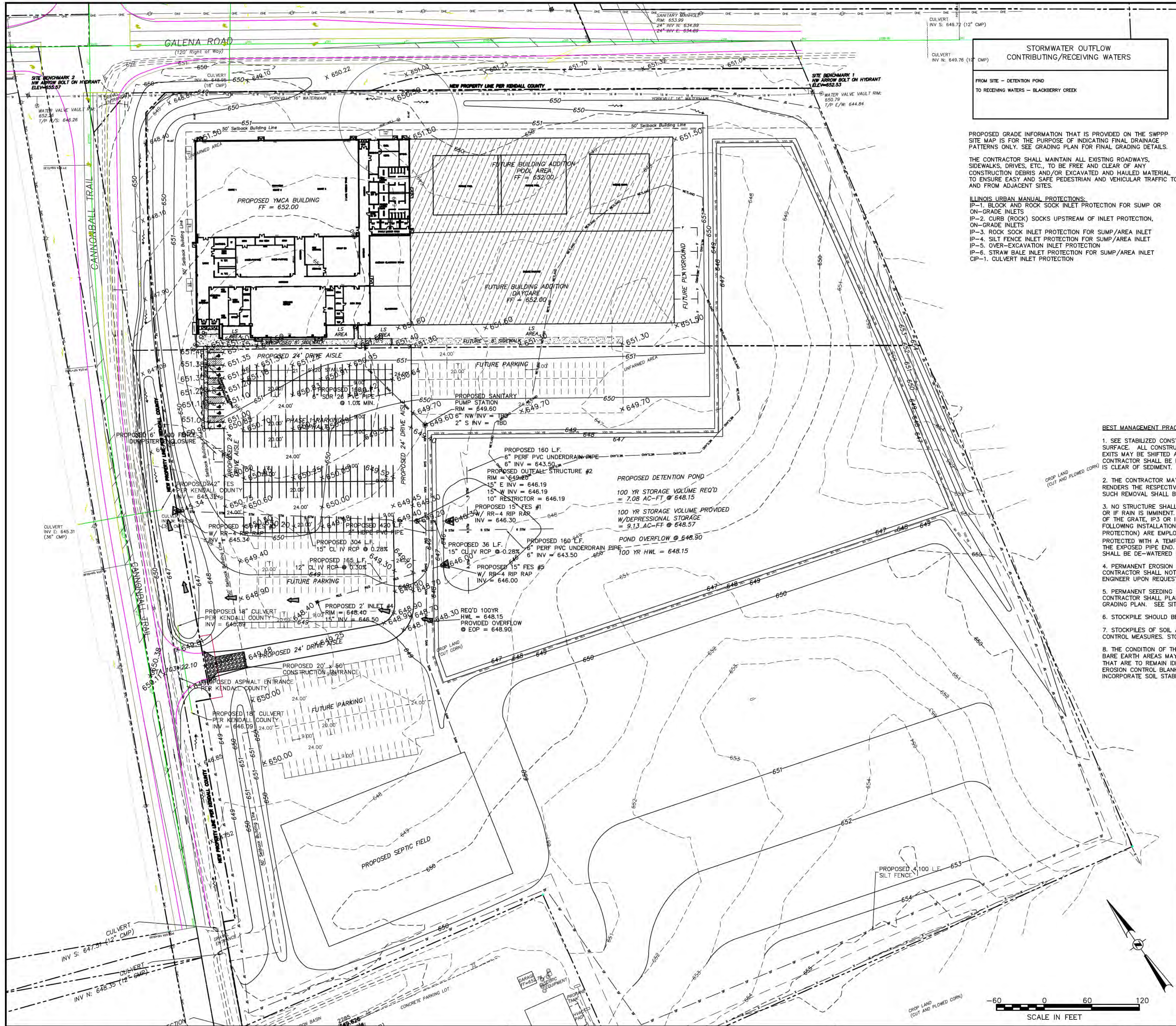


WBK Engineering, LLC



NOTES:
1. ALL WORK ON CANNONBALL TRAIL & GALENA ROAD TO BE COMPLETED BY KENDALL COUNTY HIGHWAY DEPARTMENT IN THE SPRING OF 2024.





TYPICAL SOIL PROTECTION CHART

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding	B	B	A	A	A	A*	A*	A			B	B
Temporary Seeding			C	C	C	C*	D*	D				
Sodding			E**	E**	E**	E**	E**	E**				
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

- A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre
B - Kentucky Bluegrass - 135 lbs/acre mixed with perennial ryegrass - 45 lbs/acre
C - Spring Oats - 100 lbs/acre
D - Wheat or Cereal Rye - 150 lbs/acre
E - Sod
F - Straw Mulch - 2 tons/acre
* Watering needed in June and July
** Water for 2-3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																			
TEMPORARY CONSTRUCTION MEASURES																			
SEDIMENT CONTROL BASINS																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE																			
STORM FACILITIES																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FOUNDATION / BUILDING CONSTRUCTION																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			

- 1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

- SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION. REMOVAL OF THE PERIMETER SILT FENCE SHALL BE A DISTURBANCE AND/OR INFRASTRUCTURE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 2" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
- PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
- PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.
- STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
- THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

GENERAL CONTRACTOR / OWNER SHALL COORDINATE WHICH CONTRACTORS WILL BE PROVIDING SWPPP SERVICES AND HAVE THEM SIGN THE CONTRACTOR'S CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICES AT THE SITE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR'S CERTIFICATION

"I, CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
FOX VALLEY FAMILY YMCA, INC.
3875 ELDAMAIN RD
PLANO, IL 60545

PHONE (630) 552-4100

LANDOWNER: FOX VALLEY FAMILY YMCA, INC.

TOTAL SITE AREA 25.88 AC±

TOTAL DISTURBED AREA 22.00 AC±

PROPOSED IMPERVIOUS AREA 6.70 AC±

LANDSCAPED AREA 19.18 AC±

PROPOSED CN 73

PROJECT NO. 23 555 01

SCALE: 1" = 60'

DATE: JAN 22, 2024

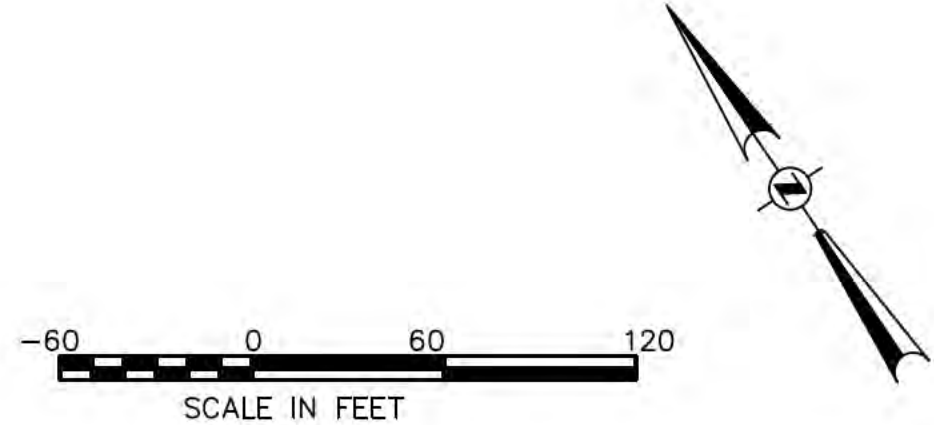
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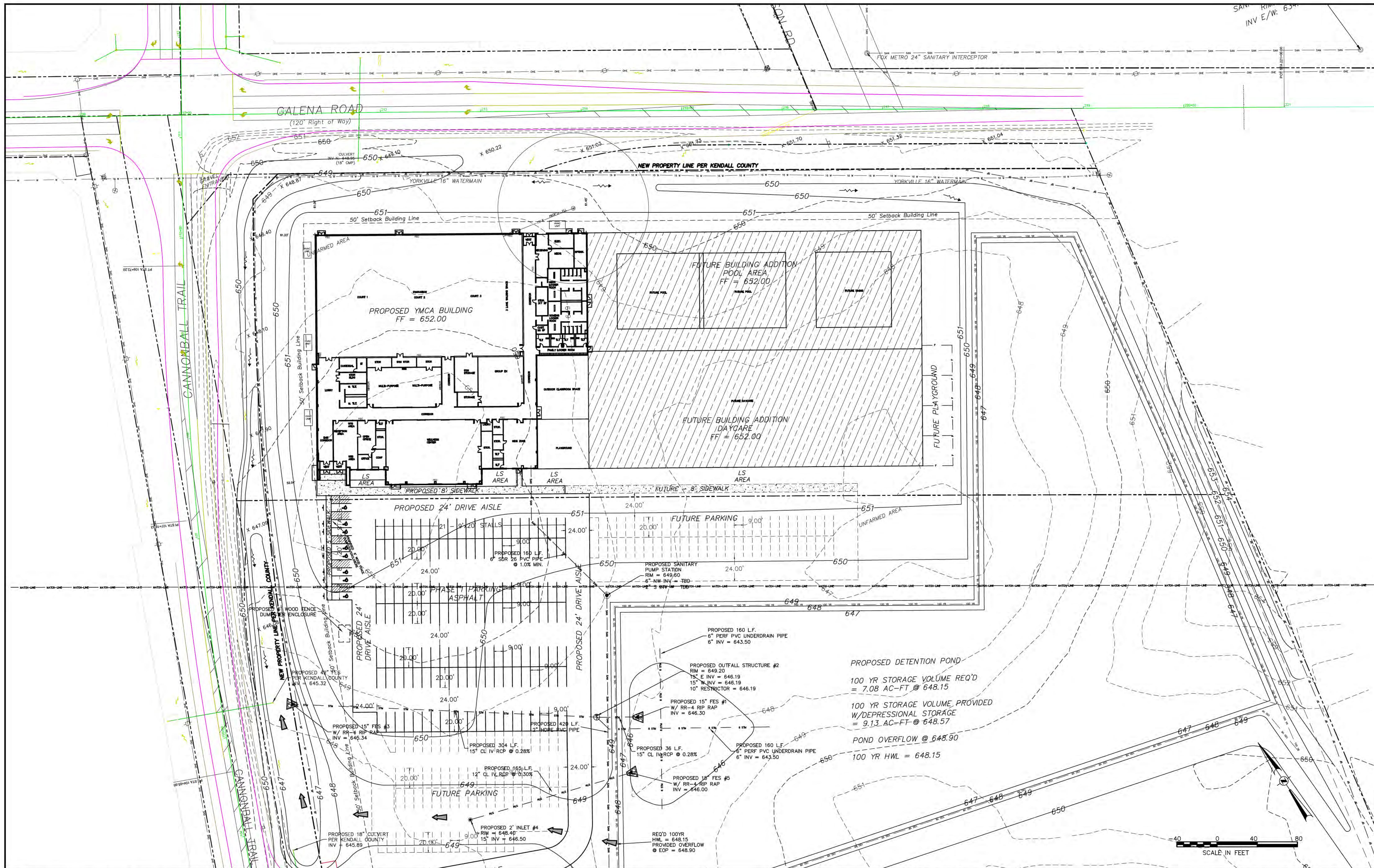
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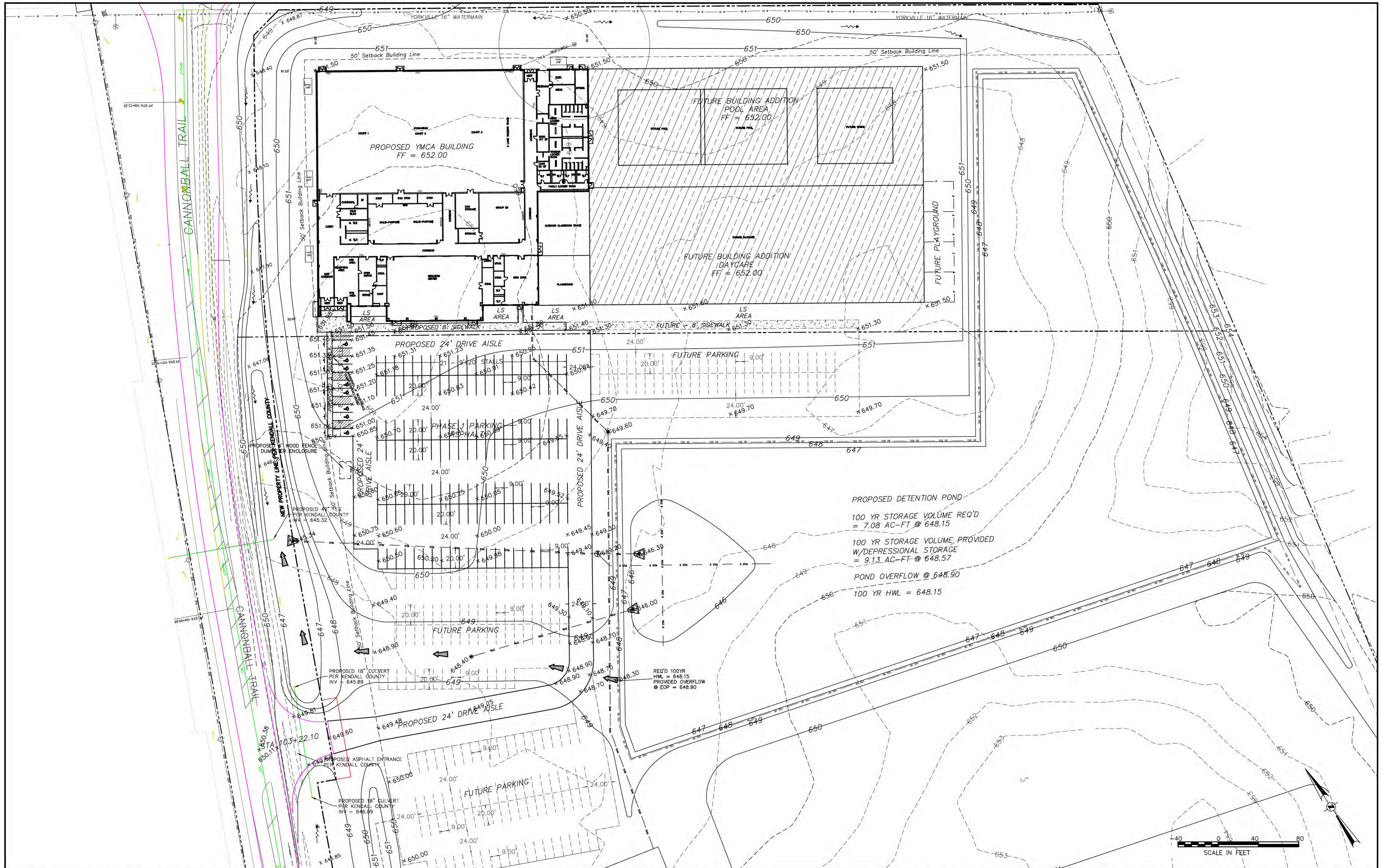
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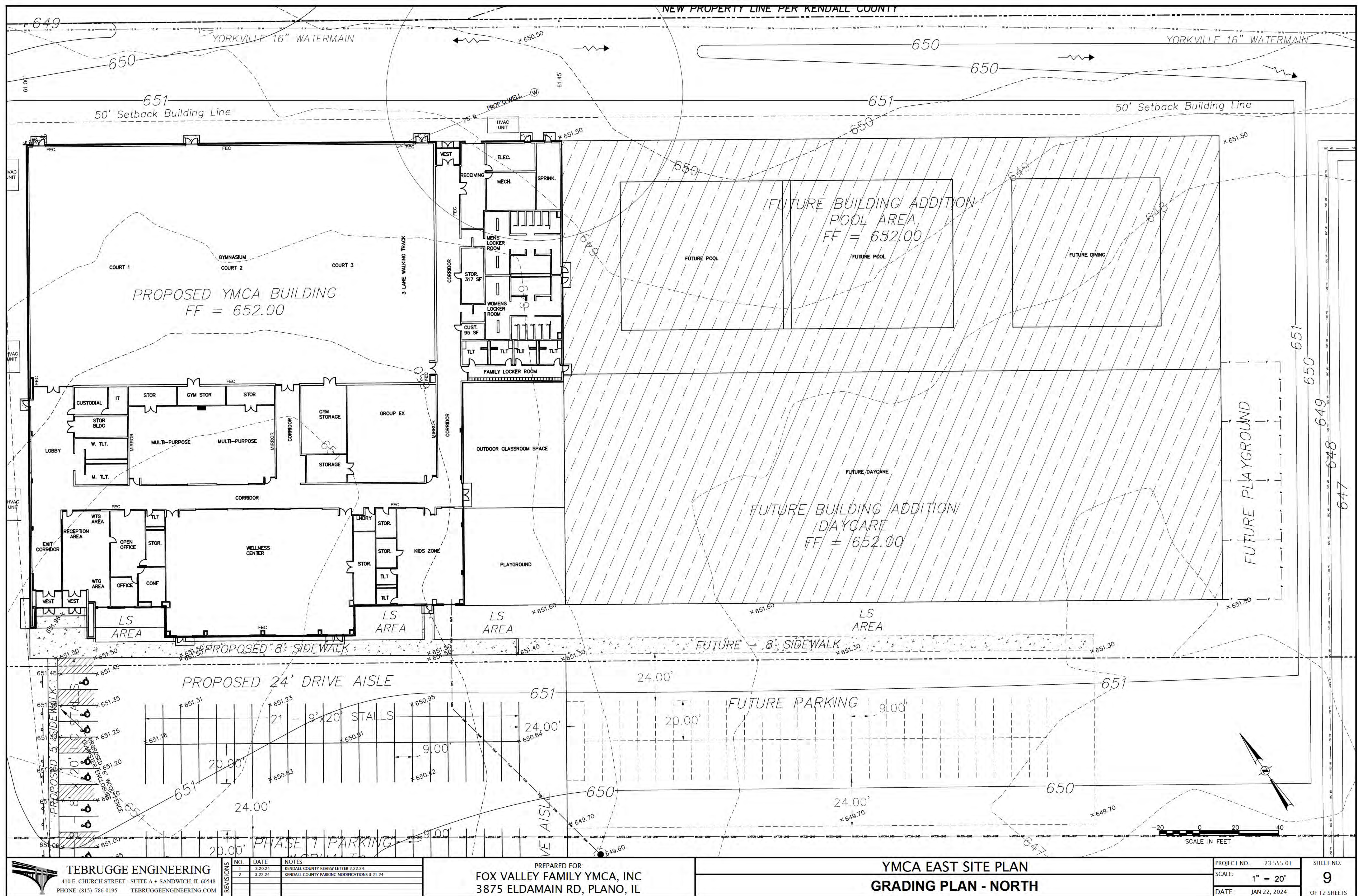


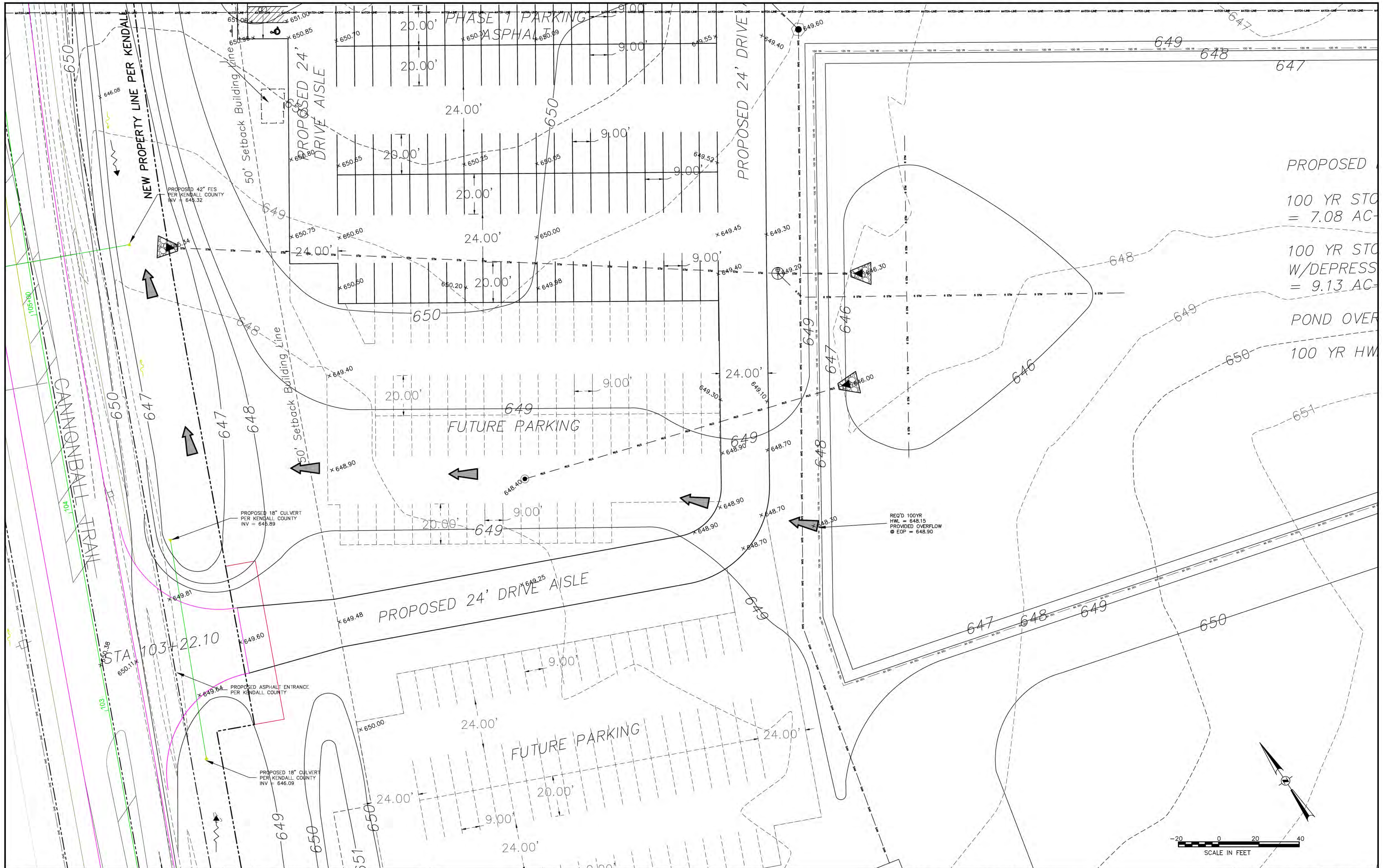
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GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.I.L.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.I.L.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1978) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14) AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET, USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.
5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY Dewatering encountered shall be incidental to the RESPECTIVE UNDERGROUND UTILITY.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL TO THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN, SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

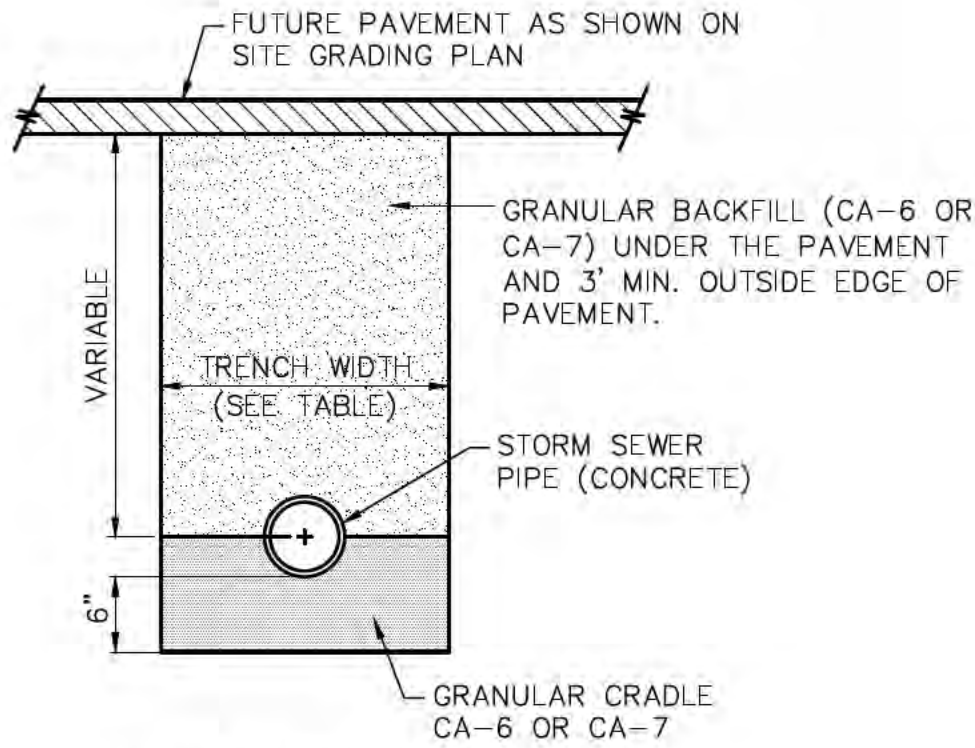
1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS, INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

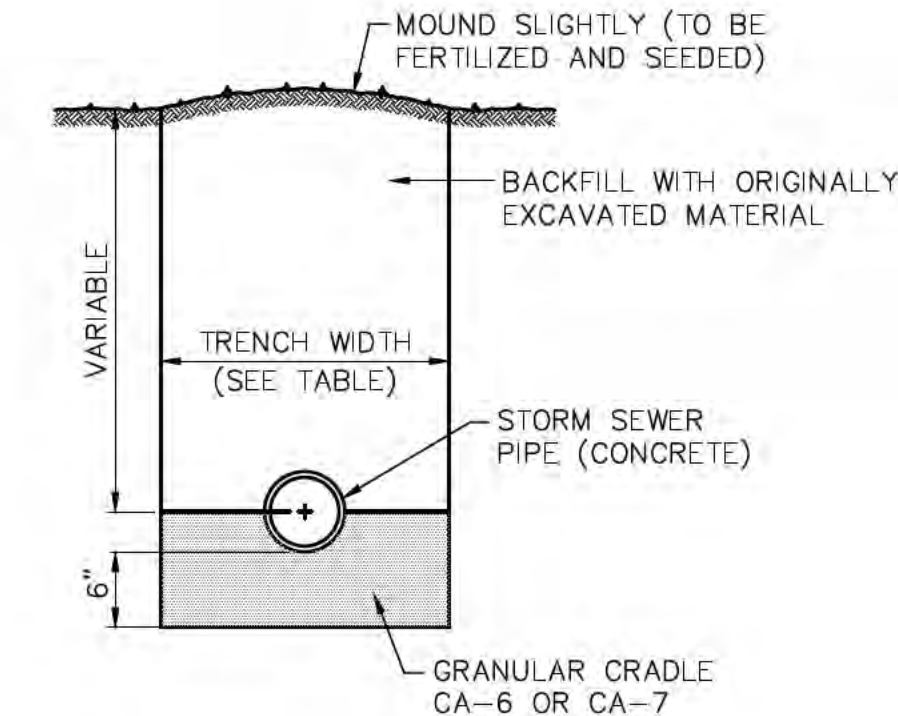
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONSTRUCTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1095 OF IDOT STANDARD SPECIFICATIONS, OR THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

ALL DISTURBED AREAS
SHALL BE SEEDED WITH
IDOT CLASS 1A SEEDMIX

INSIDE DIAMETER OF STORM SEWER (INCHES)	MAXIMUM TRENCH WIDTH
6	3'-2"
8	3'-2"
12	3'-4"
15	3'-6"
18	3'-10"
21	4'-4"
24	4'-8"
27	4'-11"
30	5'-3"
36	6'-4"
42	6'-11"
48	7'-6"
54	8'-7"
60	9'-2"
66	9'-9"
72	10'-4"
78	10'-11"
84	11'-6"
90	12'-1"
96	12'-8"
102	13'-3"
108	13'-10"

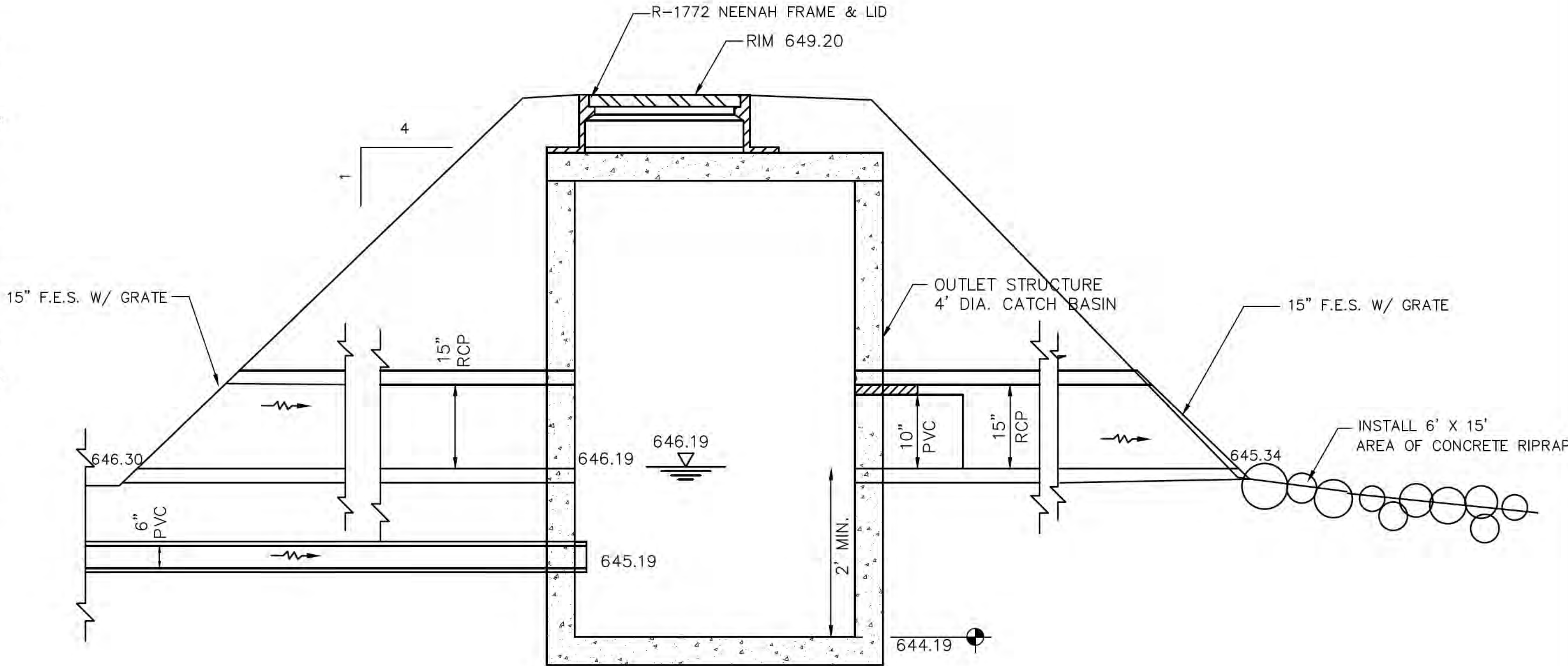


ALL PAVED AREAS

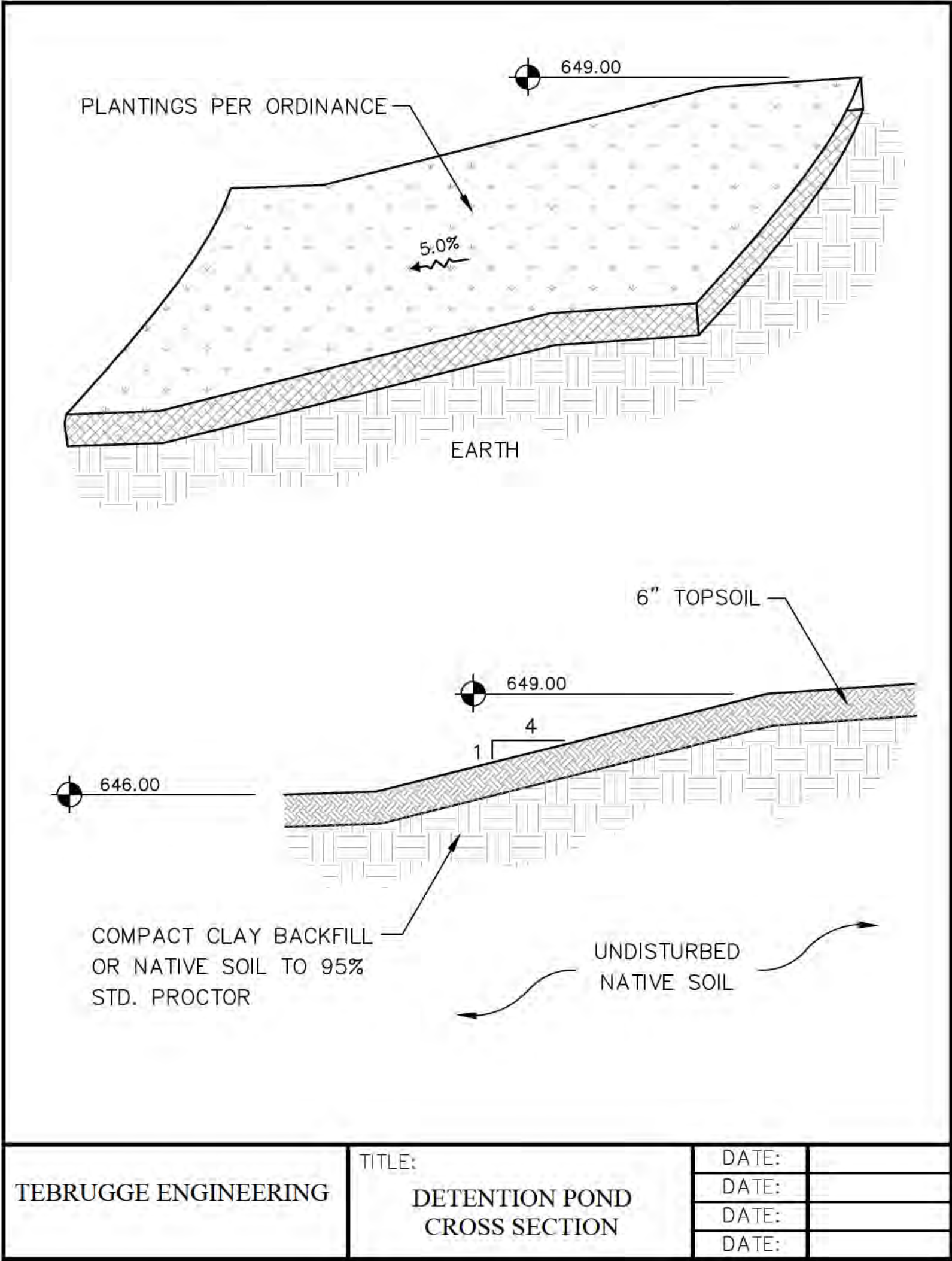


NON-PAVED AREAS

TRENCH DETAILS - STORM SEWER
N.T.S.



OUTFALL STRUCTURE WITH PVC RESTRICTOR
N.T.S.



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES
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2	3.22.24	KENDALL COUNTY PARKING MODIFICATIONS 3.21.24

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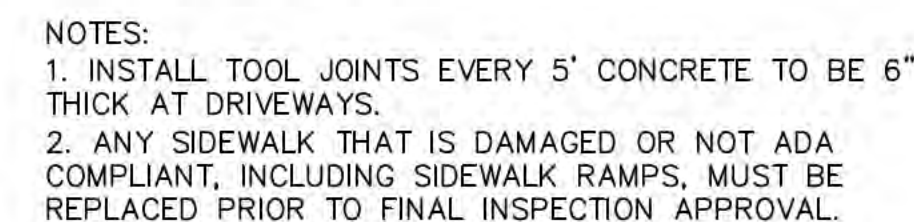
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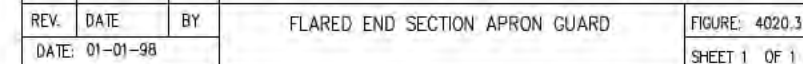
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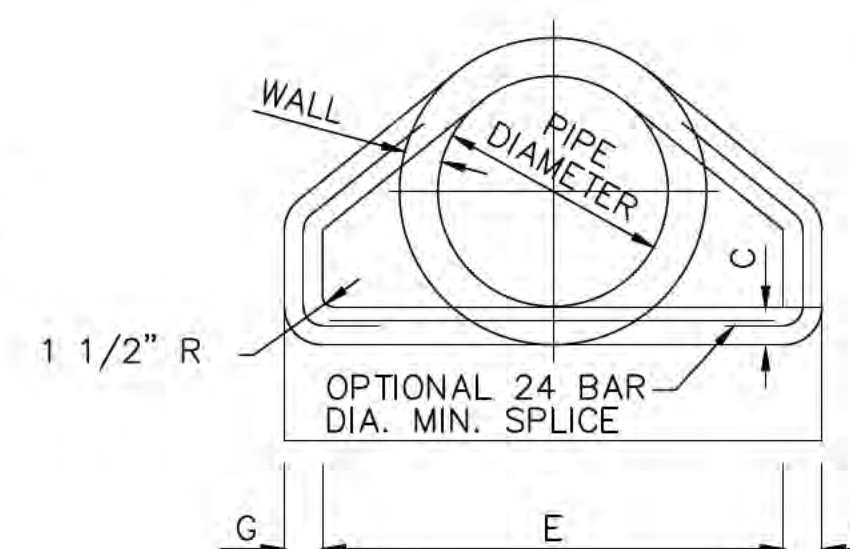


SECTION A-A
N.T.S.



ALL SLOPE RATIOS ARE EXPRESSED AS UNITS
OF VERTICAL DISPLACEMENT TO UNITS OF
HORIZONTAL DISPLACEMENT (V:H).

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.



END VIEW
N.T.S.

**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2020-45

**AN ORDINANCE APPROVING SETTLEMENT AND JUDGMENT ORDER
IN THE MATTER OF FOX VALLEY YMCA, INC. vs. UNITED CITY OF YORKVILLE**

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 8th day of September, 2020

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on September 16, 2020.

**AN ORDINANCE APPROVING SETTLEMENT AND JUDGMENT ORDER
IN THE MATTER OF FOX VALLEY FAMILY YMCA, INC. vs. UNITED CITY OF YORKVILLE**

WHEREAS, in 2001, the United City of Yorkville, Kendall County, Illinois (the “City”) annexed approximately 633 acres of territory, 27.15 acres of which was acquired by the Fox Valley Family YMCA, Inc. in 2014 and 2015 (the “*Plaintiff*”); and,

WHEREAS, the Plaintiff petitioned the City to de-annex the 27.15 acres from the City on the basis that the de-annexation of this area would not disrupt any municipal services, result in the isolation of any properties within the City’s boundaries, disrupt growth prospects or result in a loss of revenue; and,

WHEREAS, the City maintained that it was not in the best interest to permit the de-annexation and the Plaintiff commenced legal proceedings before the Circuit Court of Kendall County, Illinois; and,

WHEREAS, after many discussions regarding the future use of this acreage, the Plaintiff and the City have agreed on terms to settle the matter of de-annexation as proposed in the Settlement and Judgment Order attached hereto and made a part hereof; and,

WHEREAS, the Mayor and City Council have reviewed the proposed Settlement and Judgment Order and believe it to be in the best interests of the City to proceed with the settlement of this matter in accordance with the terms set forth therein.


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

Section 1. That the Settlement and Judgment Order by and between the Fox Valley Family YMCA, Inc., an Illinois not-for-profit corporation, Plaintiff, and The United City of

Yorkville, an Illinois corporation in the form attached hereto and presented to this meeting is hereby approved and the Mayor is hereby authorized to execute said Agreement.

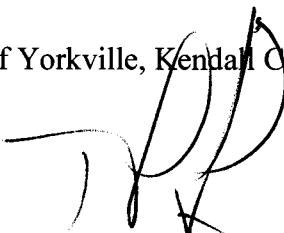
Section 2. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 8th day of September, A.D. 2020.


CITY CLERK

KEN KOCH	<u>AYE</u>	DAN TRANSIER	<u>AYE</u>
JACKIE MILSCHEWSKI	<u>NAY</u>	ARDEN JOE PLOCHER	<u>AYE</u>
CHRIS FUNKHOUSER	<u>NAY</u>	JOEL FRIEDERS	<u>AYE</u>
SEAVAR TARULIS	<u>AYE</u>	JASON PETERSON	<u>AYE</u>

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 15th day of SEPTEMBER, A.D. 2020.


MAYOR

Attest:


CITY CLERK

A. Plaintiff and Defendant agree that the subject real property owned by the Fox Valley Family YMCA, Inc., as described in the attached *Exhibit A*, and located within the United City of Yorkville, Bristol Township, Kendall County, Illinois (the "*Subject Property*"), shall be de-annexed from the City limits of the United City of Yorkville, subject to the following conditions:

1. Unless one of the exemptions as hereinafter stated in paragraph 3 shall apply, the Plaintiff agrees that in the event the Plaintiff sells, conveys, leases, gifts or transfers title to the Subject Property or at any time hereafter sells, conveys, leases, gifts or transfers any portion of the Subject Property, the Plaintiff shall, prior to any such sale, conveyance, lease, gift or transfer, join with the grantee or lessee (as the case may be) to petition the United City of Yorkville to annex the Subject Property to the United City of Yorkville or prior to the sale, conveyance, lease, gift or transfer of any portion of the Subject Property, Plaintiff shall join with the grantee or lessee to petition the United City of Yorkville to annex such portion of the Subject Property to the United City of Yorkville without any conditions, it being understood that the Plaintiff, its successors and assigns and the grantee or the lessee shall not withdraw any petition to annex the Subject Property or any portion thereof. In the event the transfer of title to the Subject Property, or any portion thereof, does not occur, for any reason, the Subject Property shall be de-annexed once again.

2 Upon annexation, the Subject Property or any portion thereof shall be zoned B-3 under the Yorkville Municipal Code.

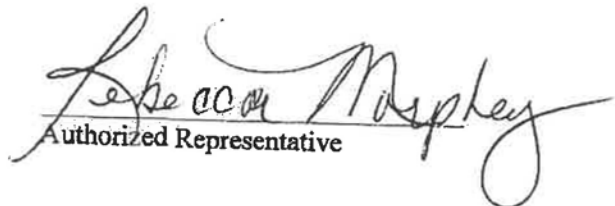
3. The following transactions shall be exempt from the provisions in paragraph 1 above:


- (i) any lease of a room or rooms within a structure owned by the Plaintiff or the lease of a structure owned by the Plaintiff to an organization rendering services in furtherance of the Plaintiff's mission ;
- (ii) any sale, conveyance, lease, gift or transfer to a not-for-profit organization providing services as provided by the Plaintiff, it being understood that such not-for-profit organization shall be bound by this Settlement and Judgment Order regarding any future sale, conveyance, lease, gift or transfer; or,
- (iii) any conveyance resulting from a merger of the Plaintiff with another not-for-profit organization which new entity shall provide the services as provided by the Plaintiff, it being understood that the new not-for-profit organization shall be bound by this Settlement and Judgment Order regarding any future sale, conveyance, lease, gift or transfer.

2. Plaintiff and Defendant shall each be responsible for payment of their respective Attorney's fees and costs incurred in this action.

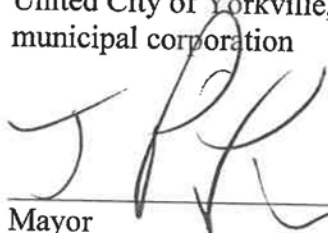
B. This Settlement Agreement shall run with the land and be binding upon the successors and assigns of each party hereto.

Fox Valley YMCA, Inc.



Authorized Representative



Daniel J. Kramer, Law Offices of
Daniel J. Kramer, Attorney for
Plaintiff

United City of Yorkville, an Illinois
municipal corporation


Mayor

Attest:


City Clerk

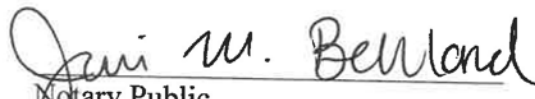

Michelle LaGrotta, Attorney for the
United City of Yorkville

Law Offices of
Daniel J. Kramer
1107A South Bridge Street
Yorkville, Illinois 60560
630.553.9500
dkramer@dankramerlaw.com

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)



This instrument was acknowledged before me this 15th day of September, 2020, by
John Purcell


Notary Public

My Commission Expires:

11/22/20

*This instrument was prepared by and
after recording, mail this instrument:*

Law Offices of
Daniel J. Kramer
1107A South Bridge Street
Yorkville, Illinois 60560
630.553.9500
dkramer@dankramerlaw.com

October 2, 2020

John F. McAdams

Exhibit "A"

Parcel ID(s): 02-10-300-010 7.89 Acres Vacant Land, Yorkville, Illinois 60560

That part of the Southwest Quarter of Section 10, Township 37 North, Range 7 East of the Third Principal Meridian, in the Township of Bristol, Kendall County, Illinois, described as follows:

Commencing at the Southwest corner of the North Half of the Southwest Quarter of Section 10; thence North along the West line of said Section 2327.17 feet to the centerline of Galena Road (formerly known as Blackberry and Little Rock Road), thence Southeasterly along said centerline to the Northerly extension of the East line of Cannonball Trail per Document Number 99886 for the point of beginning; thence continuing Southeasterly along said centerline, to the East line of the Southwest Quarter of said Section; thence continuing Southeasterly along said centerline, 251.46 feet; thence South parallel with the East line of said Southwest Quarter, to a line parallel with and 385.00 feet Southwesterly of, as measured at right angles to, the center line of Galena Road; thence Northwesterly along said parallel line to the Easterly line of Cannonball Trail per Document Number 99886; thence Northeasterly along said Easterly line and the Northeasterly extension thereof, to the point of beginning;

Except that part falling in the following described property: That part of Section 10, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the West line of the lands conveyed to Jerry W. Rider by Warranty Deed dated October 15, 1911, recorded as Document Number 887135 with a line that is 35 feet Southerly and parallel with the centerline of Galena Road; thence South 01 degrees 14 minutes 59 seconds East 380.07 feet along said West line to the point of beginning; thence South 01 degrees 14 minutes 59 seconds East, 686.83 feet along said West line; thence South 87 degrees 52 minutes 17 seconds West, 1179.64 feet to a line that is 35 feet Easterly and parallel with the center line of Cannonball Trail; thence North 11 degrees 32 minutes 00 seconds East, 1120.36 feet along said parallel line; thence South 39 minutes 22 seconds East, 1009.05 feet to the point of beginning.

AND

Parcel ID(s): 02-10-300-014 19.26 Acres Vacant Land, Yorkville, Illinois 60560

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH 89 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 2661.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 117.50 FEET TO THE CENTER LINE OF GALENA ROAD AS MONUMENTED; THENCE SOUTH 67 DEGREES 13 MINUTES 12 SECONDS EAST ALONG SAID CENTER LINE 254.02 FEET TO A POINT ON A MONUMENTED LINE THAT IS 234.10 FEET EASTERLY OF (AS MEASURED PERPENDICULARLY

THERETO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG SAID PARALLEL LINE, 417.75 FEET TO POINT ON A LINE THAT IS 385.00 FEET SOUTHWESTERLY OF (AS MEASURED PERPENDICULARLY THERETO) AND PARALLEL WITH THE CENTER LINE OF GALENA ROAD, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG SAID MONUMENTED PARALLEL LINE 686.72 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE SOUTH 89 DEGREES 03 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2, 705.38 FEET; THENCE NORTH 0 DEGREES 56 MINUTES 08 SECONDS WEST, 245.00 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 52 SECONDS WEST, 414.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CANNONBALL TRAIL PER DOCUMENT NUMBER 99886; THENCE NORTH 12 DEGREES 43 MINUTES 19 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 699.84 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 442.50 FEET, WHICH CHORD BEARS NORTH 20 DEGREES 11 MINUTES 27 SECONDS EAST, AN ARC LENGTH OF 115.73 FEET; THENCE NORTH 12 DEGREES 43 MINUTES 19 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY PER VACATION DOCUMENT DATED MAY 14, 2001, 51.75 FEET TO A POINT ON A LINE THAT IS 385.00 FEET SOUTHWESTERLY OF (AS MEASURED PERPENDICULARLY THERETO) AND PARALLEL WITH THE CENTER LINE OF SAID GALENA ROAD; THENCE SOUTH 67 DEGREES 57 MINUTES 16 SECONDS EAST ALONG SAID PARALLEL LINE 290.55 FEET TO A BEND POINT IN SAID PARALLEL LINE; THENCE SOUTH 67 DEGREES 13 MINUTES 12 SECONDS EAST ALONG SAID PARALLEL LINE, 703.39 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS



April 3, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

**Re: YMCA East
Final Engineering Review – 1st Submittal
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Final Engineering Plans (12 Sheets) dated March 22, 2024, prepared by Tebrugge Engineering.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying 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 are typically required during final engineering and should be provided to the City when obtained.
 - IEPA NPDES General Construction Permit may be required. The Notice of Intent must be filed with IEPA 30 days prior to the start of construction.
 - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
 - Kendall County Health Department Septic System and Well Permits
 - Kendall County Highway Department Access Permit
2. The following are typically required during final engineering and should be provided:
 - a. Photometric Plan
 - b. Landscape Plan
 - c. Truck turning exhibits for emergency vehicles
 - d. Stormwater Report

- e. Wetland Report
- f. Drain Tile Survey

Final Engineering Plans

Sheet 3 – Stormwater Pollution Prevention Plan

- 3. Show inlet protection as needed.
- 4. Show culvert inlet protection as needed.
- 5. Indicate the areas that require erosion control blanket.
- 6. Show the location of the concrete washout.
- 7. Include ditch checks for the proposed swales.

Sheet 4 – Stormwater Pollution Prevention Plan

- 8. Include a detail for culvert protection.
- 9. Include a detail for ditch checks.

Sheet 5 – Overall Civil Site Plan

- 10. Add a data table noting the planned parking spaces.
- 11. Show hatching for the proposed pavement.
- 12. Include any proposed pavement striping and signage.
- 13. The existing City easements should be shown on the plan.
- 14. The location of the proposed well should be shown.

Sheet 8 – Overall Grading Plan

- 15. The swale along Cannonball Trail north of the drive aisle should have a 646 contour shown based on the invert of the culverts.
- 16. The swale along Cannonball Trail south of the drive aisle should have 648 & 647 contours shown based on the invert of the culvert.
- 17. The Overall Grading Plan does not show all of the grading on the south end of the site.
- 18. The west corner of the detention basin doesn't have the required foot of freeboard based on the HWL shown.
- 19. The detention basin overflow will require a concrete curtain wall per the Unified Development Ordinance (UDO).

Sheet 11 – General Notes and Details

20. The detention pond cross section should have the top of bottom elevation at 649.15 if the HWL is 648.15. Show the HWL on the detail as well.

The plans should be revised and resubmitted to our office for review. If you have any questions or require additional information, please call our office.

Respectfully Submitted,

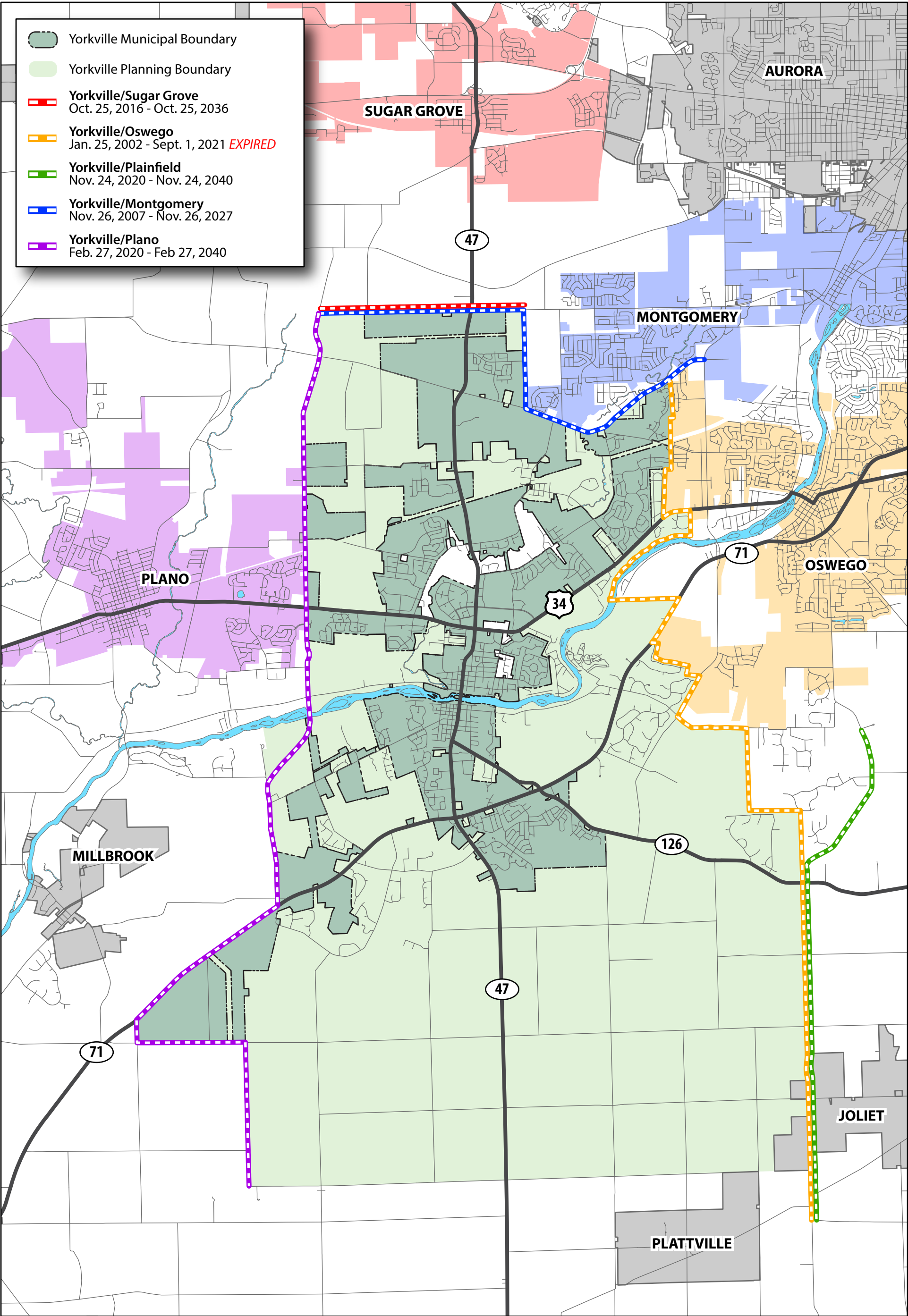
ENGINEERING ENTERPRISES, INC.


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

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
TNP, PGW2, EEI (Via e-mail)



	YORKVILLE SURROUNDING BOUNDARY AGREEMENTS UNITED CITY OF YORKVILLE, ILLINOIS	
	ADDRESS: 800 Game Farm Road, Yorkville Illinois	DATE: June 30, 2020
	DATA: All permit data and geographic data are property of the United City of Yorkville	
	LOCATION: (I:)//Community Development/Boundary Agreements/Master Boundary Agreement Map	



Memorandum

To: Planning & Zoning Commission
From: Sara Mendez, Planner I
Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: March 13, 2023
Subject: **PZC 2024-05 – George S. and Heidi R. Oliver**
1.5 Mile Review

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, George S. and Heidi R. Oliver, are requesting approval of a Plat of Vacation to vacate the public easements between two (2) parcels (Lots 223 and 224) within the Whitetail Ridge subdivision. The purpose of the request is to construct a home in the center of the combined lots. The real property is located at 7709 and 7731 Bentgrass Circle 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 7709 and 7731 Bentgrass Circle in unincorporated Kendall County. The approximately 1.5-acre property, platted as two (2) separate parcels each totaling ~66,960 sq. ft. Currently, the property is unimproved. While the parcel is not immediately adjacent to incorporated Yorkville, it is approximately 1.5 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 223 and 224 within the Whitetail Ridge for the purpose of constructing a home in the center of the combined lots. The County's engineering consultant, WBK Engineering, reviewed the vacation of the easement from the drainage perspective proposed and does not oppose the request to vacate the easements. The Whitetail Ridge Homeowners Association (HOA) also is agreeable to the request.



Staff has reviewed the request for easement vacation and generally does not oppose the request. It will not affect the existing drainage within the planned development. 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 Economic Development Committee 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 Planning and Zoning Commission at the May 8, 2024 meeting and the City Council at the May 14, 2024 meeting. This item was delivered to the City on March 20, 2024.

PROPOSED MOTION

In consideration of the proposed mile and half review of Kendall County Petition 24-05 for a plat of vacation to vacate the public easements between two (2) parcels (Lots 223 and 224) within the Whitetail Ridge subdivision commonly known as 7709 and 7731 Bentgrass Circle, the Planning and Zoning Commission recommends 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 24-05

George S. and Heidi R. Oliver

**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 223 and 224 in Whitetail Ridge Subdivision. George and Heidi Oliver own the subject lots and would like to construct a home in the center of the combined lots.

SITE INFORMATION

PETITIONER George S. and Heidi R. Oliver

ADDRESS 7709 and 7731 Bentgrass Circle, Yorkville (Lots 223 and 224 of Whitetail Ridge)

LOCATION Approximately 0.10 Miles Southwest of the Intersection of Fairview Drive and Bentgrass Circle on the West Side of Bentgrass Circle



TOWNSHIP Na-Au-Say Township

PARCEL #s 06-07-375-002 and 06-07-375-003

LOT SIZE 1.5 +/- Acres

EXISTING LAND USE Residential/Vacant

ZONING RPD-2

LRMP	Current Land Use	Vacant One-Family Residential
	Future Land Use	Rural Residential (Max 0.65 Du/Acre)
	Roads	Bentgrass 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 223 and 224

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	Single-Family Residential	RPD-2	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Vacant Single-Family Residential	RPD-2	Rural Residential	N/A
East	Vacant Single-Family Residential	RPD-2	Rural Residential	N/A
West	Open Space (Golf Course)	RPD-2 SU	Open Space (Golf Course)	N/A

The RPD-2 special use is for a golf course.

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed information on March 20, 2024.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on March 20, 2024.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on March 20, 2024.

GENERAL

The application materials are included as Attachment 1. The plat of vacation is included as Attachment 2. The topographic information is included as Attachment 3.

On March 7, 2024, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email is included as Attachment 4.

On March 5, 2024, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested easement vacation. This email is included as Attachment 5.

As of March 15, 2024, the Petitioner received approval from all of the utilities except Comed. An email to that effect was included as Attachment 6.

RECOMMENDATION

Staff recommends approval of the requested easement vacation provided that Lots 223 and 224 remain under the same ownership.

ATTACHMENTS

1. Application Materials
2. Plat of Vacation
3. Topographic Information
4. March 7, 2024, Chismark Email
5. March 5, 2024, Whitetail Ridge HOA Email
6. March 15, 2024, Kramer Email


DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION
PROJECT NAME Oliver Plat Vacation

FILE #

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) George S. Oliver and Heidi R. Oliver		
CURRENT LANDOWNER/NAME(s) George S. Oliver and Heidi R. Oliver		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION 7731 Bentgrass Circle, Yorkville, IL 60560 (Lots 223 and 224 Whitetail Ridge Subdivision)	ASSESSOR'S ID NUMBER (PIN) 06-07-375-002 & 06-07-375-003
EXISTING LAND USE Vacant Residential Lot	CURRENT ZONING PUD	LAND CLASSIFICATION ON LRMP Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to <input type="checkbox"/>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: <input type="checkbox"/>	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE <input type="checkbox"/> Major; <input type="checkbox"/> Minor		
PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
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 [REDACTED]	DATE [REDACTED]	

FEE PAID
CHECK #:
¹Primary Contact will receive all correspondence from County

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

 Date Stamp Here If
Checklist Is Complete

202400000919

DEBBIE GILLETTE

RECORDER - KENDALL COUNTY, IL

RECORDED: 01/26/2024 03:08 PM

RECORDING FEE 57.00

RHSP 19.00

STATE TAX 75.00

COUNTY TAX 37.50

PAGES: 3

WARRANTY DEED

Statutory (Illinois)

**THE GRANTOR,
B & B LAND DEVELOPMENT, LLC,
An Illinois Limited Liability Company,**

Of the United City of Yorkville
in the County of Kendall
and State of Illinois

Fidelity National Title [REDACTED]

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO**

George S. Oliver and Heidi R. Oliver, Husband and Wife each as to an undivided one-half
interest as Tenants in Common

whose address is: [REDACTED]

all interest in the following described Real Estate situated in the County of Kendall In the State
of Illinois, to wit:

See attached legal description

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2023 and
subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois.

Permanent Real Estate Index Number: 06-07-375-003

Address of Real Estate: 7731 Bentgrass Circle, Yorkville, Illinois 60560

Dated this 26th Day of January, 2024.

WARRANTY DEED

Statutory (Illinois)

**THE GRANTOR,
B & B LAND DEVELOPMENT, LLC,
An Illinois Limited Liability Company,**

Of the United City of Yorkville
in the County of Kendall
and State of Illinois

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO**

George S. Oliver and Heidi R. Oliver, Husband and Wife each as to an undivided one-half
interest as Tenants in Common

whose address is:

all interest in the following described Real Estate situated in the County of Kendall In the State
of Illinois, to wit:

See attached legal description

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2023 and
subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois.

Permanent Real Estate Index Number: 06-07-375-003

Address of Real Estate: 7731 Bentgrass Circle, Yorkville, Illinois 60560

Dated this 26th Day of January, 2024.

WARRANTY NATIONAL TITLE

B & B LAND DEVELOPMENT, LLC

BY: [REDACTED]

PAUL D. BUCK, Manager

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PAUL D. BUCK personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 this 26th day of January, 20 24.

[REDACTED]
Notary Public

SEND SUBSEQUENT TAX BILLS TO:
GRANTEES' ADDRESS
George S. Oliver and Heidi R. Oliver

[REDACTED]
THIS DOCUMENT PREPARED BY;
AFTER RECORDING RETURN TO:
Law Offices of Daniel J. Kramer



Prepared by:
Attorney Richard C. Claahsen
LAW OFFICE OF RICHARD C. CLAAHSEN

[REDACTED]

After Recording Return to:
Attorney Daniel J. Kramer
Law Offices of Daniel J. Kramer

[REDACTED]

Grantee's Address and send Tax Bills to:
George S. Oliver & Heidi R. Oliver

[REDACTED]

Fidelity National Title

[REDACTED]

202400000922

DEBBIE GILLETTE

RECORDER - KENDALL COUNTY, IL

RECORDED: 01/26/2024 03:26 PM

RECORDING FEE 57.00

RHSP 19.00

STATE TAX 65.00

COUNTY TAX 32.50

PAGES: 2

WARRANTY DEED

The Grantor, RICHARD J. NIEMIEC, a married man, of Oswego, Illinois, for and in consideration of Ten and NO/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Conveys and Warrants to the Grantees, GEORGE S. OLIVER and HEIDI R. OLIVER, a married couple of [REDACTED], not as Tenants in Common and not as Joint Tenants with Rights of Survivorship, but as TENANCY BY THE ENTIRETY, the property described herein situated in Kendall County, Illinois:

LOT 223 WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

PIN: 06-07-375-002

Common Address: 223 Bentgrass Circle, Yorkville IL 60560

SUBJECT TO: Covenants, conditions, and restrictions of record, easements, and building line setbacks, property taxes for 2024 and subsequent years, laws, ordinances and regulations governing the use of the land.

THIS IS NOT HOMESTEAD PROPERTY

Dated: January 22 2024

[REDACTED]

RICHARD J. NIEMIEC

FIDELITY NATIONAL TITLE

[REDACTED]

Page 1 of 2

Prepared by:
Attorney Richard C. Claahsen
LAW OFFICE OF RICHARD C. CLAAHSEN

After Recording Return to:
Attorney Daniel J. Kramer
Law Offices of Daniel J. Kramer

Grantee's Address and send Tax Bills to:
George S. Oliver & Heidi R. Oliver

WARRANTY DEED

The Grantor, RICHARD J. NIEMIEC, a married man, of Oswego, Illinois, for and in consideration of Ten and NO/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Conveys and Warrants to the Grantees, GEORGE S. OLIVER and HEIDI R. OLIVER, a married couple of [REDACTED] not as Tenants in Common and not as Joint Tenants with Rights of Survivorship, but as TENANCY BY THE ENTIRETY, the property described herein situated in Kendall County, Illinois:

LOT 223 WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

PIN: 06-07-375-002

Common Address: 223 Bentgrass Circle, Yorkville IL 60560

SUBJECT TO: Covenants, conditions, and restrictions of record, easements, and building line setbacks, property taxes for 2024 and subsequent years, laws, ordinances and regulations governing the use of the land.

THIS IS NOT HOMESTEAD PROPERTY

Dated: January 22, 2024

[REDACTED]
[REDACTED]
RICHARD J. NIEMIEC

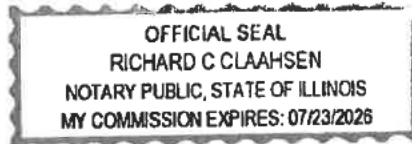
IDENTITY NATIONAL TITLE

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

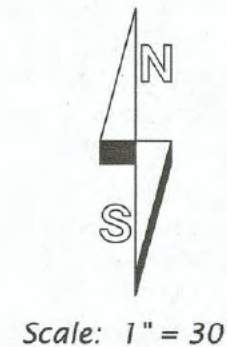
The undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that RICHARD J. NIEMIEC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act for the uses and purposes set forth.

Given under my hand and

Notarial Seal on January 22, 2024



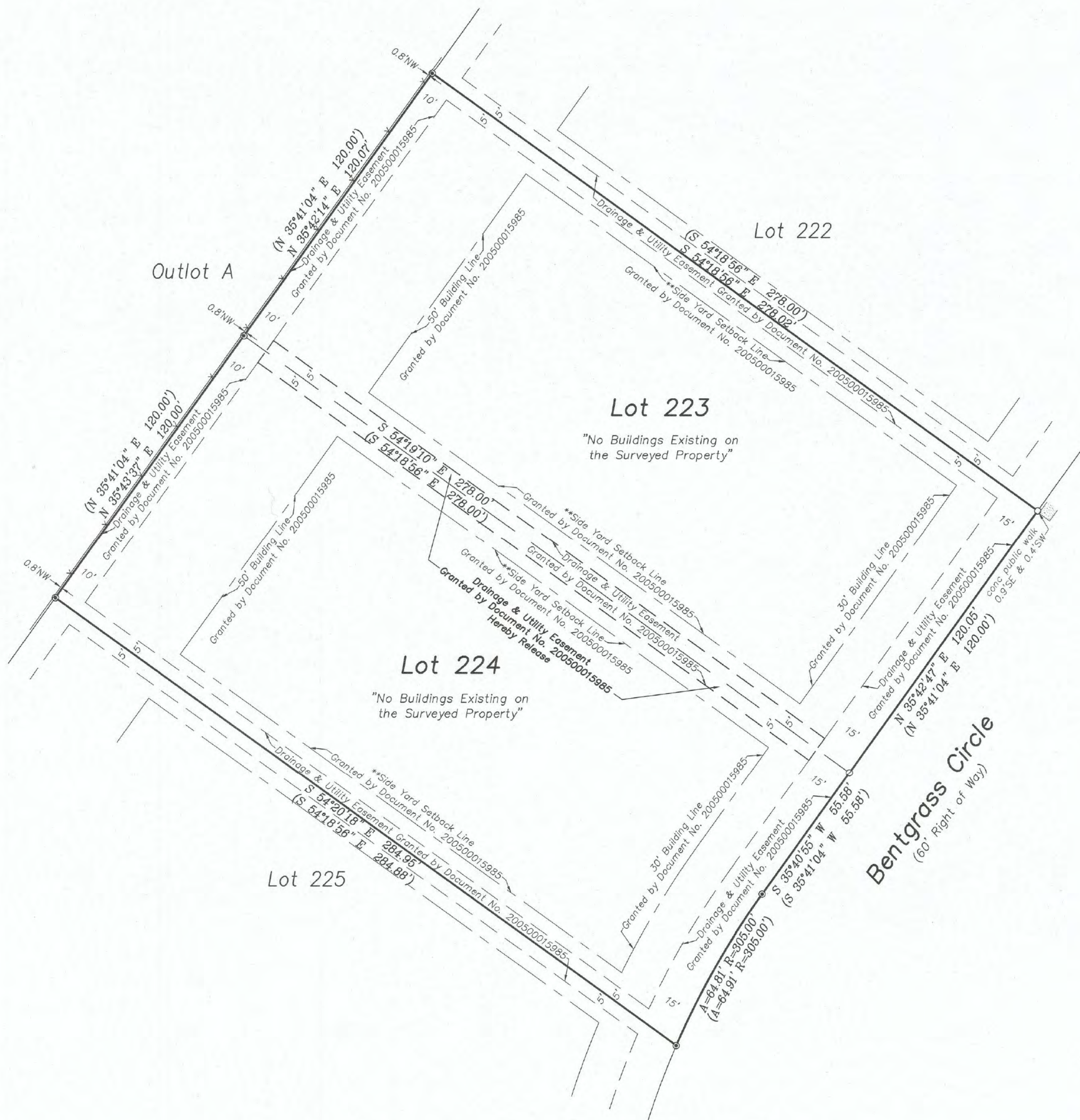
PLAT OF EASEMENT RELEASE
PART OF LOTS 223 AND 224 WHITETAIL RIDGE
KENDALL & NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS



Scale: 1" = 30'

PROPERTY LOCATION:

PIN: 06-07-375-002
06-07-375-003



****SURVEYOR'S NOTE:**
SIDEYARD SETBACK LINES ARE 10' OR 10% OF
WIDTH PER DETAIL ON WHITETAIL RIDGE
SUBDIVISION PLAT.

LEGAL DESCRIPTION OF
EASEMENT TO BE RELEASED:

THE SOUTHERLY 5.0 FEET OF LOT 223 (EXCEPT THE EASTERLY
15.0 FEET AND THE WESTERLY 10.0 FEET THEREOF) AND THE
NORTHERLY 5.0 FEET OF LOT 224 (EXCEPT THE EASTERLY 15.0
FEET AND THE WESTERLY 10.0 FEET THEREOF) ALL IN WHITETAIL
RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12,
TOWNSHIP 36 NORTH, RANGE 7, PART OF SECTION 7, TOWNSHIP
36, RANGE 8, 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 NO. 200500015985, IN KENDALL COUNTY, ILLINOIS.

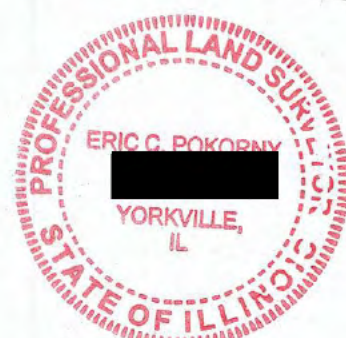
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN
FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY STATE
THAT WE HAVE PREPARED THIS PLAT OF EASEMENT RELEASE FOR THE
PROPERTY DESCRIBED HEREON.

DATED AT YORKVILLE, ILLINOIS ON FEBRUARY 29, 2024.

ERIC POKORNY, P.L.S. NO. [REDACTED]



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

THIS IS TO CERTIFY THAT WE, GEORGE S. OLIVER AND HEIDI R. OLIVER ARE THE OWNERS
OF THE PROPERTY DESCRIBED HEREON, AND DO WILLINGLY ACCEPT AND APPROVE
THE EASEMENT RELEASE DESCRIBED HEREON.

DATED AT _____, ILLINOIS

THIS _____ DAY OF _____, A.D. 20____

GEORGE S. OLIVER

HEIDI S. OLIVER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
STATE AFORESAID, TO HEREBY CERTIFY THAT GEORGE S. OLIVER AND HEIDI R. OLIVER, WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING OWNER'S CERTIFICATE, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED
THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR USES AND
PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL,

THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COUNTY BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS,

ON THIS _____ DAY OF _____, A.D. 20____

CHAIRMAN OF COUNTY BOARD

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, AFORESAID,

ON THIS _____ DAY OF _____,

A.D. 20____, AT _____ O'CLOCK ____M.

KENDALL COUNTY RECORDER

Legend

○=Found 3/4" Dia. Iron Pipe
⊙=Found 1/2" Dia. Iron Rod
⊖=Found 5/8" Dia. Iron Rod
(XX.XX)= Record Distance
XX.XX= Measured Distance
N= North E= East
S= South W= West
R= Radius A= Arc Length
—X—X—= Fence
▨= Concrete/Asphalt

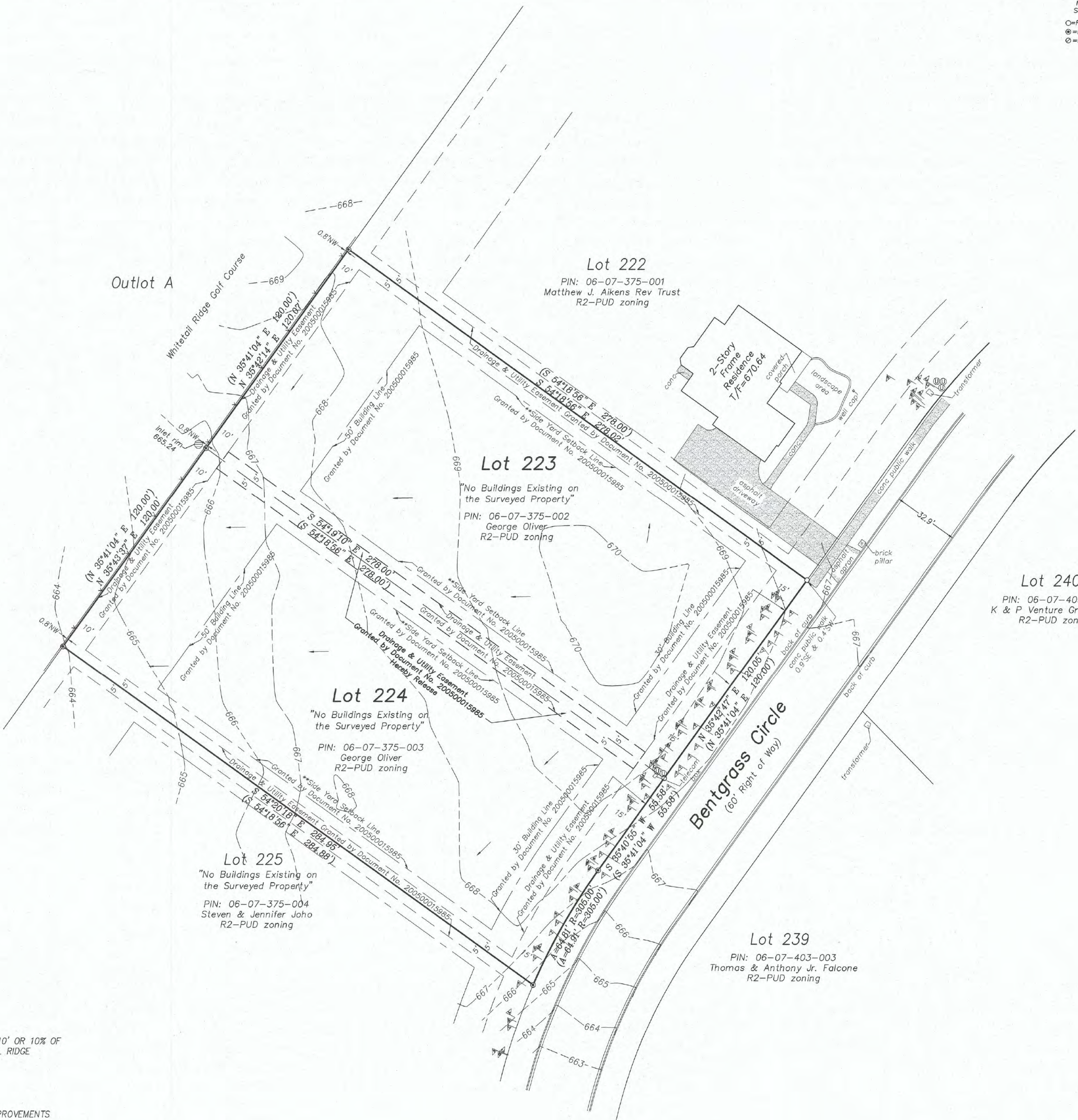
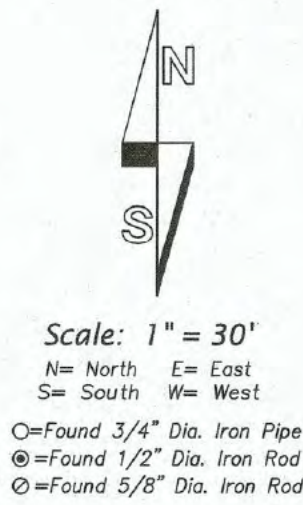
Michel C. Ensalaco, P.L.S. Exp. 11/30/2024
Eric C. Pokorny, P.L.S. Exp. 11/30/2024

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60550
Phone: 630-892-1309

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

Client: George Oliver
Book # sheets Drawn By: ERJH Plot # 7249
Reference:
Field Work Completed: 01/11/2024 & 02/12/2024
Rev. Date Rev. Description
Project Number:
2024-0028 Release

PLAT OF VACATION OF EASEMENT
PART OF LOTS 223 AND 224 WHITETAIL RIDGE
KENDALL & NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS



****SURVEYOR'S NOTE:**
SIDEYARD SETBACK LINES ARE 10' OR 10% OF
WIDTH PER DETAIL ON WHITETAIL RIDGE
SUBDIVISION PLAT.

SURVEYOR'S NOTE:
SOME GROUND UTILITIES AND IMPROVEMENTS
MAY NOT BE SHOWN DUE TO SNOW COVER
AT TIME OF SURVEY 01/11/2024.

FLOODPLAIN STATEMENT:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREA OF
MINIMAL FLOOD HAZARD) 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 IN THE SUBJECT PROPERTY.

VICINITY MAP
(NOT TO SCALE)



DEVELOPER:
GEORGE S. & HEIDI R. OLIVER

PROPERTY LOCATION:

PIN: 06-07-375-002
06-07-375-003

PRESENT ZONING:
R2-PUD

LEGAL DESCRIPTION OF
EASEMENT TO BE RELEASED:

THE SOUTHERLY 5.0 FEET OF LOT 223 (EXCEPT THE EASTERLY
15.0 FEET AND THE WESTERLY 10.0 FEET THEREOF) AND THE
NORTHERLY 5.0 FEET OF LOT 224 (EXCEPT THE EASTERLY 15.0
FEET AND THE WESTERLY 10.0 FEET THEREOF) ALL IN WHITETAIL
RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12,
TOWNSHIP 36 NORTH, RANGE 7, PART OF SECTION 7, TOWNSHIP
36, RANGE 8, 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 NO. 200500015985, IN KENDALL COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

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

DATED AT YORKVILLE, ILLINOIS ON FEBRUARY 29, 2024



Michel C. Ensalaco, P.L.S. Exp. 11/30/2024
Eric C. Pokorny, P.L.S. Exp. 11/30/2024

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

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

Client: George Oliver
Book # sheets Drawn By: ERJH Plot #
Reference:
Field Work Completed: 01/11/2024 & 2/12/2024
Rev. Date/Rev. Description
Project Number:
2024-0028 Release

Legend
[XXX] = Record Distance
[X.XX] = Measured Distance
R = Radius A = Arc Length
719.40 = Existing Spot Elevation
- - - - - = Existing Contour Elevation
[---] = Existing Drainage Direction
[---] = Fence
[---] = Utility Pedestal [---] = Storm Inlet
[---] = J.U.L.I.E. Red flag [---] = J.U.L.I.E. Yellow flag
[---] = A.I.E.T. flag [---] = Concast flag [---] = Cemented flag
[---] = Brick [---] = Concrete/Asphalt



Memorandum

To: Planning & Zoning Commission
From: Sara Mendez, Planner I
Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: April 8, 2024
Subject: **PZC 2024-06 – Jerry Styrczula on Behalf of A&D Properties, LLC**
1.5 Review

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 petitioner, Jerry Styrczula, on behalf of A&D Properties, LLC is requesting an approval of a map amendment (rezoning) 16.4 +/- acres located on the west side of Route 47, commonly known as addressed 7789 Route 47, from B-3 Highway Business District to M-1 Limited Manufacturing District. The purpose of the request is to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property. The real property is located north of Ament Road and immediately west of S. Bridge Street in unincorporated Kendall County.

PROPERTY BACKGROUND:

The property is located at 7789 Route 47 in unincorporated Kendall County and consists of two (2) parcels totaling ~16.4-acres. Currently owned by A&D Properties, LLC, there are two (2) existing buildings on the property. The building to the north is approximately five thousand, three hundred sixty-six (5,366) square feet and the building to the south is approximately eleven thousand, three hundred (11,300) square feet. Additionally, part of the property is vacant. The site currently is occupied by several trucks. The property fronts Route 47 and has one (1) access point off Route 47. There is a deceleration lane for south bound traffic off of Route 47. The property also has one (1) access point off of Conservation Drive. The property is immediately southwest of Yorkville's corporate boundary, approximately 0.30 miles (~1600 feet) from the Windett Ridge Subdivision.



In 1975, the property was rezoned to B-3, Highway Business, by Kendall County from A-1, Agricultural District.

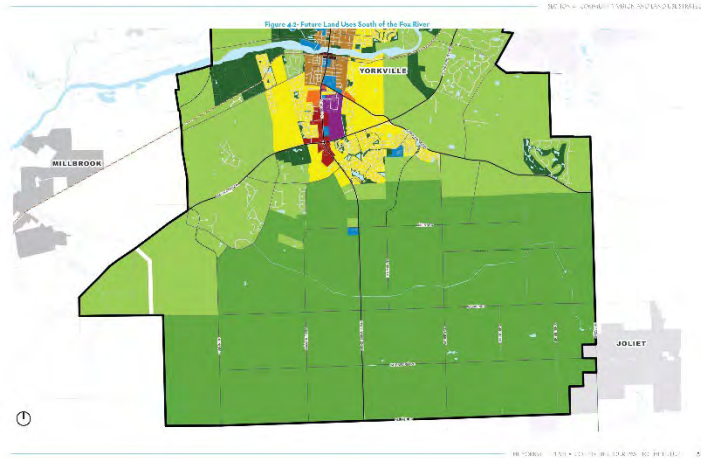
REQUEST SUMMARY:

The petitioners, Jerry Styrzula, on behalf of A&D Properties, LLC are requesting a map amendment (rezoning) from B-3 Highway Business District to M-1 Limited Manufacturing District in order to operate a trucking business for the storage and sale of semi-trailers, small trailers, semi-tractors, and similar uses at 7789 Route 47. As of the date of the memo sent by Kendall County's Department of Planning, Building, and Zoning, March 20, 2024, the petitioner is working on a site approval plan. For now, we will be utilizing the existing site as is.



YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential and Agricultural Zone (AZ). The Estate/Conservation Residential 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 Agricultural Zone future land use designation is primarily intended for lands expected to remain for agricultural uses, both farming and restricted forms such as pastures, gardening, riding stables, nurseries, and greenhouses.



In a proposal submitted in December by Grainco FS, Inc. (owner) and A.B. Schwartz, LLC (contract purchaser), they proposed an amendment to Kendall County's Future Land Use Map from Transportation Corridor to Mixed Use Business for an approximately 20-acre property consisting of five (5) parcels commonly known as 8115 Route 47. As a result, an amendment to the Kendall County Future Land Use Map was made from Transportation Corridor to Mixed Use Business. The petitioners, Jerry Styrzula, on behalf of A&D Properties, LLC proposal to the approval of a map amendment (rezoning) for 7789 Route 47, from B-3

Highway Business District to M-1 Limited Manufacturing District is consistent with Kendall County's recent changes.

If Yorkville were to consider the proposal, a review of the Comprehensive Plan Update for additional industrial land use would need to be discussed.

STAFF COMMENTS

Staff is seeking input from the Economic Development Committee 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 artz meetings. This review will also be brought to the Planning and Zoning Commission on May 8, 2024 and City Council on May 14, 2024. This item was delivered to the City on March 20, 2024.

PROPOSED MOTION

In consideration of the proposed mile and half review of Kendall County Petition 24-06 for a map amendment 16.4 +/- acres located on the west side of Route 47, commonly known as addressed 7789 Route 47, from B-3 Highway Business District to M-1 Limited Manufacturing District, the Planning and Zoning Commission recommends 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 24-06

**Jerry Styrzula on Behalf of A&D Properties, LLC
Map Amendment Rezoning from B-3 to M-1**

INTRODUCTION

A&D Properties, LLC would like a map amendment rezoning approximately sixteen point four more or less (16.4 +/-) acres located on the west side of Route 47 addressed as 7789 Route 47 from B-3 Highway Business District to M-1 Limited Manufacturing District in order to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at the subject property.

The application materials are included as Attachment 1. Pictures of the property are included as Attachment 2-5.

The property has been zoned B-3 since 1975. The ordinance rezoning the property to B-3 is included as Attachment 6. The property was previously used as a distributorship for International Harvester.

The plat of survey is included as Attachment 7.

If the map amendment is approved and if the Petitioner wants to make changes to the site, site plan approval will be required. As of the date of this memo, the Petitioner was working on a site plan proposal.

SITE INFORMATION

PETITIONERS: Jerry Styrzula on Behalf of A&D Properties, LLC

ADDRESS: 7789 Route 47, Yorkville

LOCATION: West Side of Route 47 Approximately 0.5 Miles North of Ament Road



TOWNSHIP: Kendall

PARCEL #s: 05-09-300-015

LOT SIZE: 16.4 +/- Acres

EXISTING LAND USE: Vacant and Improved Commercial

ZONING: B-3 Highway Business District

LRMP:

Future Land Use	Mixed Use Business Yorkville's Plan calls for the property to be Estate/Conservation Residential
Roads	Route 47 is a State maintained arterial road.
Trails	There are no trails planned in this area.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTION: Map Amendment Rezoning Property from B-3 Highway Business District to M-1 Limited Manufacturing District

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Improved Commercial, Agricultural, Single-Family Residential	R-2 and B-3 (Yorkville)	Suburban Neighborhoods and Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, R-1, R-4, and B-3 (County) R-2, R-3, B-1, and B-3 (Yorkville)
South	Vacant Manufacturing	M-1	Mixed Use Business (County) Agricultural (Yorkville)	A-1 and M-1
East	Agricultural	R-2 and R-3 (Yorkville)	Estate/Conservation Residential (Yorkville)	R-2 and R-3 (Yorkville)
West	Agricultural	A-1	Rural Residential (Max 0.65 DU/Acre (County) Agricultural (Yorkville)	A-1

The A-1 special use permit to the north is for a landscaping business.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated (see Attachment 1, Pages 17-18).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on March 12, 2024 (see Attachment 1, Page 16).

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on March 20, 2024.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on March 20, 2024.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on March 20, 2024.

GENERAL INFORMATION

The Petitioner would like to rezone the property to operate a trucking business.

BUILDING CODES

There are two (2) existing buildings on the property. The northern building is approximately five thousand, three hundred sixty-six (5,366) square feet in size. The southern building is approximately eleven thousand, three hundred (11,300) square feet in size.

Any future buildings would have to meet applicable building codes.

UTILITIES

The site is serviced by a well and septic. There is electricity and natural gas onsite.

ACCESS

The property fronts Route 47 and has one (1) access point off of Route 47. There is a deceleration lane for south bound traffic off of Route 47. The property also has one (1) access point off of Conservation Drive.

PARKING AND INTERNAL TRAFFIC CIRCULATION

There is existing parking around the southern building; the parking spaces are not marked. If improvements are made to the site, parking spaces would need to be marked.

ODORS

Based on the proposed uses, no new odors are foreseen. The owners of the property would have to follow applicable odor control regulations based on potential other future M-1 allowable uses.

LIGHTING

There are lights on both buildings and a streetlight is lying on the ground at the entrance off of Route 47.

The amount of lighting could expand on the property if they install a larger parking lot or if different uses move onto the property. Lighting would need to be evaluated as part of site plan review.

LANDSCAPING AND SCREENING

There are several mature plants around the perimeter of the property. No changes to the landscaping or property screening are proposed as part of the map amendment.

If improvements are made to the site in the future, landscaping and screening would be required as part of site plan review.

SIGNAGE

Any signage would have to meet applicable regulations and secure permits.

NOISE CONTROL

The owners of the property would have to follow applicable noise control regulations based on future land uses. Noise control measures would need to be evaluated as part of site plan approval.

STORMWATER

The Petitioner submitted an application for a stormwater permit.

FINDINGS OF FACT

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

Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural purposes, single-family residential, office, and light industrial, including outdoor storage. The property is presently vacant, but was previously used as a site for the sale of agricultural equipment.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1 and M-1 in the unincorporated area and R-2, R-3, and B-3 inside the United City of Yorkville.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The Petitioners proposed use of the property, for the operation of a trucking business, is not allowed in the B-3 Zoning District. The site itself could be used for a trucking business, if properly zoned.**

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The Future Land Use Map in the Land Resource Management Plan was recently amended to Mixed Use Business. The M-1 Zoning District is consistent with the Mixed Use Business classification.**

RECOMMENDATION

Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials
2. Picture of North Building
3. Picture of Entrance from Conservation Drive
4. Picture of North Side of South Building
5. Picture South Building
6. Ordinance 1975-09
7. Plat of Survey


DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION
PROJECT NAME A & D Properties, LLC

FILE #:

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
A & D Properties, LLC		
CURRENT LANDOWNER/NAME(s)		
A & D Properties, LLC		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 15.7288	7789 Route 47, Yorkville, IL 60560	05-09-300-015
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant	B-3	B-3
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>M-1</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for:	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
2ENGINEER CONTACT John Tebrugge	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
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		DATE
[Redacted Signature]		3/19/24
FEE PAID:\$		
CHECK #:		

¹Primary Contact will receive all correspondence from County

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

1. The surrounding and neighboring uses of the subject real property are consistent with the proposed use of the Zoning Applicant/Owner. The Predecessor in title used the subject site for years for the sale and Distributorship of International Harvester Implement until they went bankrupt and the local franchise went out of business. Usage of applicant is going to be primarily for that operation of a trucking business for the sale of new semi-trailers, small trailers, and semi-tractors, and related uses which will use the existing building and usage previously undertaken by International Harvester Implement. Since the building has been used over the years for heavy construction equipment repair and storage. Often times sitting vacant until the current Owner purchased the property and he plans to greatly upgrade the facility both inside and outside.
2. The uses in the area are similar and include A-1 Agricultural, B3 Highway, M-1 Manufacturing A-1 Special Use, and the current IDOT Facility that I do not believe has any special zoning but is certainly an M-1 type of use with salt storage, storage of heavy machinery and construction equipment.
3. The property is suitable for the requested uses of the Applicant. The difference is that currently the property has Zoning that does not cover semi-tractors and semi-trailer sales.
4. The trend of development in the area is towards business, commercial, and transportation uses. The proposed use of Applicant is anticipated to generate substantial sales tax revenue and increased real estate tax revenue for all local tax bodies.
5. The project is consistent with the Kendall County Land Resource Management Plan which encourages commercial and manufacturing uses on all weather highways with good transportation access which squarely is on point with Illinois Route 47. The proposed and existing uses conform to the other uses in the area. The Applicant fully intends to comply with all Kendall County Zoning Ordinances and Regulations.

Petitioners are seeking a change in zoning from A1 Special Use to M-1 for the operation of a trucking business for the sale of new semi-trailers, small trailers, and semi-tractors, and related uses under M-1 Zoning

LEGAL DESCRIPTION OF PARCEL 1:

That Part of the West Half of Section 9, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows:

Commencing at the Southeast Corner of said Section 9; thence Westerly along the Southerly Line of said Section, 2672.0 feet to the tangent center line of Illinois State Route No. 47 extended from the South; thence South along said tangent center line, 869.22 feet; thence South $89^{\circ}34'04''$ West, 615.0 feet; thence North $24^{\circ}54'19''$ West, 1015.92 feet for the point of beginning; thence North $24^{\circ}54'19''$ West, 456.95 feet; thence North $66^{\circ}41'34''$ East, 1012.15 feet to the Westerly Right of Way Line of said State Route No. 47, being 40.0 feet normally distant Southwesterly from the center line of said Route; thence Southeasterly along said Westerly Right of Way Line, being on a curve to the right having a radius of 5420.43 feet, a distance of 91.87 feet; thence South $17^{\circ}08'59''$ East along said right of way line, 0.80 feet; thence Southeasterly along said Westerly Right of Way Line, being on a curve to the right having a radius of 5344.41 feet, a distance of 343.71 feet to a line drawn North $65^{\circ}13'06''$ East from the point of beginning; thence South $65^{\circ}13'06''$ West, 942.72 feet to the point of beginning, in the Township of Kendall, in Kendall County, Illinois,
EXCEPT those Parts conveyed to the State of Illinois in the Deeds recorded June 29, 1990 as Document 1990-904189 and October 23, 1990 as Document 1990-906729.

LEGAL DESCRIPTION OF PARCEL 2:

Lots 2 and 3 of Walz Subdivision, recorded December 17, 1990 as Document 907919, in the Township of Kendall, Kendall County, Illinois.

Tami pret

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Commitment Number:

**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:



President

Countersigned By:



Authorized Officer or Agent

Attest:



Secretary

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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

Printed: 09.23.20 @ 11:57 AM



CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]**Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: [REDACTED]**Property Ref.:** 7789 Route 47, Yorkville, IL 60560**SCHEDULE A**

1. Commitment Date: September 11, 2020
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
 Proposed Insured: A&D Properties, LLC
 Proposed Policy Amount: \$750,000.00
 - (b) ALTA Loan Policy 2006
 Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
 Proposed Policy Amount: \$520,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
 Fee Simple
4. The Title is, at the Commitment Date, vested in:
West Suburban Bank, as Trustee under a Trust Agreement dated October 28, 2002 and known as Trust Number 13250
5. The Land is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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ALTA Commitment for Title Insurance (08/01/2016)



EXHIBIT "A"
Legal Description

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9: THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION, 2672.0 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH ALONG SAID TANGENT CENTER LINE 869.22 FEET; THENCE SOUTH 89° 34' 04" WEST 615.0 FEET; THENCE NORTH 24° 54' 19" WEST 1015.92 FEET FOR THE POINT OF BEGINNING;

THENCE NORTH 24° 54' 19" WEST 456.95 FEET; THENCE NORTH 66° 41' 34" EAST 1012.15 FEET TO THE WESTERLY RIGHT OF WAY LINE, OF SAID STATE ROUTE NO. 47, BEING 40.0 FEET NORMALLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF SAID ROUTE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5420.43 FEET, A DISTANCE OF 91.87 FEET; THENCE SOUTH 17° 08' 59" EAST ALONG SAID RIGHT OF WAY LINE 0.80 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5,344.41 FEET A DISTANCE OF 343.71 FEET TO A LINE DRAWN NORTH 65° 13' 06" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 65° 13' 06" WEST 942.72 FEET TO THE POINT OF BEGINNING: IN THE TOWNSHIP OF KENDALL; IN KENDALL COUNTY ILLINOIS.

EXCEPT THOSE PARTS CONVEYED TO THE STATE OF ILLINOIS IN THE DEEDS RECORDED JUNE 29, 1990 AS DOCUMENT 1990-904189 AND OCTOBER 23, 1990 AS DOCUMENT 1990-906729.

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. [REDACTED]

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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ALTA Commitment for Title Insurance (08/01/2016)



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. [REDACTED]

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
 2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
 3. **Easements, or claims of easements, not shown by the Public Records.**
 4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
 5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
 6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
 7. **Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.**
- C 8. **Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:**
- A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. [REDACTED]

**SCHEDULE B, PART II
EXCEPTIONS
(continued)**

appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

E 9. Taxes for the year 2020.

Taxes for the year 2020 are not yet due or payable.

Taxes for the year 2019, amounting to \$7,448.66 are marked paid of record.

Permanent Index Number: 05-09-300-015.

(Affects Land and other property)

F 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

B 11. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

A 12. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

D 13. Due to office closures in place or that might occur, we should be provided with our standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment. Note: Due to office closures related to covid-19 we may be temporarily unable to record documents in the normal course of business.

G 14. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

H 15. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.

I 16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: A&D Properties, LLC

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. [REDACTED]

**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- N 17. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Commonwealth Edison and Illinois Bell Telephone Company, recorded on January 9, 1990 as Document No. 1990-90210, affects the Land therein described.
- J 18. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Northern Illinois Gas company, an Illinois corporation doing business as Nicor Gas, for purpose a perpetual, non-exclusive easement and right of way for purpose of laying, maintaining, operating, renewing, replacing, and removing gas mains and any necessary gas facilities appurtenant thereto, in, upon, under, along and across the described property, recorded on June 29, 2004 as Document No. 2004-18007, affects a 15 foot wide strip of land.

(Affects the Land and other property)
- K 19. Terms and provisions of the Subordination of Surace Rights for Public Road Purposes granted by Ameritech to the State of Illinois recorded October 13, 2004 subordinating the interest of a Right of Way recorded December 15, 1950 in Book 107, Page 594 in the recorders office.
- L 20. Note for information (Endorsement Requests):

All endorsement requests should be made prior to closing to allow ample time for the company to examine required Documentation.

Note: before any endorsements can be approved, we should be informed as to the land use and as to what type of structure is on the land.

(This note will be waived for policy)

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ALTA Commitment for Title Insurance (08/01/2016)



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. [REDACTED]

**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

M 21. Informational Note:

To schedule any closings in the Chicago Commercial Center, please call (312)223-2707.

END OF SCHEDULE B, PART II

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ALTA Commitment for Title Insurance (08/01/2016)

AMERICAN
LAND TITLE
ASSOCIATION



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. [REDACTED]

COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. [REDACTED]**

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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ALTA Commitment for Title Insurance (08/01/2016)



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KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant A+D
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Re-Zoning
3. Nature of Applicant: (Please check one)
 - ☐ Natural Person
 - ☐ Corporation
 - ☐ Land Trust/Trustee
 - ☐ Trust/Trustee
 - ☐ Partnership
 - ☐ Joint Venture
 - ☒ Limited Liability Company
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>X JERRY STYRCZULA</u>	[REDACTED]	<u>50%</u>
<u>KRISTINA STYRCZULA</u>	[REDACTED]	<u>50%</u>
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
 - X [REDACTED]

I, Jerry Styrzcula, VERIFICATION
 being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 19th day of March, A.D. 2024

(seal)

[REDACTED]
Notary Public





**Kendall County Soil & Water
Conservation District**

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: A & D Properties, LLC

Contact Person: Attorney Daniel J. Kramer

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

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

Site Location & Proposed Use

Township Name Kendall

Township 36 **N, Range** 7 **E, Section(s)** 9

Parcel Index Number(s) 05-09-300-015

Project or Subdivision Name A & D Properties, LLC

Number of Acres 15.7288

Current Use of Site Vacant

Proposed Use Trucking Business

Proposed Number of Lots as is

Proposed Number of Structures _____

Proposed Water Supply Existing Well

Proposed type of Wastewater Treatment Existing Septic

Proposed type of Storm Water Management See attached Report

Type of Request

☒ Change in Zoning from A-1 to M-1

☐ Variance (Please describe fully on separate page)

☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

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

☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements

☒ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.

☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies

☒ **NRI fee** (Please make checks payable to Kendall County SWCD)

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

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under \$ 375.00

11 Additional Acres at \$18.00 each \$ 198.00

Total NRI Fee \$ 573.00

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

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

[Signature]
Petitioner or Authorized Agent

3/12/24
Date

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

FOR OFFICE USE ONLY

NRI# _____ **Date initially rec'd** _____

Date all rec'd _____ **Board Meeting** _____

Fee Due \$ _____ **Fee Paid \$** _____

Check # _____ **Over/Under Payment** _____ **Refund Due** _____



Applicant: A&D Properties
Contact: Jerry Styrzula
Address: [REDACTED]

Project: 7789 IL Route 47 Site Plan
Address: 7789 IL Route 47, Yorkville

IDNR Project Number: 2411116
Date: 02/27/2024

Description: Construct a storage area for truck trailer parking and sales with gravel storage lot and detention pond.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

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

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
36N, 7E, 9



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Division of Water Pollution Control
PO Box 19276
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2411116

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Attachment 2 Picture of North Building



Attachment 3 Picture of Entrance from Conservation Drive



Attachment 4 Picture of North Side of South Building



Attachment 5 Picture of South Building



ORDINANCE
75-9

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED


WHEREAS, Robert Dhuse and Carol Dhuse did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted May 10, 1960; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 5th day of November, A.D., 1975 on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law; and

NOW, THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from A1, Agricultural District to B3, Highway Business and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the West half of Section 9, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 9; thence Westerly along the Southerly line of said Section 2672.0 feet to the tangent center line of Illinois State Route No. 47 extended from the South; thence south along said tangent center line of said tangent center line extended 869.22 feet; thence South $89^{\circ}34'04''$ West 615.0 feet; thence North $24^{\circ}54'19''$ West 1015.92 feet for the point of beginning; thence continuing North $24^{\circ}54'19''$ West 865.92 feet; thence North $65^{\circ}13'06''$ East 1045.82 feet to the Westerly first of way line of said State Route No. 47, being 40.0 feet normally distant southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5420.43 feet; a distance of 528.25 feet; thence South $17^{\circ}08'59''$ East along said right of way line 0.80 feet; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5344.41 feet, a distance of 343.71 feet to a line drawn North $65^{\circ}13'06''$ East from the point of beginning; thence South $65^{\circ}13'06''$ West 942.72 feet to the point of beginning; containing 20.000 acres, in the Township of Kendall, Kendall County, Illinois.

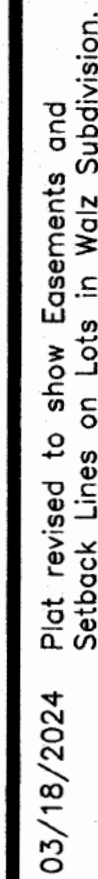
Passed this 10th day of November, 1975.


Chairman, County Board of
Kendall County, Illinois

ATTEST:


County Clerk

Attachment



Illinois Professional Land Surveyor No. 0 [REDACTED] 80 (Expires 11/30/24)



JOB NO.	23154
JOB NAME	TEBRUGGE ENGINEERING
DWG FILE	23154B
REVISION DATE	03/18/2024