

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
651 PRAIRIE POINTE DRIVE ON
TUESDAY, JANUARY 28, 2025**

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

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Plocher	Present	
	Soling	Present	
Ward III	Funkhouser	Present	
	Marek	Present	
Ward IV	Tarulis	Present	
	Corneils	Present	(electronic attendance)

Staff in attendance at City Hall: City Administrator Olson, City Clerk Behland, Chief of Police Jensen, Attorney Castaldo, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, EEL Engineer Sanderson, Senior Planner David Hansen, and Assistant Public Works Director John Sleezer.

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

A meeting notice was posted on the City’s website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:

<https://us02web.zoom.us/j/87213676781?pwd=bU8lasiJ4Hagv28kOG0zMbnxxVcEwE.1>.

The Zoom meeting ID was 872 1367 6781.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

**Introduction of New Community Development
Employee – David Hansen, Senior Planner**

Community Development Director Barksdale-Noble introduced David Hansen as the new Senior Planner.

**Introduction of Public Work Employee – John Sleezer,
Assistant Director of Public Works**

Public Works Director Dhuse thanked the Council for approving the creation of the new Assistant Director of Public Works position. He then congratulated John Sleezer on his new role and thanked him for 30 years of service with the City.

PUBLIC HEARINGS

None

CITIZEN COMMENTS ON AGENDA ITEMS

Mike Krempski, a Yorkville resident, reported that Kendall Township voted against Ament Solar Farm. Then, the County's regional planning commission also voted against this. People within Kendall Township are not enthusiastic about seeing this come in.

John Vose, a resident of Heartland Circle in Yorkville, commented on the Costco Development. He shared that their only access to 34 is on McHugh. Anything that affects 34 and McHugh is going to affect his family. He is also concerned about the walking path in the area and additional traffic coming in. He wants to ensure adequate safety concerns are resolved about the crossings now. He would like to see mitigation before someone gets hurt, not after. He also mentioned that 70 gas pumps are overkill.

CONSENT AGENDA

1. Bill Payments for Approval
\$ 3,099,206.07 (vendors)
\$ 435,615.01 (payroll period ending 01/17/25)
\$ 3,534,821.08 (total)
2. Water Reports for August 2024 – December 2024 (PW 2025-02)
3. **Resolution 2025-13** Approving a Change Order Relating to the 2024 Local Road Program – *authorize the Mayor and City Clerk to execute* (PW 2025-05)
4. **Resolution 2025-14** Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 20 – *authorize the Mayor and City Clerk to execute* (PW 2025-06)
5. **Ordinance 2025-11** Amending the Traffic Schedule and Index (Matlock Drive and Berrywood Lane) – *authorize the Mayor and City Clerk to execute* (PW 2025-08)

Resolution Approving a Sales Tax Revenue Sharing Agreement (Costco Wholesale Corporation)
(CC 2025-07)

City Administrator Olson shared that the incentive agreement wasn't ready at packet creation. They hope to have it ready to vote at the February 11th City Council meeting. The incentive agreement will generally be a sales tax-sharing agreement generated from Costco's own sales. For the first six years of the agreement, they anticipate sharing .75% of the City's regular sales tax of 1%. Then, in the next fourteen years, they would share .5% out of the City's regular sales tax of 1%. That incentive goes away and is capped out at \$10 million of total incentive for the life of the agreement. If the \$10 million is not met within those 20 years, the agreement will be extended for an additional 10 years. The City's staff estimate, based on publicly available sales data from Costco, they believe the total incentive will be reached within 10 to 20 years. Costco does not warrant this estimate and did not participate in that estimate. City Administrator Olson then reviewed past incentive agreements the City approved for reference. Alderman Funkhouser asked if there were any projections on what the City could see on the sales tax numbers, which City Administrator Olson stated that based on available data if Costco hit the average of its annual sales, the City would see around \$700,000. Mayor Purcell said the goal is to vote on this in two weeks.

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-16

Authorizing the Purchase of 500 Replacement Water Meters in an Amount Not to Exceed \$130,000
(PW 2025-07)

Alderman Koch made a motion to approve a Resolution Authorizing the Purchase of 500 Replacement Water Meters in an Amount Not to Exceed \$130,000 and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

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

Resolution 2025-17

Approving an Engineering Agreement with Engineering Enterprises, Inc. (Route 47 Utility Relocation – Carpenter St. to Waterpark Way)
(PW 2025-09)

Alderman Koch made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Route 47 Utility Relocation – Carpenter St. to Waterpark Way) and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

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

Resolution 2025-18

Approving an Engineering Agreement with Engineering Enterprises, Inc. (Whispering Meadows Storm Sewer – Design Engineering Agreement)
(PW 2025-10)

Alderman Koch made a motion to approve a Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Whispering Meadows Storm Sewer – Design Engineering Agreement) and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Mini Golf FUN Raiser

Parks and Recreation Director Evans announced that the Mini Golf FUN Raiser will be held at the library on Sunday, February 2, 2025, from 10:00 a.m. to 4:00 p.m. The cost is \$5.00 per golfer.

PLANNING AND ZONING COMMISSION

**Kendall County Petition 24-30 – 1.5 Mile Review
(South of 9949 and 10021 Ament Road)
(PZC 2024-30 & EDC 2024-07)**

Mayor Purcell entertained a motion to table until the February 11, 2025 City Council meeting. So moved by Alderman Koch; seconded by Alderman Soling.

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

**Costco
(PZC 2024-33 & EDC 2025-10)**

Ordinance 2025-13

**a. Approving an Amendment to a Planned Unit
Development for Yorkville Crossing
(Costco Wholesale Corporation)**

Mayor Purcell entertained a motion to approve an Ordinance Approving an Amendment to a Planned Unit Development for Yorkville Crossing (Costco Wholesale Corporation) and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Marek.

Stephen Cross, Costco’s Real Estate and Development Director, stated that Larry Dziurdzik, a Real Estate Representative; Dan Free, a Civil Engineer; Peter Reinhofer, a Traffic Consultant; Risa Yuki, an MG2 Architect; and Amanda McAbee, a Project Landscape Architect, will be present tonight for any questions. Larry Dziurdzik gave a brief presentation to the City Council (see attached).

Alderman Koch asked about the trail system that is currently in place and asked if it will stay in place, to which Mr. Dziurdzik said yes, they are providing a connection from the front of the building through their parking lot to that trail system. Alderman Funkhouser asked about the traffic mitigation and traffic study. Peter Reinhofer stated they did the traffic study, and there were a couple of impacts. They have proposals for the light timing to mitigate those impacts. There are also multiple proposals for turning lanes in the area, which they are working on with IDOT. Alderman Funkhouser acknowledged and thanked them for the changes they made based on his feedback. He would still like more masonry on top of the added increase.

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

Ordinance 2025-14

**b. Approving a Special Use Permit Allowing the Operation of a
Gasoline Service Station on Certain Territory Located at the
Southeast Corner of East Countryside Parkway and McHugh
Road, Yorkville, Illinois (Costco Wholesale Corporation)**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Special Use Permit Allowing the Operation of a Gasoline Service Station on Certain Territory Located at the Southeast Corner of East Countryside Parkway and McHugh Road, Yorkville, Illinois (Costco Wholesale Corporation) and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Transier.

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

Ordinance 2025-15

**c. Approving the Final Plat of Subdivisions
for Costco Wholesale**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of Subdivisions for Costco Wholesale and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Koch.

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

CITY COUNCIL REPORT

No report.

CITY CLERK’S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR’S REPORT (cont’d)

**Public Works and Parks Department
Facility Update
(CC 2025-08)**

No update.

**Lake Michigan Water
Project Update
(CC 2025-09)**

City Administrator Olson reported that the federal government released a memo freezing some discretionary loans and grants last evening. According to the executive order, the WIFIA and IEPA loans are federally backed and could be in jeopardy. There is a possibility of a temporary freeze on these funds, but they believe it won't impact the City’s timeline as closing isn’t planned until September. Staff will keep monitoring and updating as needed.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Mike Krempski, a Yorkville resident, asked the Council to consider Consume Cannabis’s newly proposed location next to Jewel. Mr. Krempski said he does not believe it is an appropriate location. He asked the Council to look at it from the view of the residents who live nearby and the entire community.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
So moved by Alderman Marek; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-6 Nays-1 Abstain-1
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-abstain, Koch-aye, Plocher-nay


ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:16 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois

**PUD Amendment, Special Use, & Final Plat
for a
Proposed Wholesale Retail Warehouse & Fuel Facility
NW Corner of Veteran's Parkway & E. Countryside Parkway**

UNITED CITY OF YORKVILLE

**City Council Meeting
January 28, 2025**

Costco Wholesale Corporation



Costco Wholesale Development Team

Mike Stratis

Costco Real Estate-Intrepid Properties, Inc.

Stephen Cross

Costco Real Estate

Larry Dziurdzik

Costco Real Estate

Risa Yuki, Principal

MG2 Architects, Inc.

Dan Free, P.E.

Project Engineer, V3 Companies

Peter Reinhofer, P.E.

Traffic Consultant , V3 Companies

Amanda McAbee, PLA

Project Landscape Architect

Kimley-Horn



Costco Wholesale Property Location



Requested Zoning Approvals

- **Costco is under contract to Purchase 33.14 Acres from Joda Land Holding, LLC**
- **Amend the Yorkville Crossing Planned Unit Development Agreement to Include Costco's Proposed Site Plan with certain Deviations from the City's Unified Development Code**
- **Special Use Authorization for a Fueling Facility**
- **Final Plat Approval**



Requested UDO Deviations

- **#1 –Relief from Maximum Parking Requirement to allow 956 Parking Stalls**
- **#2 – Relief from Electric Vehicle Charging Infrastructure Requirements.**
- **#3-Relief from the maximum height for outdoor light standards in the B-3, General Business District to allow a 36'-6" pole light.**
- **#4-Relief from Building Foundation Landscape and Parking Area Interior Landscaping Zones.**
- **#5-Relief from the Minimum Masonry Requirements and the placement of the loading bays at the front of the building and adjacent to a public right- of-way.**



Proposed Site Plan

Site Plan Summary

Lot 1: Costco Wholesale &

Fuel Facility: 26.24 Acres

Lot 2: 4.20 Acres

Lot 3: 2.70 Acres

Total: 33.14 Acres

Building Data

Total Building Area: 161,562 SF

Main Sales Floor Area: 116,000 SF

Parking Data

Proposed Parking: 855

Future Parking Expansion: 101

Total Parking: 956

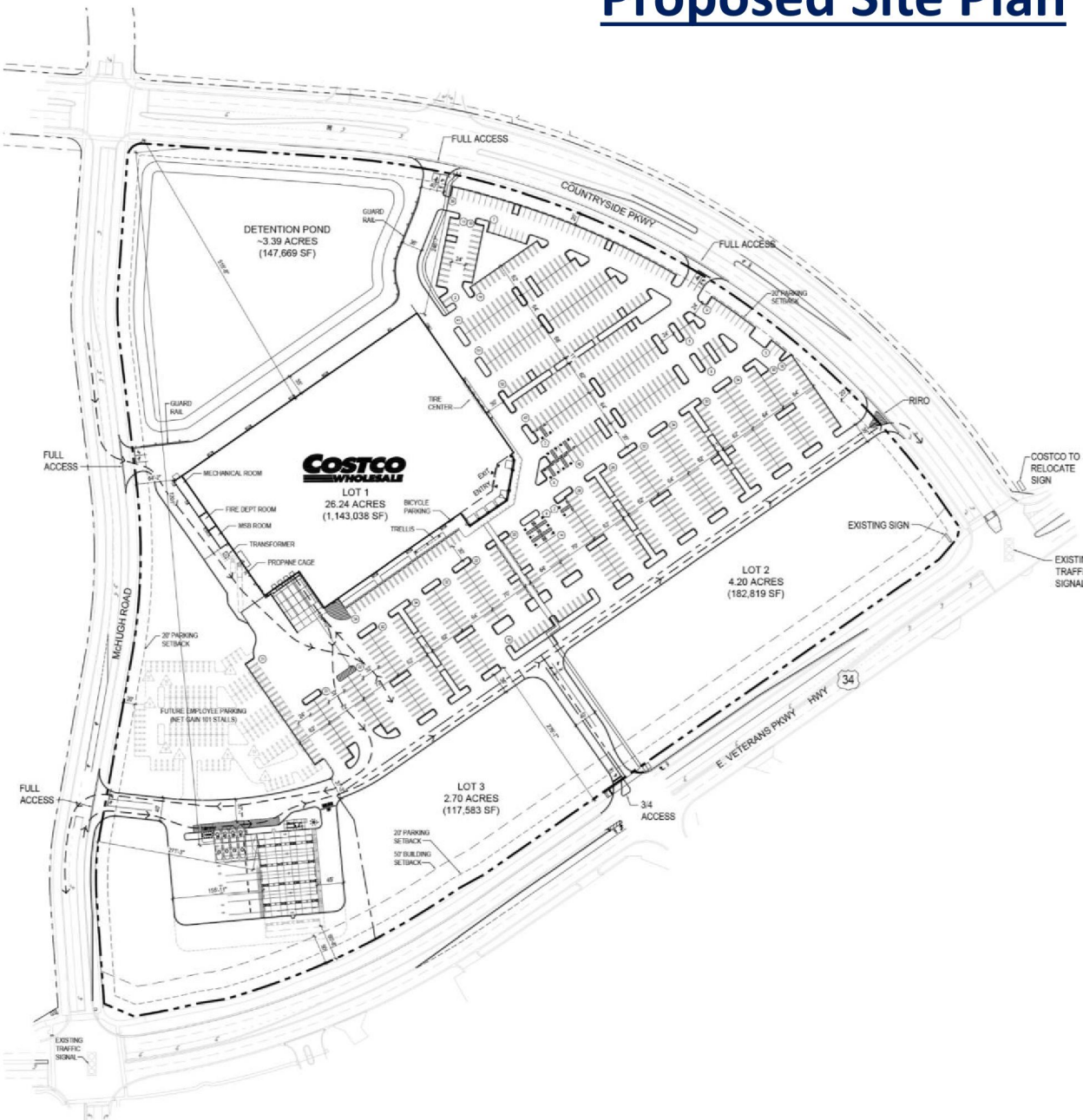
Fuel Facility

Proposed Pumps: 16

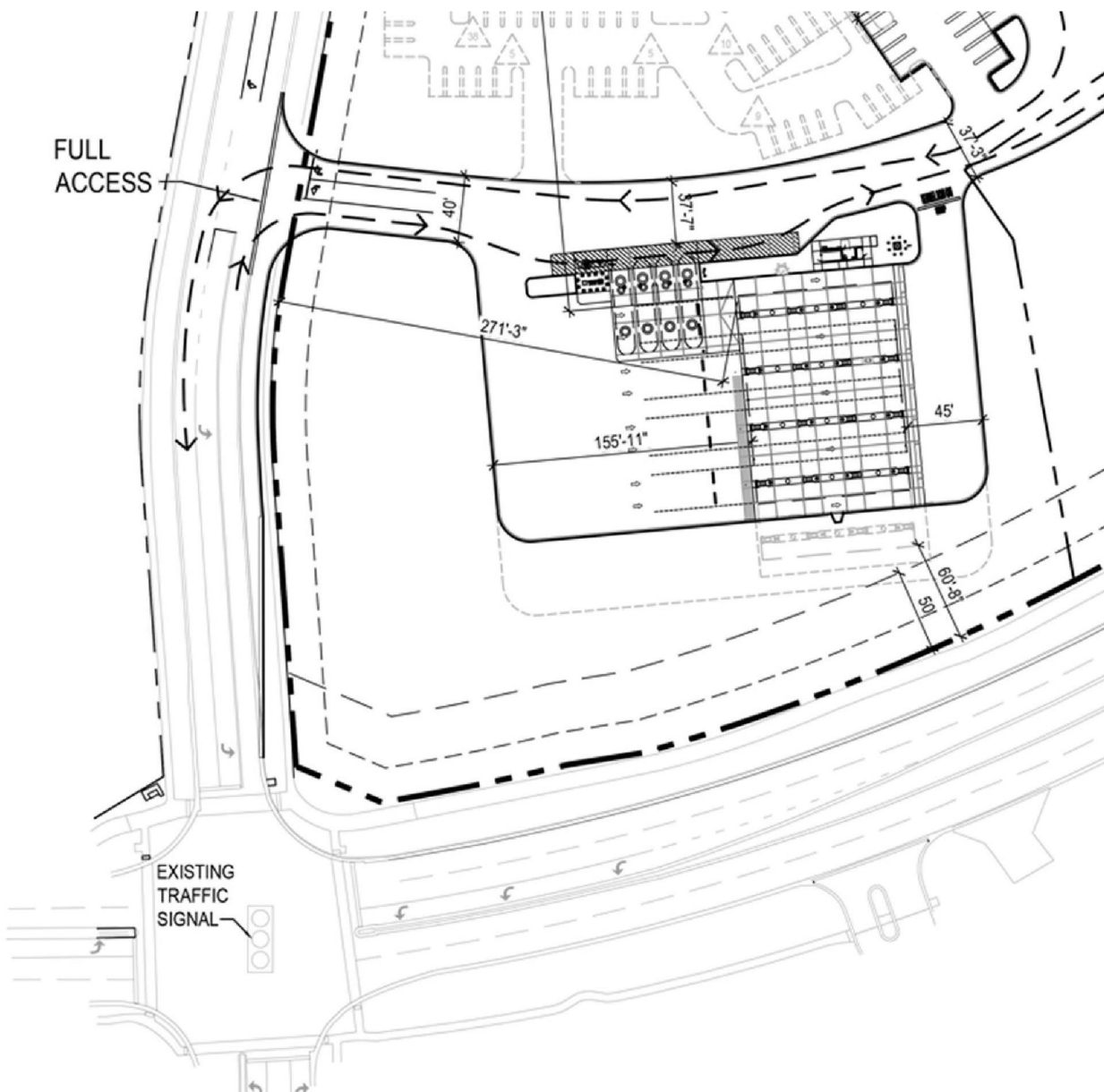
32 Fuel Dispensers

Expansion to 20 pumps

40 Fuel Dispensers



Proposed Fuel Facility



Site Plan Summary

Fuel Facility

Proposed Pumps: 16

32 Fuel Dispensers

Expansion to 20 pumps

40 Fuel Dispensers

Allows 32 Vehicles at Fuel
Dispensers

40 Cars in Queue Storage Area

72 Total Vehicles

Building Materials



VERTICAL METAL PANEL

PROFILE: "MEGA RIB"
COLOR: "TAUPESTONE"



CMU

PROFILE: SMOOTHFACE
COLOR: "DARK BURNT UMBER"



INSULATED METAL PANEL

PROFILE: "GRANITESTONE"
COLOR: "SANDSTONE"



METAL TRIM

PROFILE: COPING/CORNICE
COLOR: "MEDIUM BRONZE"

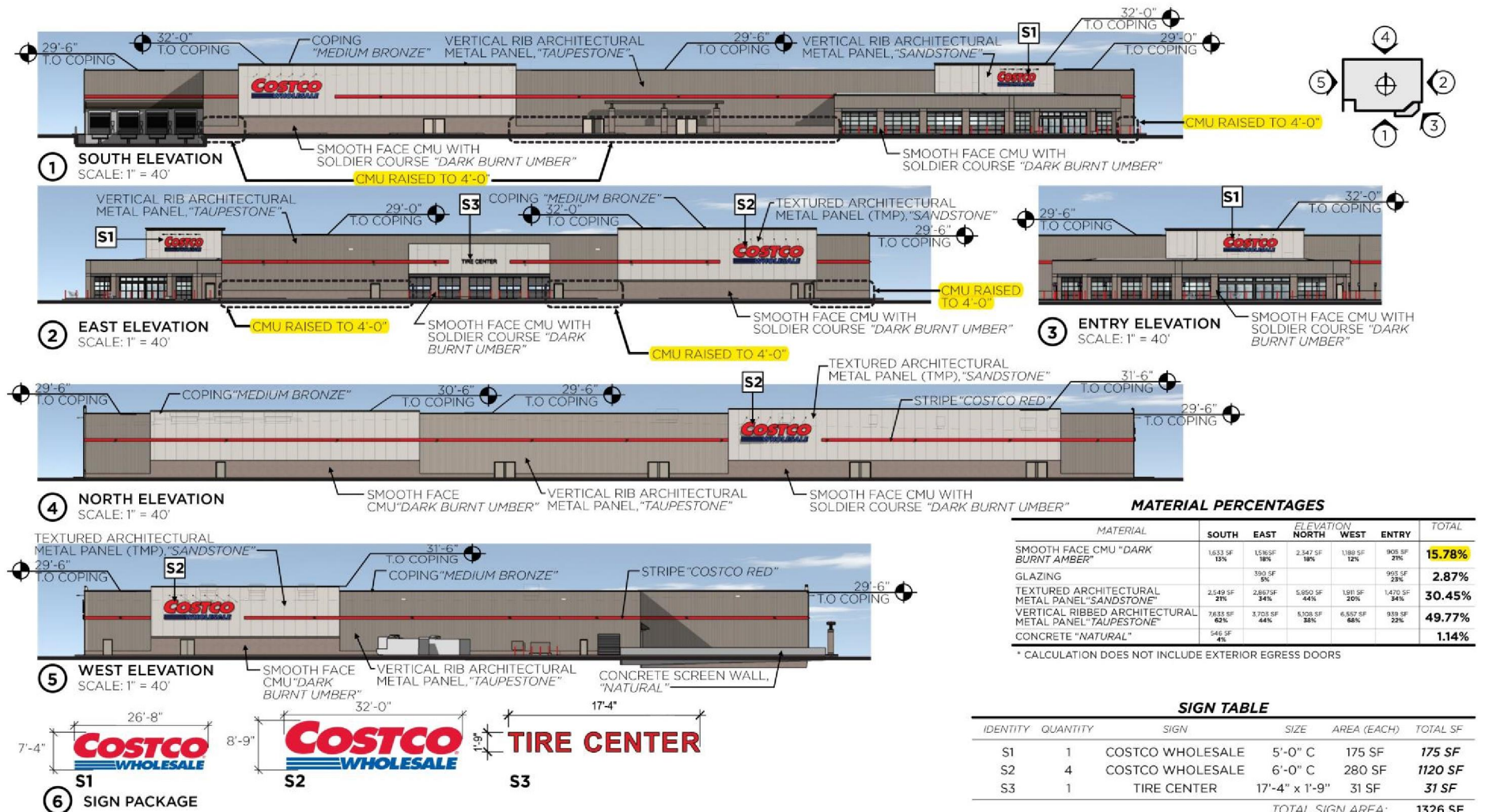


SIGNAGE & ACCENT BAND

MANUFACTURER: METAL SALES
COLOR: "SAFETY RED" AND "LAPIS LAZULI"



Building Elevations



MATERIAL PERCENTAGES

MATERIAL	SOUTH	EAST	NORTH	WEST	ENTRY	TOTAL
SMOOTH FACE CMU "DARK BURNT UMBER"	1,633 SF 13%	1,586 SF 18%	2,347 SF 18%	1,188 SF 12%	908 SF 21%	15,78%
GLAZING		330 SF 9%			993 SF 24%	2,87%
TEXTURED ARCHITECTURAL METAL PANEL "SANDSTONE"	2,549 SF 21%	2,857 SF 34%	5,950 SF 44%	1,991 SF 20%	1,470 SF 34%	30,45%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL "TAUPESTONE"	7,633 SF 62%	3,703 SF 44%	5,108 SF 38%	6,557 SF 68%	939 SF 22%	49,77%
CONCRETE "NATURAL"	546 SF 4%					1,14%

* CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS

SIGN TABLE

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
S1	1	COSTCO WHOLESALE	5'-0" C	175 SF	175 SF
S2	4	COSTCO WHOLESALE	6'-0" C	280 SF	1120 SF
S3	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	31 SF

TOTAL SIGN AREA: 1326 SF



Building Entrance



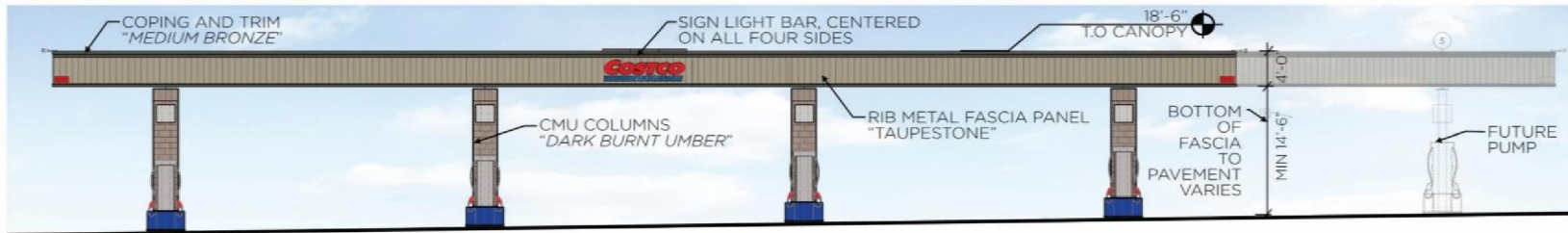
Northwest Building Rendering



Southeast Building Rendering



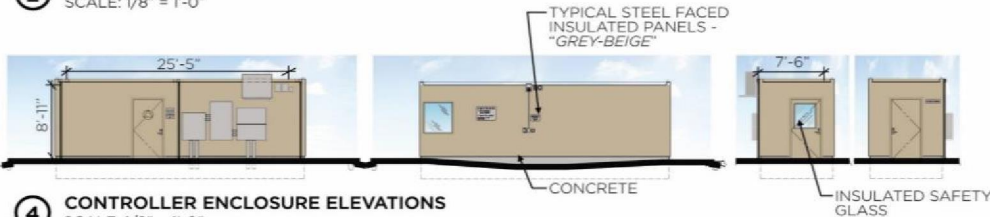
Fuel Facility Elevations



① EAST/WEST ELEVATIONS
SCALE: 1/8" = 1'-0"



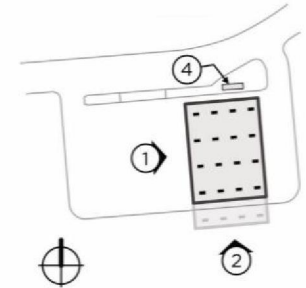
② NORTH/SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"



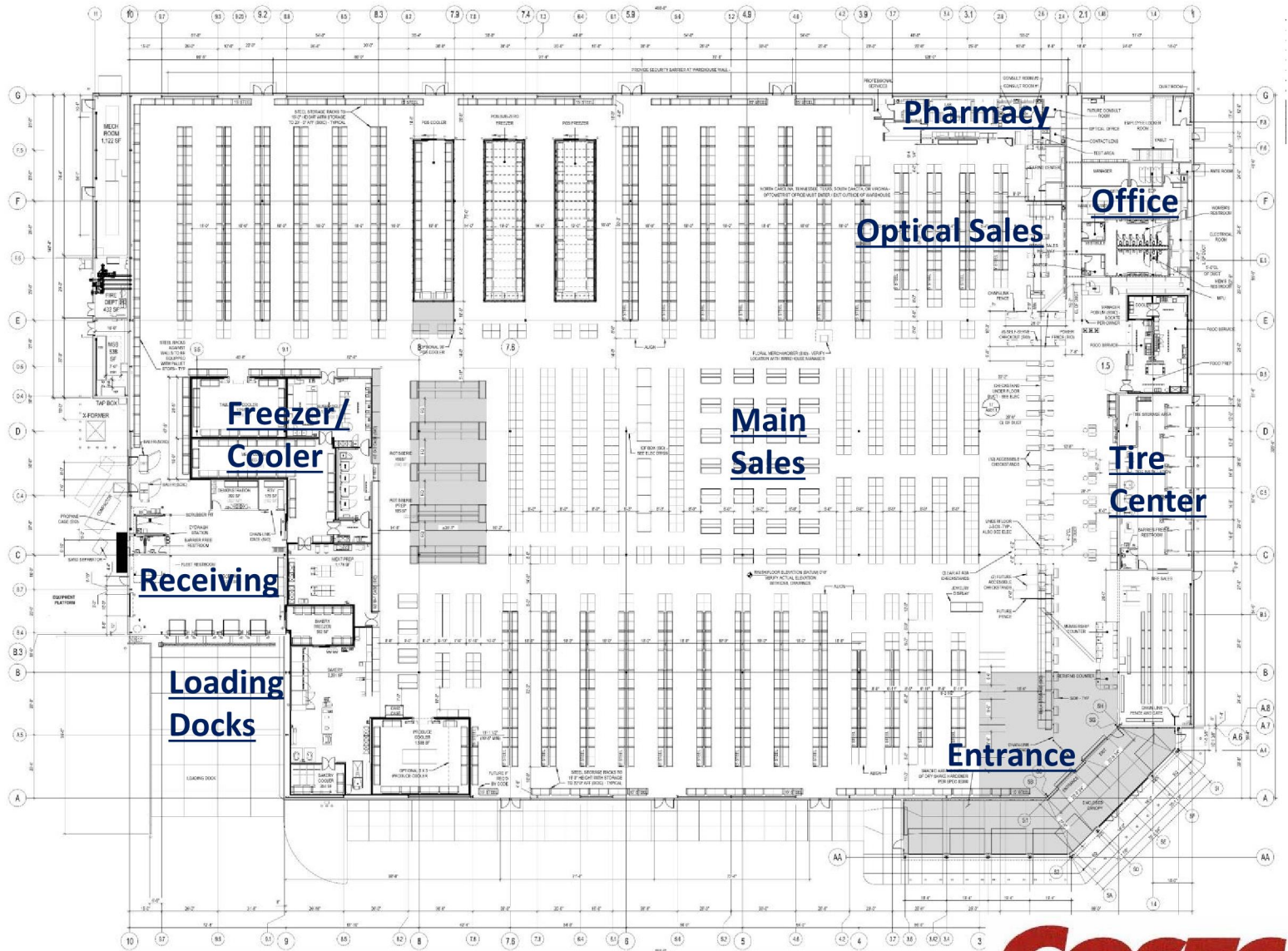
④ CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



② WARMING HUT ELEVATIONS
SCALE: 1/8" = 1'-0"



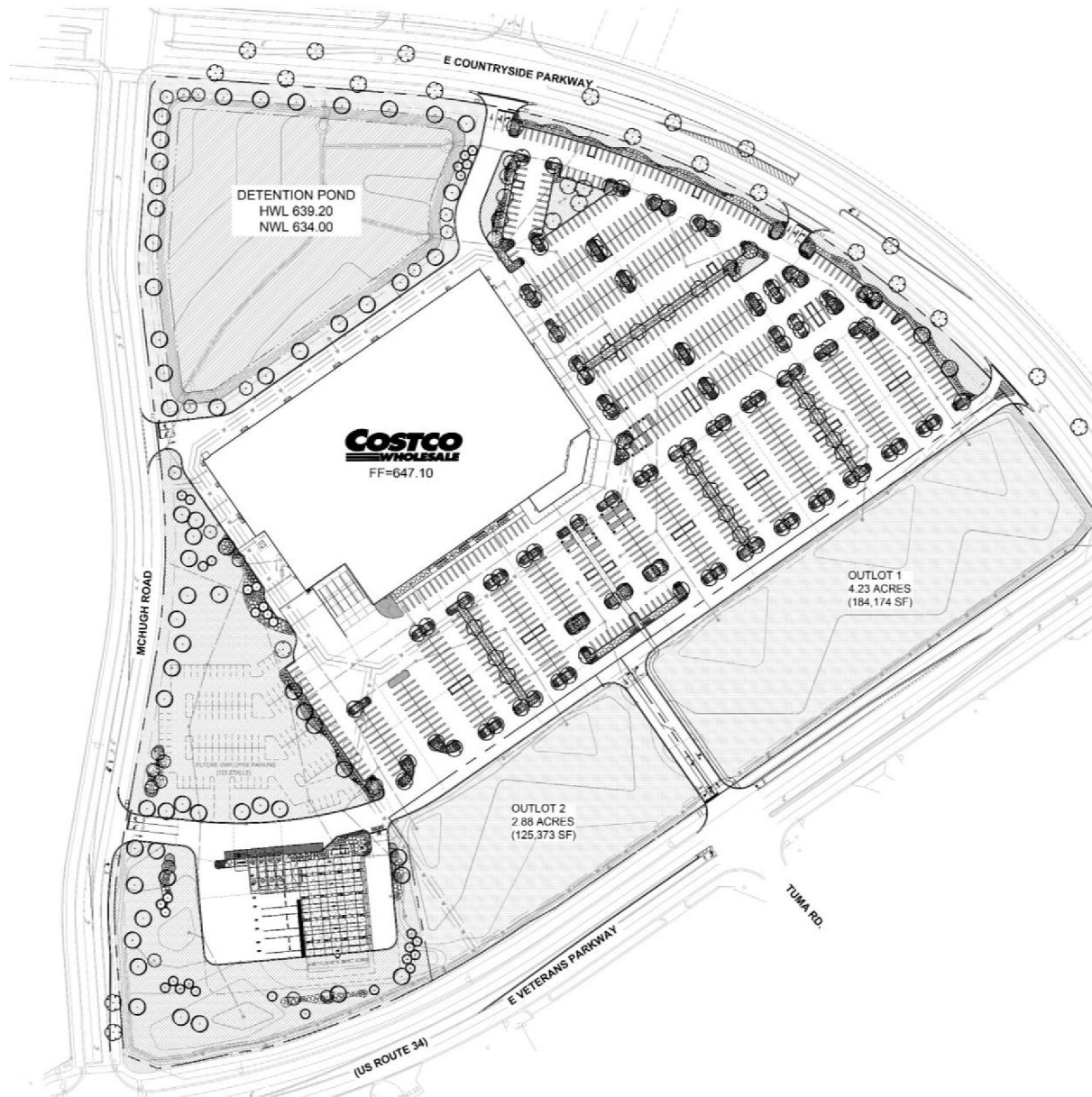
Floor Plan



Landscape Plan

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH ROCK MULCH

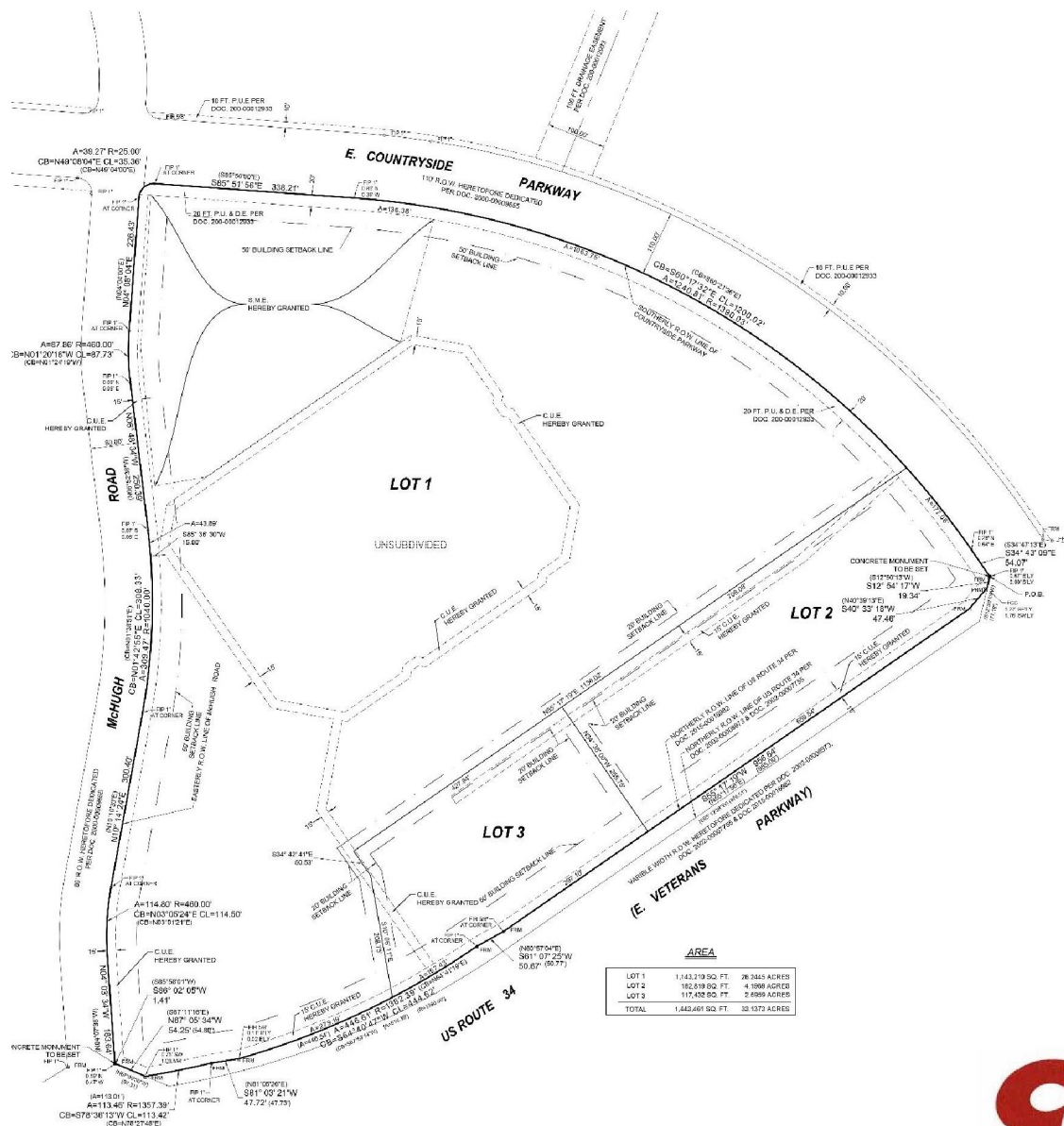


CONCEPT PLANT SCHEDULE

	CANOPY TREE 2.5" DBH MINIMUM	83
	CANOPY TREE - PARKWAY 2.5" DBH MINIMUM	21
	CANOPY TREE - PARKING AREA 2.5" DBH MINIMUM	112
	CANOPY TREE - PARKING AREA MEDIAN 2.5" DBH MINIMUM	16
	EVERGREEN TREE 6' HT MINIMUM	32
	ORNAMENTAL TREE 1.5" DBH MINIMUM FOR SINGLE STEM 6' HT. MINIMUM FOR MULTI-STEM	20
	LARGE DECIDUOUS SHRUB	190
	LARGE DECIDUOUS SHRUB - PARKING AREA PERIMETER	30
	LARGE EVERGREEN SHRUB	83
	LARGE EVERGREEN SHRUB - PARKING AREA PERIMETER	58
	MEDIUM DECIDUOUS SHRUB	769
	MEDIUM DECIDUOUS SHRUB - PARKING AREA MEDIAN	203
	MEDIUM DECIDUOUS SHRUB - PARKING AREA PERIMETER	136
	SMALL DECIDUOUS SHRUB	1,575
	SMALL DECIDUOUS SHRUB - PARKING AREA MEDIAN	40
	SMALL DECIDUOUS SHRUB - PARKING AREA PERIMETER	78
	ORNAMENTAL GRASS	283
	ORNAMENTAL GRASS - PARKING AREA PERIMETER	31
	PERENNIALS	



Final Plat of Subdivision



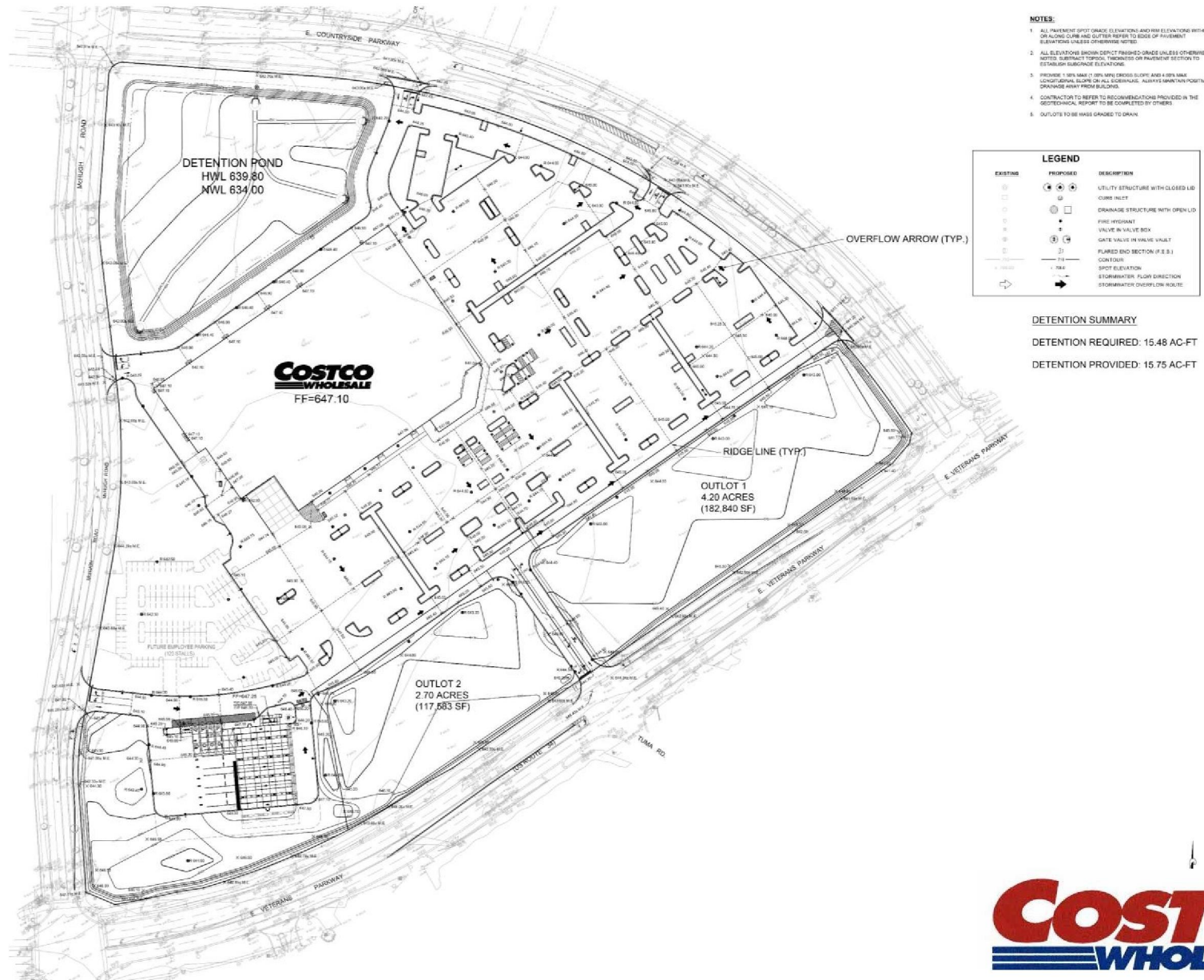
<u>AREA</u>		
LOT 1	1,143,210 SQ. FT.	26.2445 ACRE
LOT 2	162,819 SQ. FT.	4.1998 ACRE
LOT 3	117,432 SQ. FT.	2.6959 ACRE
TOTAL	1,423,461 SQ. FT.	33.1372 ACRE



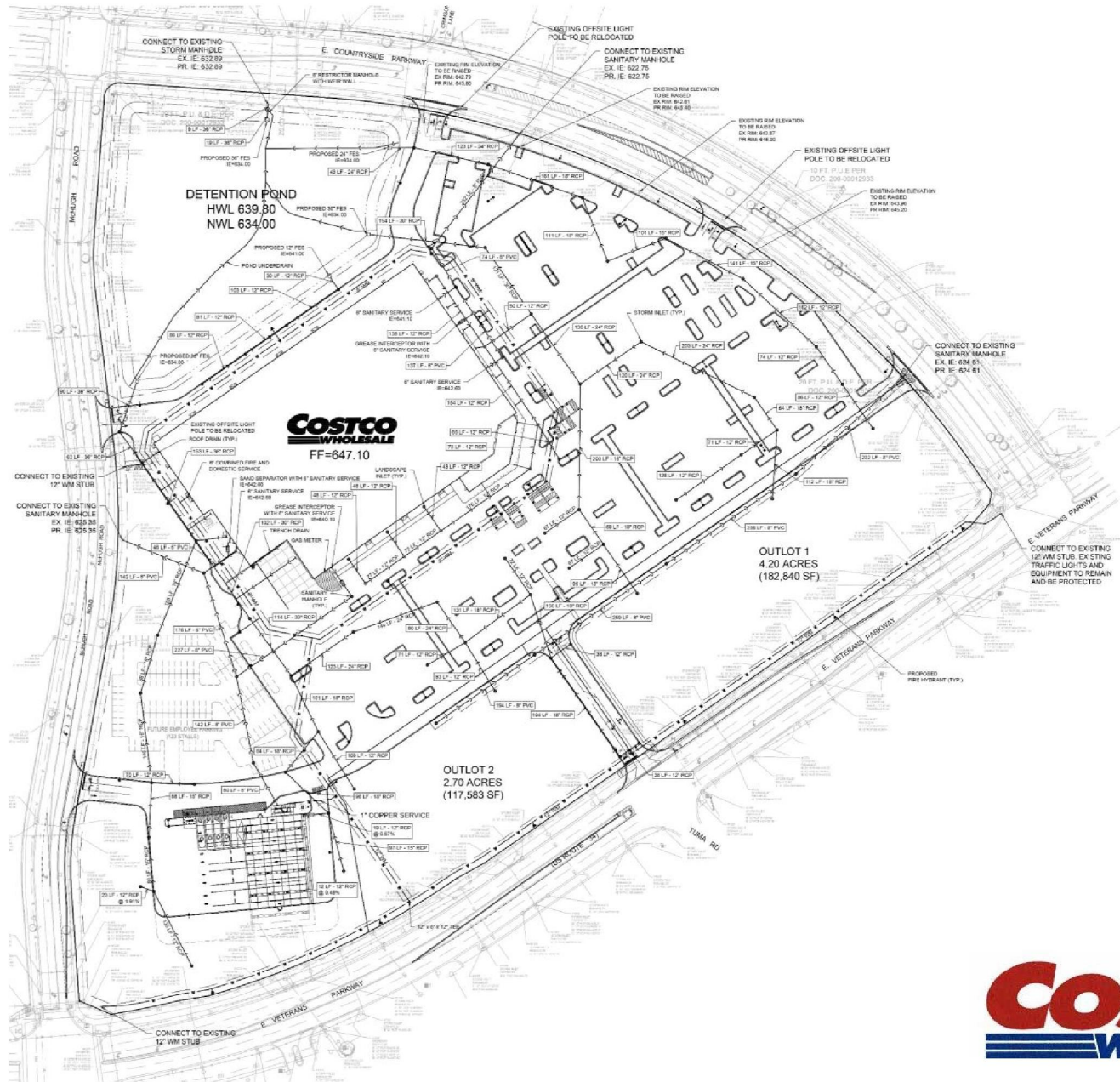
Thank You!



Civil Engineering



Civil Engineering



Traffic Improvements

Driveway 1: Countryside Parkway Full Access aligns with Crimson Lane

- **Restripe existing westbound left turn lane**

Driveway 2: Countryside Parkway Full Access

- **Construct westbound left turn lane within existing landscaped median**

Driveway 3: Countryside Parkway Right In/Right Out

Driveway 4: US 34/Veterans Parkway Right In/Right Out/Left In aligns with Tuma Road

- **Construct westbound right turn lane**
- **Construct eastbound left turn lane within existing median**

Driveway 5: McHugh Road Full Access

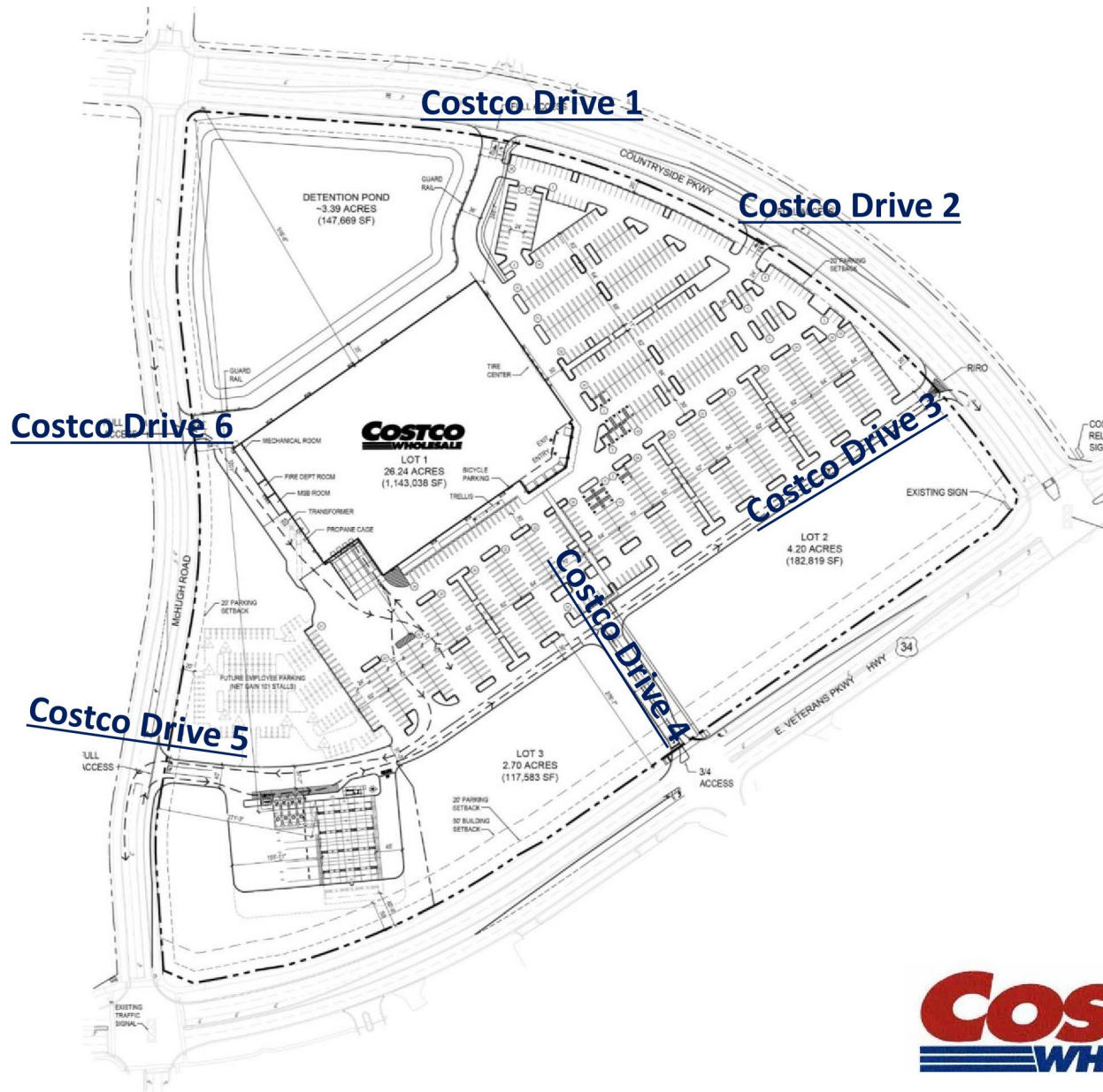
- **Construct northbound right turn lane**
- **Restripe median to provide dedicated southbound left turn lane**

Driveway 6: McHugh Road Full Access

- **Restripe median to provide dedicated southbound left turn lane**



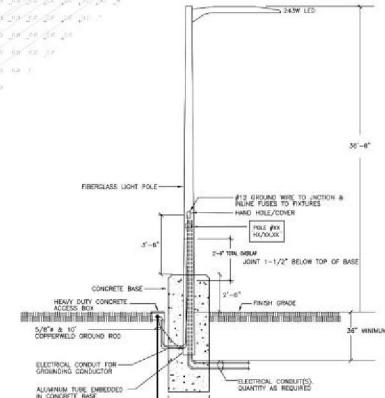
Site Plan with Access Improvements



Site Lighting



FIXTURE DESCRIPTION	
(1)	COOPER GAIN-SAB-740-U-54-4-105-BZ, 325W TYPE 3, DISTRIBUTION, FIBERGLASS POLE, 30'-6" ABOVE GRADE, WITH 2'-6" BASE
(2)	COOPER GAIN-SAB-740-U-54-4-105-BZ, 325W TYPE 3 WITH SPILL CONTROL, DISTRIBUTION, FIBERGLASS POLE, 30'-6" ABOVE GRADE, WITH 2'-6" BASE
(3)	COOPER GAIN-SAB-740-U-54-4-105-BZ, 325W TYPE 4 WITH SPILL CONTROL, DISTRIBUTION, FIBERGLASS POLE, 30'-6" ABOVE GRADE, WITH 2'-6" BASE
(4)	COOPER GAIN-SAB-840-U-12-BZ, 325W TYPE 2, FIBERGLASS POLE, 30'-6" ABOVE GRADE, WITH 2'-6" BASE
(5)	COOPER GAIN-SAB-840-U-12-BZ, 325W TYPE 3 WITH SPILL CONTROL, DISTRIBUTION, FIBERGLASS POLE, 30'-6" ABOVE GRADE, WITH 2'-6" BASE
(6)	ETHRONA DOWNE LED ASH 300 1000 12M, 100W LED, 18" MOUNTING HEIGHT
(7)	ETHRONA DOWNE LED KON 300 1000 12M, 100W LED, 18" MOUNTING HEIGHT
(8)	LED LIGHTING, OPTION C, 1/3, 1/2, 2'-6" LED, 100-400 60W LED, SURFACE OPTICALLY DOWN LIGHT, FLAT LENS, 17" MOUNTING HEIGHT



NOTE:
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PROJECT REFERENCE NO. 24-27442-01

ISSUE DATE: JULY 2014

REVISION DATE:

DESIGN: BJT

FOR QA REVIEW, NOT FOR CONSTRUCTION



DD PACKAGE
NEW WAREHOUSE
YORVILLE, IL



Site Plan Context



Architecture

- **A combination of Modern and Traditional Sustainable Materials in a warm color Palette of Browns, and Beige**
- **Vertical Articulation is achieved through Color, Texture and Material Distribution along the Facades Proportional to the Scale of the Building**
- **Materials have been selected for Durability, Ease of Maintenance & Energy Efficiency:**
 - **Recycled, Insulated Textured Metal Architectural Panels**
 - **Smooth Face CMU Masonry**
 - **Glazing**
 - **Ribbed Architectural Metal Panels**
- **Costco's Trademark Red Horizontal Metal Band**



Architecture

Sustainable Design: Awareness and responsibility to design, construct and operate Costco sites and buildings into an energy-efficient, sustainable, and environmentally responsible manner are embedded into the Costco program. This includes, but are not limited to:

- The building structure steel system and architectural metal panels are comprised of 80% recycled content with the associated batt insulation comprised of greater than 50% recycled content.
- The roof maintains reflectance, emittance and SRI rates that lessen heat gain, and the premanufactured building system provides erection efficiency reducing impacts to the carbon footprint.
- Landscaping has been designed to create a high impact with seasonal interest incorporating many native and drought tolerant species, which in turn minimizes irrigation and maintenance needs.
- All site and building lighting systems utilize LED Technology.
- Implementation of the water management system drives operational efficiency to lower wastewater and sewer use.



ALTA SURVEY

ALTA/ NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY OF COSTCO WHOLESALE, YORKVILLE, IL NWC US 34/VETERANS & COUNTRYSIDE - W#, CW23-0023

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00009973 AND 2002-00007755; THENCE SOUTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE NO. 34, 77.16 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 978.51 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1380.00 FEET AND A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 14 SECONDS WEST, AN ARC LENGTH OF 816.39 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 97.31 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MC HUGH ROAD PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655; THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.64 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST, AN ARC LENGTH OF 114.80 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 300.40 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 51 SECONDS EAST, AN ARC LENGTH OF 309.47 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 250.39 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, AN ARC LENGTH OF 87.86 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 226.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 04 MINUTES 00 SECONDS EAST, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 58 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1380.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 21 MINUTES 36 SECONDS EAST, AN ARC LENGTH OF 1240.81 FEET TO A POINT DRAWN NORTH 34 DEGREES 47 MINUTES 13 SECONDS WEST, 54.08 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 47 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 54.08 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

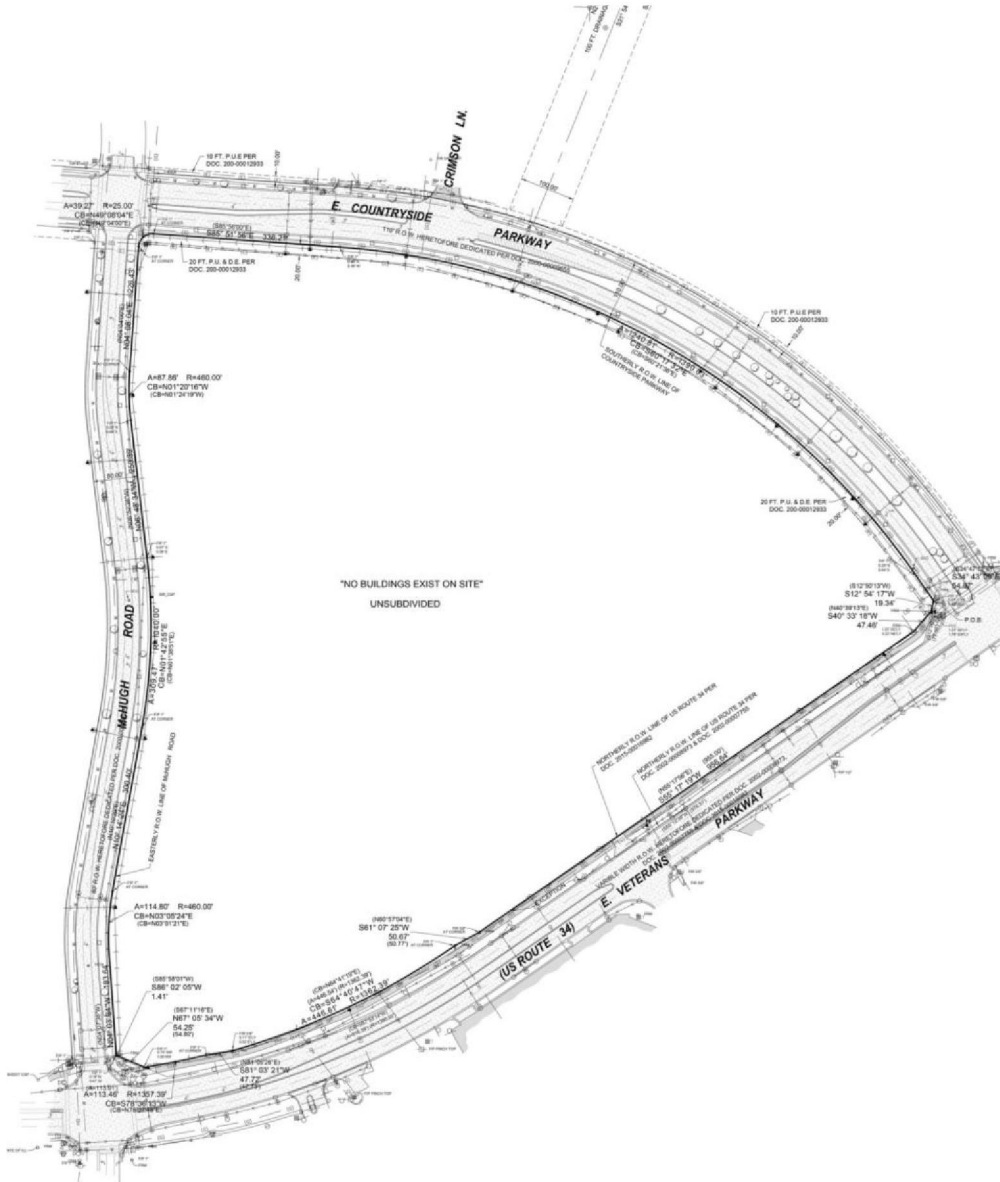
EXCEPTING THEREFROM, THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS DOCUMENT NO. 201500018982.

AREA

1,443,461 SQ. FT.
33.1373 ACRES

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0045H, EFFECTIVE ON 1/8/2014).



Costco
WHOLESALE

Parking Facts at Costco

Parking Design Factors

- Costco member vehicle sizes tend to be larger and capable of hauling bulk quantities
- Costco's carts & flat bed carts are larger and require larger loading areas & wider parking spaces.
- Average trip shopping durations are longer, resulting in less turnover frequency as compared to most big box retail stores
- Parking peak periods occur daily and on weekends & holidays
- Parking demand varies seasonally with peak months occurring in May, August, October, and December



Factors Influencing Parking at Costco

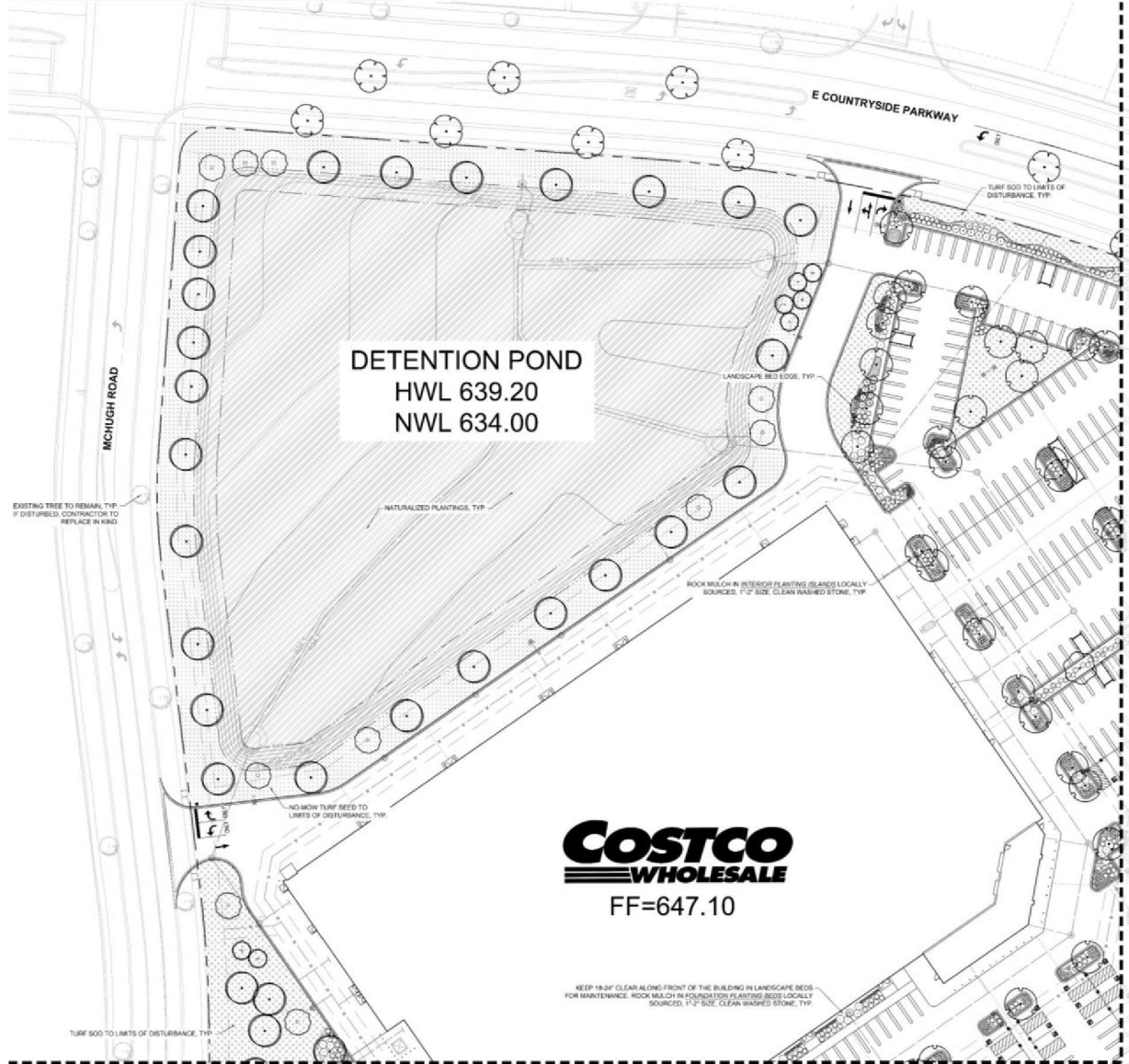
Costco's Commitment to the Community

- To provide a high level of customer service to members
- To maintain safe and efficient on-site operations and circulation
- To be a good neighbor and not negatively impact operations of adjacent development
- To ensure that circulation, or parking constraints on Costco's site do not negatively impact operations or safety on the surrounding transportation system



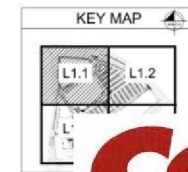
Proposed Landscape Plan Detention Basin

ALL INTERIOR ISLANDS AND PLANTING ISLANDS TO BE MULCHED WITH ROCK MULCH.



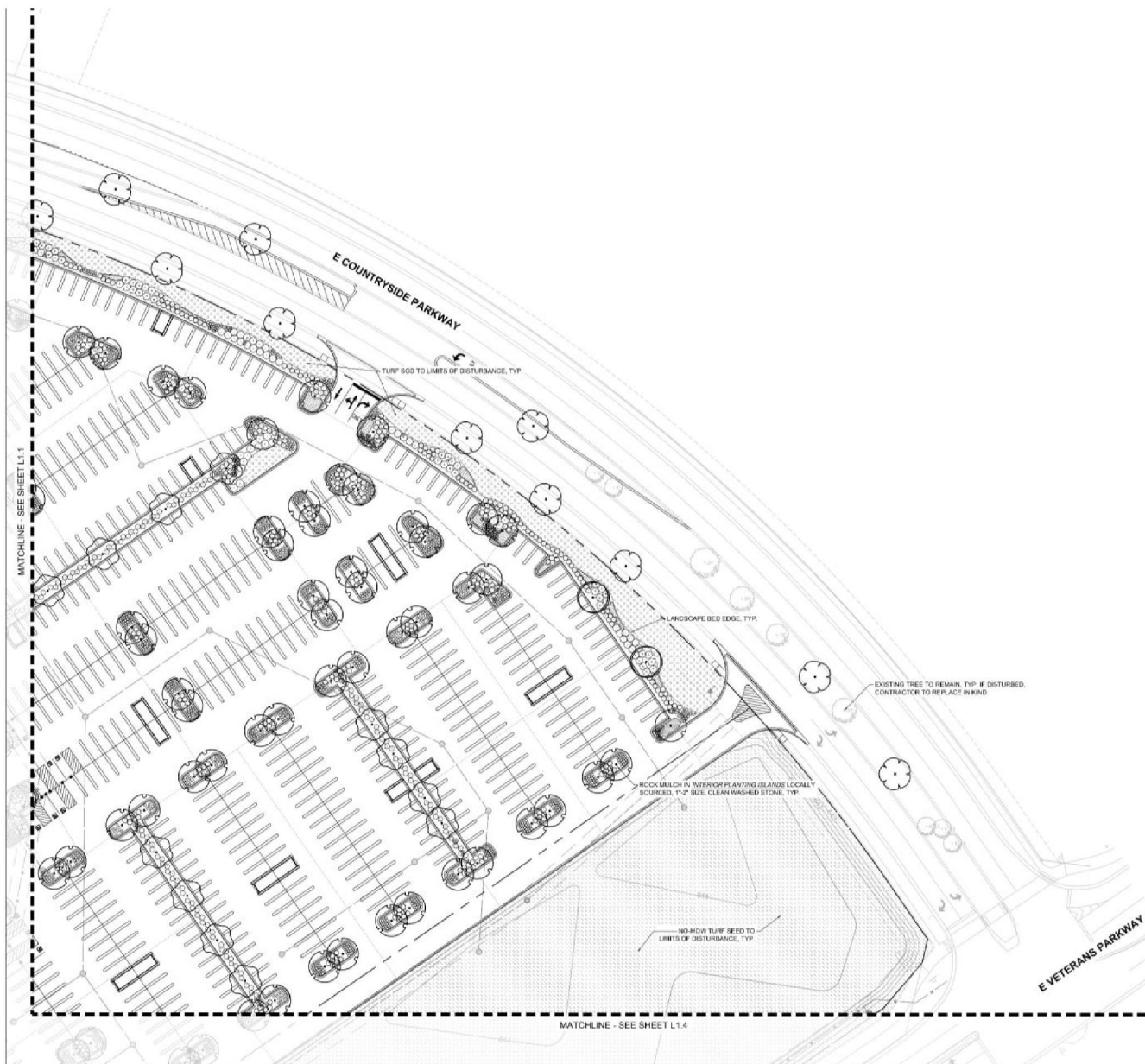
CONCEPT PLANT SCHEDULE

	CANOPY TREE
	2" DBH MINIMUM
	CANOPY TREE - PARKWAY
	2" DBH MINIMUM
	CANOPY TREE - PARKING AREA
	2" DBH MINIMUM
	CANOPY TREE - PARKING AREA MEDIAN
	2" DBH MINIMUM
	EVERGREEN TREE
	6' HT MINIMUM
	ORNAMENTAL TREE
	1" DBH MINIMUM FOR SINGLE STEM
	6' HT MINIMUM FOR MULTI-STEM
	LARGE DECIDUOUS SHRUB
	LARGE DECIDUOUS SHRUB - PARKING AREA PERIMETER
	LARGE EVERGREEN SHRUB
	LARGE EVERGREEN SHRUB - PARKING AREA PERIMETER
	MEDIUM DECIDUOUS SHRUB
	MEDIUM DECIDUOUS SHRUB - PARKING AREA MEDIAN
	MEDIUM DECIDUOUS SHRUB - PARKING AREA PERIMETER
	SMALL DECIDUOUS SHRUB
	SMALL DECIDUOUS SHRUB - PARKING AREA MEDIAN
	SMALL DECIDUOUS SHRUB - PARKING AREA PERIMETER
	ORNAMENTAL GRASS
	ORNAMENTAL GRASS - PARKING AREA PERIMETER
	PERENNIALS
	TURF SOD
	NO-MOW TURF SEED MIX
	NATURALIZED PLANTINGS

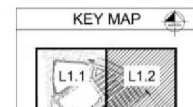


COSTCO
WHOLESALE

Proposed Landscape Plan



- CANOPY TREE
2.0' DBH MINIMUM
- CANOPY TREE - PARKWAY
2.0' DBH MINIMUM
- CANOPY TREE - PARKING AREA
2.0' DBH MINIMUM
- CANOPY TREE - PARKING AREA MEDIAN
2.0' DBH MINIMUM
- EVERGREEN TREE
6' HT MINIMUM
- ORNAMENTAL TREE
1.5" DBH MINIMUM FOR SINGLE STEM
6' HT MINIMUM FOR MULTI-STEM
- LARGE DECIDUOUS SHRUB
- LARGE DECIDUOUS SHRUB - PARKING AREA PERIMETER
- LARGE EVERGREEN SHRUB
- LARGE EVERGREEN SHRUB - PARKING AREA PERIMETER
- MEDIUM DECIDUOUS SHRUB
- MEDIUM DECIDUOUS SHRUB - PARKING AREA MEDIAN
- MEDIUM DECIDUOUS SHRUB - PARKING AREA PERIMETER
- SMALL DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB - PARKING AREA MEDIAN
- SMALL DECIDUOUS SHRUB - PARKING AREA PERIMETER
- ORNAMENTAL GRASS
- ORNAMENTAL GRASS - PARKING AREA PERIMETER
- PERENNIALS
- TURF SOO
- NO-MOW TURF SEED MIX
- NATURALIZED PLANTINGS



COSTCO
WHOLESALE

Proposed Landscape Plan

