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

REVISED 3-7-25 @ 1:10 p.m.
Revised Mayor's Report #7 title and an additional agenda item added, Public Safety Committee Report item #1

AGENDA
CITY COUNCIL MEETING
Tuesday, March 11, 2025
7:00 p.m.
City Hall Council Chambers
Prairie Pointe Drive, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk:

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

Establishment of Quorum:

Amendments to Agenda:

Presentations:

Public Hearings:

1. Lake Michigan Improvements – IEPA Amended Project Plan PEID

Citizen Comments on Agenda Items:

Consent Agenda:

1. Minutes of the Regular City Council – February 11, 2025
2. Minutes of the Regular City Council – February 25, 2025
3. Minutes of the Special City Council – March 4, 2025
4. Bill Payments for Approval

   $ 904,266.97 (vendors)
   $ 338,678.99 (wire payment)
   $ 433,916.13 (payroll period ending 02/28/25)
   $ 1,676,862.09 (total)

Mayor's Report:

1. CC 2025-14 Ordinance Approving a Grant of Non-Exclusive Watermain Easement to the United City of Yorkville, Kendall County, Illinois from C1 Yorkville LLC
2. CC 2025-15 Ordinance Approving a Construction Escrow Agreement By and Between the United City of Yorkville, Kendall County, Illinois and C1 Yorkville LLC

Mayor's Report (cont'd):

3. CC 2025-16 Ordinance Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program
4. CC 2025-17 Resolution Approving an Agreement for Legal Services Related to AFFF PFAS Litigation
5. CC 2025-18 Resolution Authorizing the Purchase of a Woodchipper in an Amount Not to Exceed $43,034
6. CC 2025-19 Ordinance Amending School Transition Fees
7. *CC 2025-20 Resolution Authorizing the Repair of Well Number 9 in an Amount Not to Exceed $375,000*

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

1. *PS 2025-09 Regulation of Time Restricted Parking on Grande Trail by Grande Reserve Elementary*

Administration Committee Report:

Park Board:

Planning and Zoning Commission:

1. PZC 2024-29 & EDC 2025-06 1115, LLC
    a. Ordinance Approving a Planned Unit Development Agreement with 1115, LLC
    b. Ordinance Approving the Rezoning to R-4 General Multi-Family Residence Zoning District of Certain Territory Known as 1115 South Bridge Street, Yorkville, Illinois (Fox Haven)
2. PZC 2024-31 & EDC 2024-08 Dave-Hamman – Kelaka
    a. Ordinance Annexing Certain Property Generally Located South of Faxon Road and West of Iroquois Lane (Hamman-Kelaka Property)
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City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Mayor's Report (cont'd):

8. CC 2025-08 Public Works and Parks Department Facility Update
9. CC 2025-09 Lake Michigan Water Project Update
10. CC 2025-21 Fiscal Year 2026 Budget Presentation

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: March 19, 2025 – 6:00 p.m. – East Conference Room #337

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

ECONOMIC DEVELOPMENT: April 2, 2025 – 6:00 p.m. – East Conference Room #337

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

PUBLIC SAFETY: May 1, 2025 – 6:00 p.m. – East Conference Room #337

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

PUBLIC WORKS: March 18, 2025 – 6:00 p.m. – East Conference Room #337

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

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Public Works Committee Report:

Economic Development Committee Report:

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Park Board:

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9. CC 2025-09 Lake Michigan Water Project Update
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Additional Business:

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Committee:	Alderman Koch		
Committee:	Alderman Corneils		

ECONOMIC DEVELOPMENT: April 2, 2025 – 6:00 p.m. – East Conference Room #337

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

PUBLIC SAFETY: May 1, 2025 – 6:00 p.m. – East Conference Room #337

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

COMMITTEES, MEMBERS AND RESPONSIBILITIES cont'd:

PUBLIC WORKS: March 18, 2025 – 6:00 p.m. – East Conference Room #337

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

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, March 11, 2025
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PUBLIC HEARINGS:

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1. Lake Michigan Improvements – IEPA Amended Project Plan PEID

CITIZEN COMMENTS ON AGENDA ITEMS:

CONSENT AGENDA:

---

1. Minutes of the Regular City Council – February 11, 2025

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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2. Minutes of the Regular City Council – February 25, 2025

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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3. Minutes of the Special City Council – March 4, 2025

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

   ☐ Removed _____

   ☐ Notes _____

   _____

   _____

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

MAYOR'S REPORT:

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1. CC 2025-14 Ordinance Approving a Grant of Non-Exclusive Watermain Easement to the United City of Yorkville, Kendall County, Illinois from C1 Yorkville LLC
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

---

2. CC 2025-15 Ordinance Approving a Construction Escrow Agreement By and Between the United City of Yorkville, Kendall County, Illinois and C1 Yorkville LLC
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

---

3. CC 2025-16 Ordinance Authorizing the United City of Yorkville, Kendall County, Illinois to Borrow Funds from the Public Water Supply Loan Program

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

☐ Removed _____

☐ Notes _____

_____

_____

---

4. CC 2025-17 Resolution Approving an Agreement for Legal Services Related to AFFF PFAS Litigation

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

☐ Removed _____

☐ Notes _____

_____

_____

---

5. CC 2025-18 Resolution Authorizing the Purchase of a Woodchipper in an Amount Not to Exceed $43,034

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

☐ Removed _____

☐ Notes _____

_____

_____

---

6. CC 2025-19 Ordinance Amending School Transition Fees

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

☐ Removed _____

☐ Notes _____

_____

_____

---

7. CC 2025-20 Well Number 9 – Authorization for Well Repair

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

☐ Removed _____

☐ Notes _____

_____

_____

PLANNING AND ZONING COMMISSION:

---

1. PZC 2024-29 & EDC 2025-06 1115, LLC

    a. Ordinance Approving a Planned Unit Development Agreement with 1115, LLC

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

☐ Removed _____

    b. Ordinance Approving the Rezoning to R-4 General Multi-Family Residence Zoning District of Certain Territory Known as 1115 South Bridge Street, Yorkville, Illinois (Fox Haven)

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

☐ Removed _____

☐ Notes _____

_____

_____

---

2. PZC 2024-31 & EDC 2024-08 Dave-Hamman – Kelaka

   a. Ordinance Annexing Certain Property Generally Located South of Faxon Road and West of Iroquois Lane (Hamman-Kelaka Property)

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

☐ Removed _____

   b. Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Generally Located South of Faxon Road and West of Iroquois Lane (Hamman-Kelaka Property)

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

☐ Removed _____

   c. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located South of Faxon Road and West of Iroquois Lane

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

☐ Removed _____

   d. Ordinance Approving the Rezoning to the M-2 General Manufacturing Zoning District of Certain Territory Generally Located North of West Veterans Parkway and East of Eldamain Road

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

☐ Removed _____

☐ Notes _____

_____

_____

MAYOR'S REPORT (CONT'D):

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8. CC 2025-08 Public Works and Parks Department Facility Update
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

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9. CC 2025-09 Lake Michigan Water Project Update
   - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
   - ☐ Removed _____
   - ☐ Notes _____

---

10. CC 2025-21 Fiscal Year 2026 Budget Presentation
    - ☐ Approved: **Y** _____ **N** _____ □ Subject to _____
    - ☐ Removed _____
    - ☐ Notes _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:

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

Agenda Item Number

Public Hearing #1

Tracking Number

Agenda Item Summary Memo

Title: Lake Michigan Improvements – IEPA Project Plan PEID

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Brad Sanderson (Name) Engineering (Department)

Agenda Item Notes:

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

Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Jori Behland, City Clerk
Rob Fredrickson, Finance Director

Date: March 4, 2025
Subject: IEPA Low-Interest Loan Project Plan / PEID Public Hearing

---

This item is related to the IEPA Low-Interest Loan funding that the City is seeking for its water system. The original Preliminary Environmental Impacts Determination (PEID) public hearing was conducted on March 12, 2024. The reason for the amended PEID, is that the location of the Northwest Elevated Water Storage tank changed, therefore, a new determination was necessary. The public hearing is a requirement to receive project plan approval.

The amended PEID is attached. If you have any questions or require additional information, please let us know.

PUBLIC HEARING – LAKE MICHIGAN CONNECTION PLAN IMPROVEMENTS

The purpose of this public hearing is to obtain public comment on the United City of Yorkville's Lake Michigan Connection Plan Improvements Projects and the Illinois Environmental Protection Agency's Amended Preliminary Environmental Impacts Determination, as provided for in the Illinois Procedures for Issuing Loans from the Public Water Supply Loan Program. The projects are in the Planning stage and this hearing is not a Pre-Construction Meeting.

The Projects are to complete needed improvements for the City to switch its source water to Lake Michigan by connecting to the DuPage Water Commission (DWC); specifically, the replacement of water mains to reduce leakage and water loss, construction of a receiving station to receive supply from DWC, and construction of a new water storage tank for future storage requirements by DWC. Financial assistance for the Projects is being sought from the IEPA Public Water Supply Loan Program.

A copy of the Amended Project Summary and Preliminary Environmental Impacts Determination provided by the IEPA is on file at the United City of Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois 60560, and available for public inspection during regular office hours.

All interested parties wishing to provide comment on the Projects, the Preliminary Environmental Impacts Determination, and/or any environmental impacts of the Projects are now given an opportunity to be heard.

Written comments may also be submitted at any time for up to and including an additional ten (10) days following the date of this public hearing. Written comments may be sent to the United City of Yorkville City Clerk and/or to the Illinois Environmental Protection Agency.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397

JB PRITZKER, GOVERNOR JAMES JENNINGS, ACTING DIRECTOR

Amended Project Summary and

Preliminary Environmental Impacts Determination

Date: FEB 19 2025

Loan Applicant: United City of Yorkville
IEPA Loan Project Numbers: L176788, L176789, & L176790

To all interested persons:

Section 662.330 of the Illinois Procedures for Issuing Loans from the Public Water Supply Loan Program requires that the Illinois Environmental Protection Agency (IEPA) conduct an assessment of the environmental impacts of proposed public water supply projects to be funded with loans. This review is carried out in conjunction with the Agency's review of the applicant's project plan.

Prior to final approval of the project plan, the public's comments are sought regarding environmental impacts of the proposed project. Unless new information obtained through the public comment process causes reconsideration, the Agency will approve the project plan at the close of the public comment period.

The applicant will make the attached Project Summary and Preliminary Environmental Impacts Determination (PEID) available for public inspection. The applicant must conduct a public hearing regarding both the PEID and project planning. Advertisement of the hearing must be made at least 10 days in advance. The advertisement must include the purpose of the project along with the date, time, and location of the hearing. A comment period of at least 10 days shall be provided after the hearing in which written comments may be submitted to the loan applicant or to the IEPA contact person identified in the attached document.

Your participation in this process is appreciated.

Sincerely,

Nidhan Singh, M.B.A.
State Revolving Fund Manager
Infrastructure Financial Assistance Section
Bureau of Water

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Attachment

Amended Project Summary and Environmental Impacts Determination (PEID)

The United City of Yorkville has applied to the Illinois Environmental Protection Agency's (IEPA) Public Water Supply Loan Program to request funding to help finance a water system improvement project. The following project summary and environmental assessment has been prepared by the IEPA to assist the loan applicant in complying with the public notice requirements. Information in this report was obtained, in part, from the following sources: United City of Yorkville Lake Michigan Connection Plan, submitted by the United City of Yorkville, in August 2023. An amendment to the project plan was submitted by Engineering Enterprises, Inc., on December 13, 2024. Additional documentation was obtained from loan application documents and compiled by the IEPA.

Part I – Project Information

Loan Applicant: United City of Yorkville **County:** Kendall

Project Name: Lake Michigan Connection Plan

Project Numbers: L176788, L176789, & L176790

Current Population Served: 23,143 **Future Population (30 year):** 47,796

Project Description: The multi-phased project consists of changing sources of water for the City of Yorkville, by connecting to the DuPage County Water Commission (DWC). To prepare for the source water switch, project L176788 consists of the construction of a north delivery station, as well as a receiving station that will have a ground storage tank. This PEID is being amended because the location of the storage tank has changed. The original plan was to have this tank located next to the north receiving station. The City has since received updated hydraulic modeling results. The updated data indicated that having an elevated water storage tank located on Corneils Road would better optimize water storage, transfer, and pressure across the distribution system. There will be approximately 1,500 feet of watermain constructed, to connect the new elevated water storage tank to a nearby watermain of the system. Additional watermain will be constructed for the new north receiving and delivery stations. Approximately 725 feet of watermain ranging in size from 8-inch to 16-inches will be constructed for the two stations. The City also plans to replace watermains at several places in the distribution system in later phases. The watermain replacement phases will occur in 2025 (L176789) and 2026 (L176790). The City is proposing to replace approximately 7 miles of watermain throughout the system, to reduce leakage and associated water loss.

Project Locations: The north receiving station of project L176788 will be located next to existing Well 8. The elevated water storage tank of project L176788 will be located on Corneils Road. The watermain replacements (L176789 & L176790) will occur at various points throughout the City. See the attached map for project locations.

Project Justification: The United City of Yorkville currently relies on groundwater from an aquifer. Modeling and analysis have shown that the aquifer is not a sustainable long-term supply option for the City due to the declining aquifer levels. After an extensive study of various supply

alternatives, it was determined that connecting to the Lake Michigan supply via the DWC, was deemed the most sustainable option and could best meet the City's long-term needs. The City has several proposed improvement projects needed to complete the connection to DWC. The proposed project consists of:

- North delivery and receiving station with elevated water storage tank (L176788)
- Watermain replacement in 2025 (L176789)
- Watermain replacement in 2026 (L176790)

	Estimated Start Dates	Estimated Completion Dates
North station with tank (L176788)	June 2025	June 2028
Watermain replacement (L176789)	May 2025	April 2026
Watermain replacement (L176790)	May 2026	April 2027

Project Cost Estimates: The total project cost for all phases will be approximately $14,241,000. This includes construction and contingencies, as well as Design and Construction Engineering costs.

Part II – Project Affordability for Residents and Utility Customers

The applicant is proposing to finance the project costs with multiple loans from the IEPA Public Water Supply Loan Program (PWSLP). Loans totaling $14,241,000, with an estimated interest rate of 1.87% for a twenty (20) year period, would have an annual repayment of approximately $854,032.

The loan program rules include provisions for incentives such as reduced interest rates, partial principal forgiveness, and extended repayment periods for qualifying applicants. The criteria used to determine incentive qualification are found in Sections 662.210 and 662.250 of the Procedures for Issuing Loans from the PWSLP which is available on the Agency's website. The final decision for incentive qualification will be determined at the time a loan agreement is issued using updated Census Bureau and Department of Labor data. Using current data, the applicant is not eligible to receive a reduced interest rate or partial principal forgiveness for the fiscal year. The Agency adjusts qualifying criteria annually on July 1st.

Source of Loan Repayment: The City proposes to repay the loan with revenue generated by an increase in user rates.

Current Average Residential Cost for Service: $47.13

Projected Average Residential Cost for Service: $59.53

Average Monthly Residential Water Use: 735 cubic feet

How is the residential rate/cost of service calculated:

Current Average Monthly Residential Charges: The United City of Yorkville indicates that an average residential customer uses 1,470 cubic feet of water per billing cycle, which is bi-monthly.

Current Bi-Monthly Charges include: The billing rate contains a capital improvement charge of $16.50 and a flat fee of $24.00 for every residential customer. Plus, it is $4.80 per 100 cubic feet used above 350 cubic feet.

Current Bi-monthly Rate Calculations: Capital improvement charge of $16.50 per bill + $24.00 (flat fee for first 350 cubic feet) + ($4.80 X 1,120 cubic feet used/100) = $94.26

$94.26 / 2 = $47.13 per month

Proposed Monthly Charges: Capital improvement charge of $41.29 per bill + $24.00 (flat fee for first 350 cubic feet) + ($4.80 X 1,120 cubic feet used/100) = $119.05

$119.05 / 2 = $59.53 per month

Median Household Income (MHI): $105,322

Financial Impact of the proposed project: To evaluate the cost of the proposed project for the community, a percentage comparison of the MHI to the average, annual cost for water service is utilized. The MHI listed above is from the current fiscal year's census information. The proposed annual water cost of $714.36, is 0.7% of the MHI for residential water users. The percentage is for comparison only and has no impact on whether a project qualifies for funding from the IEPA. The percentage comparison and MHI are two of several criteria used to determine whether a loan project qualifies for interest rate reductions or principal forgiveness.

Part III – Environmental Review and Impacts

Project Construction Impacts: Temporary adverse environmental impacts such as construction associated noise, blowing dust, air emissions, traffic disruption, and soil erosion will likely occur during construction.

Illinois Department of Natural Resources (IDNR): The project has been reviewed by the IDNR for compliance with the National Historic Preservation Act, Section 106. The State Historic Preservation Office indicated that based upon the information provided, no historic properties are affected. The project was also submitted to several Tribal Historic Preservation Offices with registered interest. It was concluded that adverse effects are unlikely.

The project was also reviewed by IDNR to determine compliance with the Illinois Endangered Species Act, Illinois Natural Areas Preservation Act, and the Illinois Wetlands Act. The initial review indicated there might be protected resources in the vicinity of the project locations. A further evaluation was completed by IDNR, and a letter issued by IDNR indicates that adverse

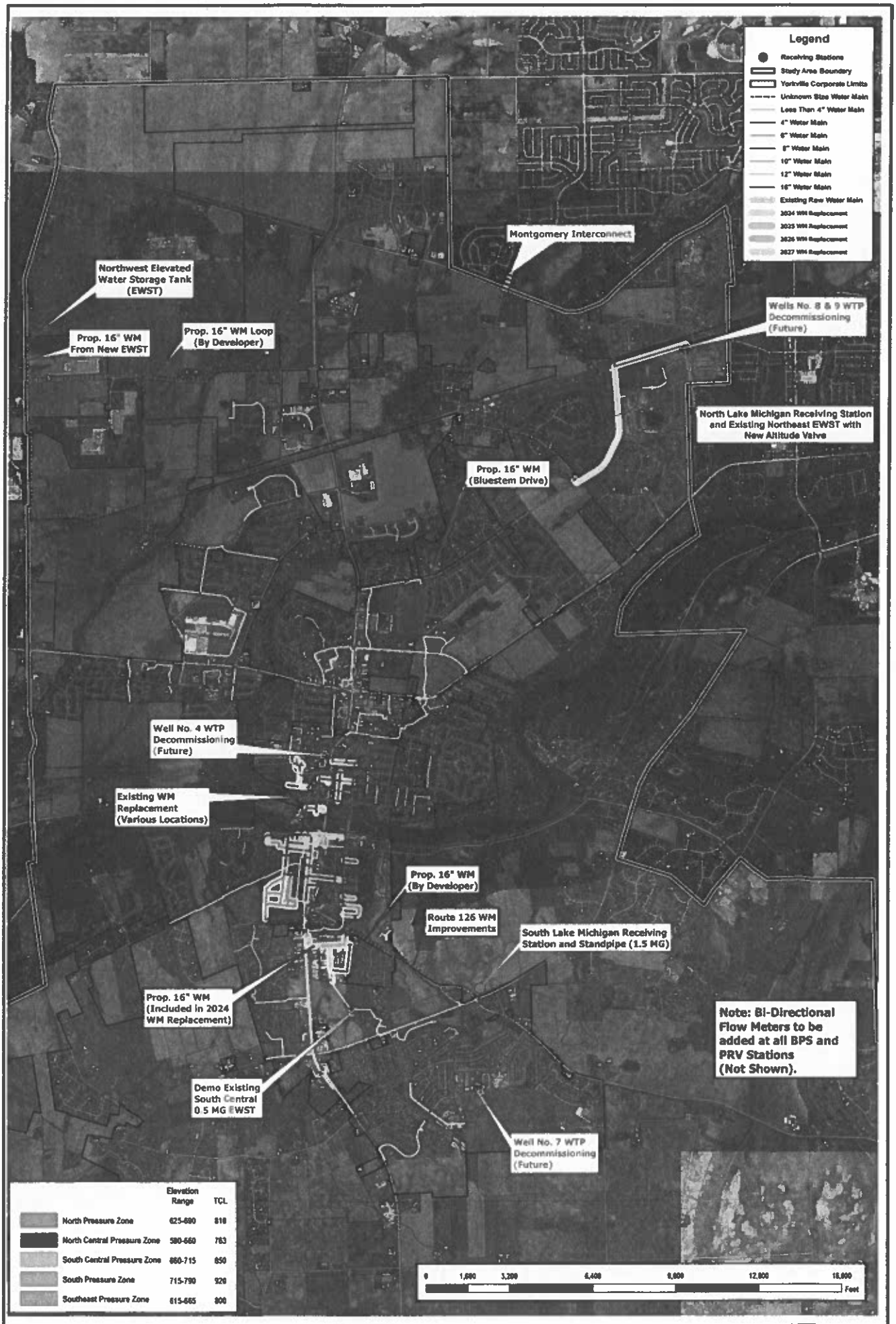
effects are unlikely and terminated their consultation under 17 Ill. Adm. Code Part 1075 and Part 1090.

Illinois Department of Agriculture (IDOA): The project was reviewed by the IDOA, with the department stating that the project was exempt from further Farmland Protection Policy Act (FPPA) review. Projects on land already in urban development or used for water storage are not subject to the provisions of FPPA.

Public comments are invited on the proposed project. For further information contact:

Bill Jankousky, Project Manager
Infrastructure Financial Assistance Section
Illinois Environmental Protection Agency
Bureau of Water
2520 West Iles Avenue
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-2027

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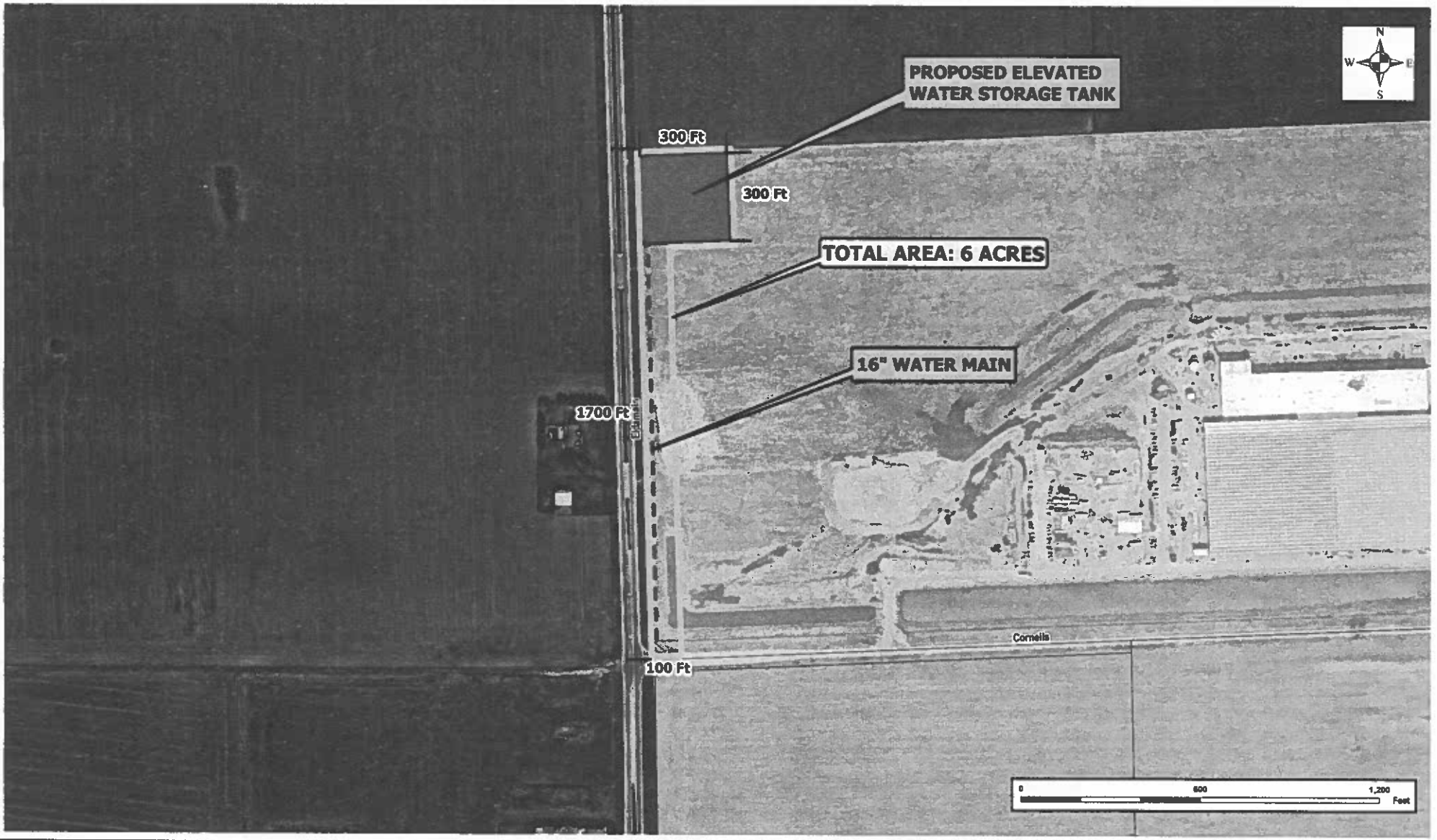
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

LAKE MICHIGAN CONNECTION
UNITED CITY OF YORKVILLE, ILLINOIS

PROPOSED IMPROVEMENTS

north



Engineering Enterprises, Inc. CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 (630) 466-6700 | www.eeiweb.com	United City of Yorkville 651 Prairie Pointe Dr Yorkville, IL 60560	NO. / DATE / REVISIONS	DATE: AUGUST 2024 PROJECT NO: YC0418 PATH: H:\EEI-PUBLIC\YORKVILLE\2024- FILE: YC0418 ELEVATED WATER TANK I.MXD
LAKE MICHIGAN IMPROVEMENTS UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS	NORTHWEST ELEVATED WATER STORAGE TANK		

Mailing List – Environmental Review

Project: United City of Yorkville

L17: 6788, 6789, *6790

Check entities to receive Preliminary Environmental Impacts Determination/Notice of Categorical Exclusion. Agencies may be omitted if they have already provided an unconditional written sign-off on the planning.

_____ Illinois Historic Preservation Agency (SHPO)

_____ Illinois Department of Natural Resources
Office of Realty & Environmental Planning (for rare/endangered species, natural areas, and Interagency Wetlands Policy Act)

_____ Illinois Department of Natural Resources
Office of Water Resources (for lakes, rivers and stream crossings, floodway/floodplain construction)

_____ Illinois Department of Agriculture

U.S. Army Corps of Engineers – Check Appropriate Regional Office

_____ Rock Island District _____ St. Louis District _____ Chicago District

Designated 208 Areawide Planning Agency – Check Appropriate Agency

_____ CMAP

_____ GERPDC

_____ SWIPC

Green Infrastructure Coordinator: _____Chris Covert

IEPA Field Office (Elgin)

Loan Applicant

Bart Olson, City Administrator
651 Prairie Pointe Dr.
Yorkville, IL 60560

(Continued on Back)

IL 532 1945
WPC 582 3/97 (Rev.)

Consulting Engineer

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

✓ Other Interested Parties

City Clerk

BCC: ChronFile
Planning File/L176788
Scan to Bill J.

Project Manager: Bill J.

Date: 2/18/25

Copies of the Preliminary Environmental Impacts Determination/Notice of Categorical Exclusion have been mailed to the above entities.

Signed:

Date: 2.19.25

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

Agenda Item Number

Consent Agenda #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – February 11, 2025

Meeting and Date: City Council – March 11, 2025

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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

DRAFT

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 651 PRAIRIE POINTE DRIVE ON TUESDAY, FEBRUARY 11, 2025

Mayor Purcell called the meeting to order at 7:02 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

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

Staff in attendance electronically: Assistant City Administrator Willrett

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

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:
https://us02web.zoom.us/j/89039675702?pwd=IfImKUOiOhm5c49XeyJjxZ2k9D9sEn.1.
The Zoom meeting ID was 890 3967 5702.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None

PUBLIC HEARINGS

1. Dave-Hamman – Kelaka Annexation and Rezoning

Please see the attached transcript from the court reporter regarding the public hearing portion of the meeting.

CITIZEN COMMENTS ON AGENDA ITEMS

Tom Ryan, a project developer from New Leaf Energy, shared information on Planning and Zoning agenda item #1: Kendall County Petition 24-30 – 1.5 Mile Review (South of 9949 and 10021 Ament Road). He stated that he has been working on the solar project on Ament Road for a while. He said there was a pause from 2023 to 2024 while the ordinance was being updated. Mr. Ryan noted that after this pause, New Leaf Energy was trying to determine if it wanted to annex the parcel as it is located 0.85 miles south of the Yorkville jurisdictional area. Mr. Ryan stated that all plans have followed the comprehensive plan, which is planned to be agricultural. He noted that he has been working with Kendall County and Kendall Township, and they have been waiting for a stormwater permit. They are placing pollinators underneath the solar field to help with erosion and prevent stormwater runoff. They've also added detention ponds on the south side of the solar field. Mr. Ryan stated he is looking for approval on this agenda item.

CONSENT AGENDA

1. Minutes of the Regular City Council – January 14, 2025
2. Minutes of the Regular City Council – January 28, 2025
3. Bill Payments for Approval
   $ 206,593.85 (vendors)
   $ 422,797.15 (payroll period ending 01/31/25)
   $ 629,391.00 (total)
4. **Resolution 2025-19** Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County – *authorize the Mayor and City Clerk to execute* (EDC 2025-16)

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

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

REPORTS

MAYOR'S REPORT

Resolution 2025-20 **Authorizing the Purchase of Lightning Detection Equipment in an Amount Not to Exceed $35,400**
(CC 2025-10)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of Lightning Detection Equipment in an Amount Not to Exceed $35,400 and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Corneils.

Alderman Transier is pleased to see this being done. It will resolve some problems with the lightning detector going off on clear nights. Parks and Recreation Director Evans stated that the equipment will be more accurate, and the technology and software will be more up-to-date.

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

Settlement Agreement – Police Department
(CC 2025-11)

Mayor Purcell entertained a motion to the settlement agreement as presented in packet materials. So moved by Alderman Tarulis; seconded by Alderman Soling.

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

Resolution 2025-21 **Approving a Sales Tax Revenue Sharing Agreement (Costco Wholesale Corporation)**
(CC 2025-12)

Mayor Purcell entertained a motion to approve a Resolution Approving a Sales Tax Revenue Sharing Agreement (Costco Wholesale Corporation) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Marek.

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

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-22 **Approving an Intergovernmental Agreement Between the United City of Yorkville and the State of Illinois (Route 47 Expansion – Waterpark Way to Jericho Road)**
(PW 2025-11)

Alderman Koch made a motion to approve a Resolution Approving an Intergovernmental Agreement Between the United City of Yorkville and the State of Illinois (Route 47 Expansion – Waterpark Way to Jericho Road) and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

City Administrator Olson stated that this agreement covers the construction and the City's funding of the improvements related to the Route 47 expansion north of the City between Waterpark Way and Jericho Road. It covers medians, stop lights, emergency signals, and utility relocations. He shared that when this was discussed at the January Public Works Committee meeting, there were two outstanding items: ownership and maintenance and funding for the bridge or culvert at Baseline Route and Route 47. The bridge, just outside IDOT's right-of-way, is old and will be completely rebuilt. Once the bridge is reconstructed, it will be within IDOT's right-of-way because the intersection will be larger. City Administrator Olson stated that initially, the City objected to ownership and maintenance; however, IDOT's precedence has been that it is the municipality's cost and responsibility. The City is also responsible for the energy and maintenance cost for the Galena Road and Route 47 signal. He stated that there are IDOT rules and maintenance requirements that state that the county is not responsible and that the State of Illinois cannot take over. Therefore, the responsibility belongs to the local municipal jurisdiction, no matter who owns the roads. City Administrator Olson stated that IDOT has shown documents, and there is no way around it.

Alderman Funkhouser asked which fiscal year the City starts paying. Finance Director Fredrickson responded that the fiscal year is 2026. City Administrator Olson stated it is generally a 3-year construction project.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

St. Patrick's Day Celebration

Parks and Recreation Director Evans shared that the Yorkville St. Patrick's Day Celebration is on Saturday, March 15, 2025, and starts at 9:00 a.m. There will be a 5K run and a parade shortly afterward. More information can be found on the City's website at https://www.yorkville.il.us/632/St-Patricks-Day-Celebration.

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 authorize staff to notify Kendall County that the City Council does not have any objections to the proposed special use permit and variance for a commercial solar energy system. So moved by Alderman Soling; seconded by Alderman Corneils.

Motion approved by a roll call vote. Ayes-6 Nays-2
Soling-aye, Marek-aye, Corneils-aye, Koch-aye,
Plocher-aye, Funkhouser-nay, Tarulis-nay, Transier-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)

City Administrator Olson shared that the project is out to bid for a few more weeks, and the bids are anticipated to be reviewed at the March 11, 2025, City Council agenda.

Lake Michigan Water
Project Update
(CC 2025-09)

No report.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Michelle Breyne, the Principal of Grande Reserve Elementary, stated she is pleading for attention and diligence to the traffic in the Grande Reserve neighborhood, given the new construction across from the school. Mayor Purcell responded that he had discussed this with Chief Jensen and City Administrator Olson, who had some ideas they believed may help.

Clay Hamm, a Yorkville resident, sent a letter requesting a bike path on Cannonball Trail (*see attached letter*).

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for the following:

1. 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.

2. For the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

So moved by Alderman Soling; seconded by Alderman Marek.

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

The City Council entered executive session at 7:46 p.m.

The City Council returned to regular session at 8:25 p.m.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:25 p.m.

Minutes submitted by:

Jori Behland,
City Clerk, City of Yorkville, Illinois

UNITED CITY OF YORKVILLE

KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING

PUBLIC HEARING

651 Prairie Pointe

Yorkville, Illinois

Tuesday, February 11, 2024

7:00 p.m.

PRESENT: (In-person and via Zoom)

Mr. John Purcell, Mayor;

Mr. Ken Koch, Alderman;

Mr. Dan Transier, Alderman;

Mr. Craig Soling, Alderman;

Mr. Arden Joe Plocher, Alderman;

Mr. Chris Funkhouser, Alderman;

Mr. Matt Marek, Alderman;

Mr. Seaver Tarulis, Alderman;

Mr. Rusty Corneils, Alderman.

ALSO PRESENT:

Mr. Bart Olson, City Administrator;

Ms. Jori Behland, City Clerk;

Ms. Erin Willrett, Assistant City Administrator;

Mr. Rob Fredrickson, Finance Director;

Mr. James Jensen, Chief of Police;

Mr. Tim Evans, Parks and Recreation Director;

Ms. Krysti Barksdale-Noble, Community Development Director;

Mr. Brad Sanderson, City Engineer.

APPEARANCES:

OTTOSEN, DiNOLFO, HASENBALG & CASTALDO, LTD.
BY: MR. MICHAEL CASTALDO, JR.
1804 North Naper Boulevard, Suite 350
Naperville, Illinois 60563
(630) 682-0085

appeared on behalf of the United City of Yorkville;

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK & CORRIGAN, LTD.
BY: MS. KATHLEEN C. WEST
111 East Jefferson Street, Suite 2
Naperville, Illinois 60540
(630) 355-5800

Appeared on behalf of Kelaka, LLC.

- - - - -

REPORTED BY: Christine M. Vitosh

Illinois C.S.R. License No. 084-002883

I N D E X

WITNESS:	PAGE:
KATHLEEN C. WEST	5
MARY MAHER BARTALONE	9
BRIAN CARRABOTTA	14
TODD VANDERMYDE	19
DAWN WATSON	21
TIFFANY SCHRAEDER	24
DON BARTALONE	25
SARAH TESCH	26
BAILEY CARRABOTTA	28
SARAH CHILELLI	30

- - - - -

(WHEREUPON, the following proceedings were had in the public hearing portion of the meeting, commencing at 7:03 p.m.:)

MAYOR PURCELL: We do have public hearings, we have one public hearing to be specific, so right now I will open the public hearing for the Dave Hamann Kelaka annexation and rezoning.

Public hearing is now open. I think -- Did the petitioner want to make some comments?

MS. BEHLAND: Yes.

MAYOR PURCELL: Who is here for the petitioner?

MS. WEST: I am, sir.

MAYOR PURCELL: Please step forward, state your name for the record, and thank you and welcome.

KATHLEEN C. WEST,

testified before the City Council from the podium as follows:

MS. WEST: Thank you. Good evening. My name is Kathleen West of the law firm of

Dommermuth, Cobine, West, Gensler, Philipchuck & Corrigan, and our law firm represents Kelaka.

Kelaka owns three parcels of land; two of the parcels are located south of Faxon Road and west of Kylyn's Ridge subdivision. These parcels total 62 acres.

Kelaka is requesting that these two parcels of land be annexed to the city and, upon annexation, to be zoned M-2.

Kelaka also owns a parcel of land located north of Route 34 and east of Eldamain Road. This parcel is 50 acres in size.

This parcel has been annexed to the city and Kelaka is requesting that it be rezoned from the B-3 District to the M-2 District.

Kelaka's properties are adjacent to both the Green Door and Daniels Malinski properties. Both of these properties are annexed to the city and are zoned M-2 for a data center.

Kelaka is requesting annexation and rezoning of its properties so as to complete the assemblage for a data center campus.

Kelaka has reviewed the proposed annexation agreement. Kelaka understands and

agrees to the three conditions contained therein. One, that if a data center campus is not developed on the property, then the allowable M-2 uses are restricted.

Two, that a minimum 100-foot landscape setback be provided along the perimeter of the property.

And, three, that any proposed development is subject to site plan review and approval by the city.

After meeting with the Kylyn's Ridge residents, village staff and a couple of aldermen, Kelaka would offer the following additional conditions: The height of any structures abutting the Kylyn's Ridge subdivision shall not exceed 55 feet in height, exclusive of mechanical equipment.

Two, a 250-foot setback be provided along the Kylyn's Ridge property line. With the existing 35-foot setback on Kylyn's Ridge, that would be a total setback of 285 feet.

And, third, within the eastern 100 feet of the 250-foot setback, there shall be an eight to ten-foot high landscape berm.

I am available to answer any questions, and I would request an opportunity to respond to any public testimony.

I would ask that you close the public hearing and then continue the matter until the receipt of the Planning and Zoning Commission report.

Thank you for your consideration.

MAYOR PURCELL: Thank you. Appreciate it very much. Bart, did you have any -- or, Krysti?

MR. OLSON: We were going to give an overview of the property; I think the petitioner did a pretty good job of that, so, Krysti, was there anything else you want to add?

MS. NOBLE: No, there was nothing else to add.

MR. OLSON: Okay. We have maps available for reference if needed, but otherwise I think we can go to citizen comments.

MAYOR PURCELL: Okay. Are there any citizens who would like to comment regarding the Hamann Kelaka annexation and rezoning?

If so, step forward and state your

name at the microphone, please. Thank you.

And just -- I should make this clear because I'm sure a lot of you have not participated in a public hearing before. This is not a give-and-take. If you have comments, we will listen, we will take notes, but we are not doing a back-and-forth conversation at this point.

MARY MAHER BARTALONE,

testified before the City Council as follows:

MS. BARTALONE: Good evening. My name is Mary Maher Bartalone and I live at 1171 Blackberry Shore Lane. This is the very -- we are in the very last house along the southern border of the proposed land that is -- you are trying to annex.

Additionally, I just want to mention that I am also the Bristol Township assessor, and with that comes a great deal of experience in terms of property values, highest and best use, generally speaking anything residential, so I have worked in that office since 2014.

Prior to that for 15 years I was a real estate appraiser in Kendall County. Prior

that I was a realtor for ten years, so since I graduated from college in 1990, all I have done in Kendall County is put market value on properties in one form or another.

So I guess I just wanted to throw that out there because when I come forth with my opinion, it is very well qualified.

I stand in firm opposition of the annexation of these -- of the two parcels that is bordering Kylyn's Ridge and also Blackberry Shore Lane, so in the presentation by the petitioner, the only development that was even mentioned was Kylyn's Ridge. The concession regarding the setbacks was only with regards to Kylyn's Ridge, so we were left out completely with that.

Actually the application itself didn't even include the mention of the use of land of the adjacent property to the south, which it just says A-1 Agricultural, when, in fact, it is residential properties.

So the reason I stand in firm opposition of this annexation and rezoning is, well, rezoning because of the M-2. If it were to be something else, it would be acceptable to the

people who live surrounding this area.

But this property, this little triangle of land -- and I am not talking about the one that is on the border of Route 34 and Eldamain, that's completely different, but these two parcels that form a triangle has residential properties on two full sides, plus a creek and another farm on the other side of that, and whenever there is a piece of land that is surrounded by that, and it's almost in its entirety, it should remain the same sort of zoning that is adjacent to it, so that would be residential, not manufacturing, not commercial even, or maybe some mixed use or some sort of plan, but definitely not a manufacturing building that people who live there are going to be staring right at day in and day out.

And I feel pretty well qualified in saying these sorts of things in an unbiased fashion because I have also stepped in front of this Council and stood in support of the M-2 zoning and data center plans that are being proposed along Eldamain Road and Route 34, and I have to do that even grudgingly because I -- we

border the Daniels' property.

That is our western border of our property line itself, and I have to sit here and accept that, and I do, because that is the highest and best use of that land.

It would have been nice if it had been what it was originally proposed for, which was a huge residential and commercial development, but, you know, life is as it is and I get that.

But when it comes to this little triangle of land that is bordered on three sides by residential properties, there is no business of that property being anything other than residential, and I think that every single person in this room would agree with me 100 percent.

So when you get to that little part of your analysis where you have to answer the question does it negatively affect the property values of the adjacent properties, yes, it does negatively affect those property values, very much so.

So that is -- that is pretty much where I come to my conclusion of my opinion, and,

just as a footnote, if for some reason you do end up thinking well, we are going to annex this property and we are going to make it a part of the data center, there was discussions from the developer that this property could be like a retention area, a run-off for the buildings that are adjacent to it.

Probably the people in this room, including myself, if we had to stare at a pond or a run-off from the buildings, while that's not as bad, but if you are going to go that route, then there is absolutely no reason you can't put very strict annexation requirements, and I mean more than 250 feet, it should be more like 400-foot setback on those buildings and a hundred foot berm.

And so at the meeting that we had with the developer the lawyer said absolutely not to that, so then that makes me wonder if they really are in favor of using that area for retention, but, you know, that's neither here nor there, that's down the line, of course.

But I guess that's where I'd like to end, just that I oppose it 100 percent, and if

you do go forward, you have to at least give this special little triangle much more consideration than any of the other properties that are on busy roadways that it makes more sense.

That's all I have to say.

MAYOR PURCELL: Thank you for your comments. Is there anyone else who would like to speak?

Step forward, state your name, please.

BRIAN CARRABOTTA,

testified before the City Council from the podium as follows:

MR. CARRABOTTA: Good evening. My name is Brian. I live at 1131 Blackberry Shore Lane with my wife and two small children.

Some of you may know me from our correspondence previously via email to express my concerns and ask a few questions about the hearing process.

There has been a dark cloud hanging over our neighborhood since we received our notices of annexation and rezoning of Hamann Kelaka, LLC.

The reason my neighbors and I are here are due to the proposed annexation and rezoning south of Faxon, west of Iroquois Lane.

As you can see on the proposal aerial map, 23 existing residences will be directly impacted, as well as hundreds of residents who live in Kylyn Ridge and Kendall Marketplace.

If you haven't already, I encourage you to take a short drive to the requested area and see how close this proposal is to many of our homes.

The Yorkville City administrator, Bart Olson, was quoted, I don't think this city council or future city councils will allow a data center to be near an existing residential area or the river. Prove Bart right.

Prior to this evening there has been extensive amounts of Yorkville land rezoned/annexed for general manufacturing. 270 acres of land southwest of our neighborhood, west of Beecher Road and north of U.S. 34 was rezoned for general manufacturing for DMYF, LLLP.

Over 200-plus acres of land north of

Faxon off Eldamain have also been rezoned to manufacturing in anticipation of a data center constructed for Hagemann Trust.

The Hagemann trust and CyrusOne data center is already moving forward with plans for nine data center buildings, an electrical station and six stormwater basins.

A new proposal to rezone A-1 Agricultural Manufacturing for a future data center just north of Faxon, this proposed land is DMYF.

I relay all these recent upcoming rezonings/annexations to the Council to show the proposed Hamann Kelaka, LLC in our neighborhood is redundant and unwarranted.

I was here the night the Council proposed for the rezoning of A-1 Agricultural north of Eldamain and Hagemann Trust. Two of the Council members voted no for the rezoning since it would directly impact two current Yorkville residents and needed further information provided for voting yes.

Tonight that number has increased to 23 directly and over a hundred indirectly.

My wife and I moved to Yorkville to grow our family and be part of a welcoming community. While working on recent home improvements, I have intrusive thoughts growing in my mind: Do we continue to make our house a home or is Hamann Kelaka, LLC and this Yorkville Council pushing for us to put for-sale signs in front of our yard? We did not sign up to live in manufacturing zones.

Some key highlights against data centers are excess light pollution, noise pollution, manufacturing traffic our neighborhood streets cannot support, ample amount of energy consumption for work and maintaining outdated cooling systems.

As far as I am aware, successes for Yorkville data centers are still waiting to be seen.

On average, a data center can last 10 to 15 years depending on maintenance and the ever-evolving digital development.

Let the existing areas zoned for data centers pave the way to prove Yorkville data centers are worth it, not the Kylyn and Kendall

Marketplace residents.

We are here tonight to ask for your help to prove Bart Olson's thoughts of the Council right.

Tonight is our neighborhood's one chance to keep our houses homes. Over 450 acres of land are already in development for data centers in Yorkville with more on the way. Data for Yorkville data centers are still unproven prior to making this major decision tonight.

The Yorkville website states that the United City of Yorkville is located in the fourth fastest growing county in nation. In 2022 the population of Yorkville was shy of 24,000; 2023 was nearing 25,000.

This Council recently approved the residential expansion with approval for the Heartland Meadows West, proving that the Council believes our neighborhood to grow residentially.

Allow Kylyn and Kendall Marketplace to grow residentially and not be converted to a manufacturing zone.

Prove Bart right about the Council.

Thank you.

MAYOR PURCELL: Thank you very much. Anyone else? Just step forward. There is two of you. Figure out who wants to go first.

TODD VANDERMYDE,

testified before the City Council from the podium as follows:

MR. VANDERMYDE: Members of the City Council, Todd Vandermyde. I live at 2341 Iroquois Lane in the Kylyn Ridge division. I back up to -- our yard backs up directly to this piece of property you are talking about zoning.

Some of the information we've heard tonight about the maximum height of the building and the 250-foot setbacks appear to be a good start to trying to bring this into a useable thing.

I am opposed to the annexation in general because I don't think manufacturing zoning needs to be up against this very residential area.

And it's kind of ironic because a few years ago I came to the City Council, I had a small business, it was a gun business, and even my license said manufacturing and I asked for an

exemption because I wasn't going to be doing any physical manufacturing, I wasn't going to be anything close to this, and the City Council said no. The majority of the people here said no.

I could not move my business into my garage, even though it was not going to change the traffic flow, it was not going to impact my neighborhood. Even though all my neighbors thought it was just fine for what I was going to be doing there, you said no.

And I don't think when you're talking about the couple hundred square feet of my garage is where I was going to be operating out of, and now you're talking about putting, you know, a building on a couple hundred acres or multiple buildings on a couple hundred acres. If you are going to do anything, it definitely needs to be south towards 34.

And, again, I am still opposed to it, but it would -- you know, you need to take into consideration that it has to be south of the pond that's behind Home Depot.

The people at Blackberry Shores don't deserve to be backed up against a hundred

foot berm, and I don't even know how that's even going to be workable because, as an operating engineer, if it's a multiple slope that's three to one at a hundred feet tall, that means that the base has to be 300 feet wide. That's just the typical math.

But I guess, you know, I came to the City Council, I tried to follow the rules when I had my small business. You said no. I turned around, relocated my business to Plano for a few years.

During that time I generated over $150,000 in sales tax that did not go to the village of Yorkville because we relocated because you said no, but I am fearful that the dollar signs that I have heard bandied about for this project just overwhelm that kind of thing, so I would say that if you are unwilling to grant a variance to me, I don't think there should be a variance here.

Thank you.

MAYOR PURCELL: Thank you very much.

DAWN WATSON,

testified before the City Council from the podium

as follows:

MS. WATSON: Good evening. My name is Dawn Watson, I live at 604 Yellowstone Lane, and I just wanted to express my concerns about the possible annexation of this property.

My concerns are -- have a multitude of reasons. My first reason is that we moved to our home in 2016 because of the wonderful residential area that it is, and I don't live in Kylyn's Ridge, I live in Cannonball Estates, which is right next to Kylyn's Ridge and would still be impacted by this annexation.

The reason why we chose this subdivision is it was Halloween time and we started driving around and we noticed all of the communities, all of the kids that were outside playing and all of the Halloween decorations that were out, and we were like oh, my gosh, this is such a family-centered community.

How is it that we are having a family-centered community with Kylyn's Ridge, Blackberry Shores, Cannonball Estates and Whispering Meadows and now we are looking at turning it into industrial?

It's not industrial. We are not an industrial area. We do not want to live in an industrial area.

First of all, aesthetically it looks horrible, but let's think about the safety pieces. One, there is an increase with pollution. Let's talk about those small children that are playing outside. We don't need them exposed to additional pollution.

When I ask Google, Google AI, about how safe it is to live by a data center, looking at the EMFs and the RFs, and I do think they are somewhat of a credible source.

Even though I don't recommend my own students using AI, I do think they are a credible source here considering data centers are helping AI.

It said according to the current scientific understanding, living a few hundred feet away from a data center is generally considered safe enough to avoid any negative effects from EMF and RF radiation as the levels emitted are typically well below the safety standards.

However, if concerned, maintaining a distance of a quarter mile or more should be considered prudent based on precautionary measures.

So if AI is telling me hey, you don't want to live that close to a data center, perhaps we should listen to AI and not live that close to a data center.

Thank you.

MAYOR PURCELL: Thank you very much. Anyone else?

TIFFANY SCHRAEDER,

testified before the City Council from the podium as follows:

MS. SCHRAEDER: Hi. I am Tiffany Schraeder, and I am at 889 Canyon Trail. I am on the board for our Kylyn Ridge homeowner's association.

I didn't really write anything, but I just wanted to express I am really opposed to this. I have lived in my home since 2003. My kids have grown up in it and I hope my grandchildren grow up in it, but having a data center literally in my backyard, scary.

I am a breast cancer survivor, and now her telling me that this could be a danger to my health again? It's not okay.

I would like for you guys to feel -- how would you feel if that was in your backyard? I mean, really think about it. Like how would you feel if it was literally in your backyard? You wouldn't want it either.

Yorkville -- that's not -- there is so much land in Yorkville that they can put it, not right behind all these homes, all these families.

And we are an amazing neighborhood and you are just going to ruin it, so I oppose it and I really hope you guys listen to us because we really, all of us here, do not want it.

Thank you.

MAYOR PURCELL: Thank you. Anyone else? We've got one more?

DON BARTALONE,

testified before the City Council from the podium as follows:

MR. BARTALONE: Don Bartalone, 1171 Blackberry Shore.

MAYOR PURCELL: I'm sorry, could you repeat your name?

MR. BARTALONE: Don Bartalone.

MAYOR PURCELL: Thank you.

MR. BARTALONE: I live at 1171 Blackberry Shore Lane. I am on the end of the block. I've got half of the cul-de-sac.

When we were at the last meeting for the approved data center, they had two homes there. The people said buy us out. They wrote them a check.

Buy us out.

MAYOR PURCELL: Thank you very much. Anyone else? There is two of you; however you want to do it.

SARAH TESCH,

testified before the City Council from the podium as follows:

MS. TESCH: Hi, there. My name is Sarah Tesch. I live at 1184 Western Lane, so I am right where Western and Iroquois meet, that eyebrow there.

I just very simply unprepared, but want to support and register my support for the

other speakers and for my neighbors, and we are drilling down on a specific, but I want you all to think about what Yorkville is going to look like in the big picture.

I moved here in 2008, met a nice guy. He was already here. Moved my family here. Absolutely fell in love with Yorkville.

I love that we have horse farms and a water park and family stuff and green and a wonderful forest preserve, and I don't want us to miss out on creating and continuing to create the beauty that is Yorkville.

I thought at one point we were going to move, I didn't think Yorkville was going to realize its full potential, and then something sort of clicked and changed and it's been doing a great job growing, but we need to grow the right way, and putting a data center in that triangle, I don't begrudge anybody wanting to sell farmland that they have held on to for a long time, I don't begrudge us growing, but in the right ways, in beautiful ways that make people want to stay, that keep our real estate at the level that it needs to be at.

So I just ask you to picture what you really want Yorkville to look like if you are in Kylyn's Ridge looking at a potential data center.

Thank you.

MAYOR PURCELL: Thank you very much.

BAILEY CARRABOTTA,

testified before the City Council from the podium as follows:

MS. CARRABOTTA: Mine is a little less factual and a little bit emotional, so I wrote it down.

My name is Bailey Carrabotta. Earlier you heard from my husband, Brian. As he mentioned, we live on Blackberry Shore and our home backs up to the property being discussed today.

So when we moved into our home in 2022, we came with our one-year-old daughter, I was eight months pregnant with our son.

This home in the Yorkville community was one that we felt a really strong connection to, combined all the conveniences of suburbia and the laid-back quietness of cornfields and

farmland.

This home and the neighborhood was one that we intended to stay in for the rest of our lives.

With open residential lots still available on our street, we imagined these homes being built and filled with families similar to ours.

We imagined those lots filled and we would finally have a sidewalk that went all the way down the street so our kids could safely ride their bikes to their grandmother's house or the park, and now we feel that converting the land directly behind our homes to manufacturing, especially with the current annexation terms, will not only bring non-residential -- or, I'm sorry, non-residential traffic, constant noise and light pollution, but it's likely to impact the value of our homes and empty lots to be filled. Who knows if our sidewalk will ever be complete for the kids to enjoy.

We, like many other homeowners who will be affected, have poured so much time, money and love into our homes. People -- I'm

sorry.

Please don't promote the destruction of our investments and consider the number of lives impacted by these decisions. It's not just the homeowners here today, but every member in that community and their families.

Many parents don't have the luxury of stepping away from their kids late on a weekday evening like I do. I am gracious for the support of my mother who lives down the street from us who is able to watch the kids, and I am proud to represent the parents who can't be here and are affected by the situation.

Thank you.

MAYOR PURCELL: Thank you very much. Anyone else?

(No response.)

MAYOR PURCELL: Is there anyone in Zoom? Oh, sorry. Anyone in Zoom want to speak?

(No response.)

MAYOR PURCELL: No? Okay. Go ahead. Thank you.

SARAH CHILELLI,

testified before the City Council from the podium

as follows:

MS. CHILELLI: Hi. My name is Sarah Chilelli, I live at 2397 Iroquois Lane, and I just want to say that I oppose the data centers coming.

I don't have anything prepared. Sorry.

MAYOR PURCELL: That's okay.

MS. CHILELLI: But I have lived in this neighborhood since 2004 when we built the house there and it was open, you know, aside from our neighborhood, Whispering Meadows wasn't even there at that point, and it would just be nice if -- like everyone else has said, if the area was preserved, the openness and the green space, and just it's -- we don't need manufacturing right behind our homes.

Like nobody wants to look outside of their, you know, back windows and see manufacturing plants or be kept up at night because of lights and things like that, and then there is the impact of the safety issue and everything like that, so I just want to say that I oppose it and I hope you will take all of our

comments into consideration.

Thank you.

MAYOR PURCELL: Thank you very much. Anyone else?

(No response.)

MAYOR PURCELL: No one else?

(No response.)

MAYOR PURCELL: I will close the public hearing at 7:30. Thank you very much.

(Which were all the proceedings had in the public hearing portion of the meeting, concluding at 7:30 p.m.)

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STATE OF ILLINOIS)
) SS:
COUNTY OF LASALLE)

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

That the foregoing public hearing transcript, Pages 1 through 34, was reported stenographically by me by means of machine shorthand, was simultaneously reduced to typewriting via computer-aided transcription under my personal direction, and constitutes a true record of the testimony given and the proceedings had;

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

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

I further certify that my certificate attached hereto applies to the original transcript and copies thereof signed and certified under my hand only. I assume no

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IN WITNESS WHEREOF, I do hereunto set my hand at Leland, Illinois, this 26th day of February, 2025.

/s/ Christine M. Vitosh

CHRISTINE M. VITOSH,
Illinois C.S.R. Certificate
No. 084-02883

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$150,000 [1] - 21:13

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/s [1] - 34:8

0

084-002883 [1] - 3:24
084-02883 [1] - 34:10

1

1 [1] - 33:7
10 [1] - 17:20
100 [3] - 7:23, 12:16, 13:24
100-foot [1] - 7:5
11 [1] - 1:20
111 [1] - 3:8
1131 [1] - 14:15
1171 [3] - 9:12, 25:23, 26:5
1184 [1] - 26:20
14 [1] - 4:5
15 [2] - 9:23, 17:20
1804 [1] - 3:3
19 [1] - 4:6
1990 [1] - 10:2

2

2 [1] - 3:8
200-plus [1] - 15:24
2003 [1] - 24:21
2004 [1] - 31:10
2008 [1] - 27:5
2014 [1] - 9:22
2016 [1] - 22:8
2022 [2] - 18:13, 28:19
2023 [1] - 18:15
2024 [1] - 1:20
2025 [1] - 34:5
21 [1] - 4:7
23 [2] - 15:5, 16:24
2341 [1] - 19:8
2397 [1] - 31:3
24 [1] - 4:8
24,000 [1] - 18:14
25 [1] - 4:9
25,000 [1] - 18:15
250 [1] - 13:14
250-foot [3] - 7:18, 7:23, 19:14
26 [1] - 4:10
26th [1] - 34:4
270 [1] - 15:21
28 [1] - 4:11
285 [1] - 7:21

3

30 [1] - 4:12
300 [1] - 21:5
34 [6] - 6:11, 11:4, 11:23, 15:22, 20:18, 33:7
35-foot [1] - 7:20
350 [1] - 3:3
355-5800 [1] - 3:9

4

400-foot [1] - 13:14
450 [1] - 18:6

5

5 [1] - 4:3
50 [1] - 6:12
55 [1] - 7:16

6

604 [1] - 22:3
60540 [1] - 3:9
60563 [1] - 3:4
62 [1] - 6:6
630 [2] - 3:4, 3:9
651 [1] - 1:16
682-0085 [1] - 3:4

7

7:00 [1] - 1:21
7:03 [1] - 5:4
7:30 [2] - 32:9, 32:12

8

889 [1] - 24:16

9

9 [1] - 4:4

A

A-1 [3] - 10:19, 16:8, 16:17
able [1] - 30:11
absolutely [3] - 13:12, 13:18, 27:7
abutting [1] - 7:15
accept [1] - 12:4
acceptable [1] - 10:24
according [1] - 23:18
accuracy [1] - 34:1
acres [7] - 6:6, 6:12, 15:21, 15:24, 18:6, 20:15, 20:16
action [1] - 33:20
add [2] - 8:15, 8:17
additional [2] - 7:14, 23:9
additionally [1] - 9:17
adjacent [5] - 6:16, 10:18, 11:12, 12:20, 13:7
administrator [1] - 15:13
Administrator [2] - 2:12, 2:15
aerial [1] - 15:5
aesthetically [1] - 23:4
affect [2] - 12:19, 12:21
affected [2] - 29:23, 30:13
ago [1] - 19:22
agree [1] - 12:16
agreement [1] - 6:24
agrees [1] - 7:1
Agricultural [3] - 10:19, 16:9, 16:17
ahead [1] - 30:21
AI [5] - 23:10, 23:15, 23:17, 24:5, 24:7
aided [1] - 33:10
Alderman [8] - 2:3, 2:4, 2:5, 2:6, 2:7, 2:8, 2:9, 2:10
aldermen [1] - 7:13
allow [2] - 15:15, 18:20
allowable [1] - 7:3
almost [1] - 11:10
ALSO [1] - 2:11
amazing [1] - 25:13
amount [1] - 17:13
amounts [1] - 15:19
ample [1] - 17:13
analysis [1] - 12:18
annex [2] - 9:16, 13:2
annexation [14] - 5:8, 6:9, 6:20, 6:24, 8:23, 10:9, 10:22, 13:13, 14:23, 15:2, 19:17, 22:5, 22:12, 29:15
annexed [3] - 6:8, 6:13, 6:18
answer [2] - 8:1, 12:18
anticipation [1] - 16:2
appear [1] - 19:14
APPEARANCES [1] - 3:1
appeared [2] - 3:5, 3:10
application [1] - 10:16
applies [1] - 33:22
appraiser [1] - 9:24
appreciate [1] - 8:9
approval [2] - 7:10, 18:17
approved [2] - 18:16, 26:9
Arden [1] - 2:6
area [10] - 11:1, 13:6, 13:20, 15:10, 15:16, 19:20, 22:9, 23:2, 23:3, 31:14
areas [1] - 17:22
aside [1] - 31:11
assemblage [1] - 6:22
assessor [1] - 9:18
Assistant [1] - 2:14
association [1] - 24:18
assume [1] - 33:24
attached [1] - 33:22
attorney [2] - 33:17, 33:18
available [3] - 8:1, 8:19, 29:6
average [1] - 17:19
avoid [1] - 23:21
aware [1] - 17:16

B

B-3 [1] - 6:15
back-and-forth [1] - 9:7
backed [1] - 20:24
backs [2] - 19:10, 28:16
backyard [3] - 24:24, 25:5, 25:7
bad [1] - 13:11
Bailey [1] - 28:13
BAILEY [2] - 4:11, 28:7
bandied [1] - 21:16
Barksdale [1] - 2:20
Barksdale-Noble [1] - 2:20
Bart [6] - 2:12, 8:10, 15:14, 15:17, 18:3, 18:23
Bartalone [3] - 9:12, 25:23, 26:3
BARTALONE [8] - 4:4, 4:9, 9:9, 9:11, 25:20, 25:23, 26:3, 26:5
base [1] - 21:5
based [1] - 24:3
basins [1] - 16:7
beautiful [1] - 27:22
beauty [1] - 27:12
Beecher [1] - 15:22
begrudge [2] - 27:19, 27:21
behalf [2] - 3:5, 3:10
behind [4] - 20:22, 25:11, 29:14, 31:17
BEHLAND [1] - 5:13
Behland [1] - 2:13
believes [1] - 18:19
below [1] - 23:23
berm [3] - 7:24, 13:16, 21:1
best [2] - 9:20, 12:5
big [1] - 27:4
bikes [1] - 29:12
bit [1] - 28:11
Blackberry [8] - 9:13, 10:10, 14:15, 20:23, 22:22, 25:24, 26:6, 28:15
block [1] - 26:7
board [1] - 24:17
border [4] - 9:15, 11:4, 12:1, 12:2
bordered [1] - 12:12
bordering [1] - 10:10
Boulevard [1] - 3:3
brad [1] - 2:22
breast [1] - 25:1
Brian [2] - 14:15, 28:14
BRIAN [2] - 4:5, 14:11
bring [2] - 19:15, 29:16
Bristol [1] - 9:18
building [3] - 11:15, 19:13, 20:15
buildings [5] - 13:6, 13:10, 13:15, 16:6, 20:16
built [2] - 29:7, 31:10
business [6] - 12:13, 19:23, 20:5, 21:9, 21:10
busy [1] - 14:3
buy [2] - 26:10, 26:12
BY [3] - 3:3, 3:8, 3:23

C

C.S.R [2] - 3:24, 34:9
campus [2] - 6:22, 7:2
cancer [1] - 25:1
Cannonball [2] - 22:10, 22:22
cannot [1] - 17:13
Canyon [1] - 24:16
Carrabotta [1] - 28:13
CARRABOTTA [6] - 4:5, 4:11, 14:11, 14:14, 28:7, 28:10
CASTALDO [2] - 3:2, 3:3
center [19] - 6:19, 6:22, 7:2, 11:22, 13:4, 15:16, 16:2, 16:5, 16:6, 16:10, 17:19, 23:11, 23:20, 24:6, 24:8, 24:24, 26:9, 27:18, 28:4
centered [2] - 22:19, 22:21
centers [8] - 17:11, 17:17, 17:23, 17:24, 18:8, 18:9, 23:16, 31:4
certificate [1] - 33:21
Certificate [1] - 34:9
Certified [1] - 33:3
certified [1] - 33:24
certify [2] - 33:5, 33:21
chance [1] - 18:6
change [1] - 20:6
changed [1] - 27:16
check [1] - 26:11
Chief [1] - 2:17
children [2] - 14:16, 23:7
Chilelli [1] - 31:3
CHILELLI [4] - 4:12, 30:23, 31:2, 31:9
chose [1] - 22:13
Chris [1] - 2:7
CHRISTINE [2] - 33:3, 34:9
Christine [2] - 3:23, 34:8
citizen [1] - 8:20
citizens [1] - 8:22
CITY [2] - 1:6, 1:9
city [6] - 6:8, 6:14, 6:19, 7:10, 15:14, 15:15
City [21] - 2:12, 2:13, 2:14, 2:22, 3:5, 5:21, 9:10, 14:12, 15:13, 18:12, 19:5, 19:7, 19:22, 20:3, 21:8, 21:24, 24:13, 25:21, 26:17, 28:8, 30:24
clear [1] - 9:2
Clerk [1] - 2:13
clicked [1] - 27:16
close [6] - 8:4, 15:11, 20:3, 24:6, 24:8, 32:8
cloud [1] - 14:21
COBINE [1] - 3:7
Cobine [1] - 6:1
college [1] - 10:2
combined [1] - 28:23
coming [1] - 31:5
commencing [1] - 5:4
comment [1] - 8:22
comments [5] - 5:12, 8:20, 9:5, 14:7, 32:1
commercial [2] - 11:13, 12:8
Commission [1] - 8:6
communities [1] - 22:16
community [5] - 17:3, 22:19, 22:21, 28:21, 30:6
Community [1] - 2:20
complete [2] - 6:21, 29:21
completely [2] - 10:15, 11:5
computer [1] - 33:10
computer-aided [1] - 33:10
concerned [1] - 24:1
concerns [3] - 14:19, 22:4, 22:6
concession [1] - 10:13
concluding [1] - 32:12
conclusion [1] - 12:24
conditions [2] - 7:1, 7:14
connection [1] - 28:22
consider [1] - 30:3
consideration [4] - 8:8, 14:2, 20:21, 32:1
considered [2] - 23:21, 24:3
considering [1] - 23:16
constant [1] - 29:17
constitutes [1] - 33:11
constructed [1] - 16:3
consumption [1] - 17:14
contained [1] - 7:1
continue [2] - 8:5, 17:5
continuing [1] - 27:11
control [1] - 34:2
conveniences [1] - 28:23
conversation [1] - 9:7
converted [1] - 18:21
converting [1] - 29:13
cooling [1] - 17:15
copies [2] - 33:23, 34:2
Corneils [1] - 2:10
cornfields [1] - 28:24
correspondence [1] - 14:18
Corrigan [1] - 6:2
CORRIGAN [1] - 3:7
Council [23] - 5:21, 9:10, 11:21, 14:12, 16:13, 16:16, 16:19, 17:7, 18:4, 18:16, 18:18, 18:23, 19:5, 19:8, 19:22, 20:3, 21:8, 21:24, 24:13, 25:21, 26:17, 28:8, 30:24
council [1] - 15:15
COUNCIL [1] - 1:9
councils [1] - 15:15
counsel [2] - 33:17, 33:18
County [2] - 9:24, 10:3
county [1] - 18:13
COUNTY [2] - 1:7, 33:2
couple [4] - 7:12, 20:12, 20:15, 20:16
course [1] - 13:22
Craig [1] - 2:5
create [1] - 27:11
creating [1] - 27:11
credible [2] - 23:13, 23:15
creek [1] - 11:7
cul [1] - 26:7
cul-de-sac [1] - 26:7
current [3] - 16:20, 23:18, 29:15
CyrusOne [1] - 16:4

D

Dan [1] - 2:4
danger [1] - 25:2
Daniels [1] - 6:17
Daniels' [1] - 12:1
dark [1] - 14:21
Data [1] - 18:8
data [27] - 6:19, 6:22, 7:2, 11:22, 13:4, 15:15, 16:2, 16:4, 16:6, 16:9, 17:10, 17:17, 17:19, 17:23, 18:7, 18:9, 23:11, 23:16, 23:20, 24:6, 24:8, 24:23, 26:9, 27:18, 28:3, 31:4
daughter [1] - 28:19
Dave [1] - 5:8
Dawn [1] - 22:3
DAWN [2] - 4:7, 21:23
de [1] - 26:7
deal [1] - 9:19
decision [1] - 18:10
decisions [1] - 30:4
decorations [1] - 22:17
definitely [2] - 11:15, 20:17
Depot [1] - 20:22
deserve [1] - 20:24
destruction [1] - 30:2
developed [1] - 7:3
developer [2] - 13:5, 13:18
development [5] - 7:9, 10:12, 12:9, 17:21, 18:7
Development [1] - 2:21
different [1] - 11:5
digital [1] - 17:21
DiNOLFO [1] - 3:2
direction [2] - 33:11, 34:2
directly [6] - 15:6, 16:20, 16:24, 19:10, 29:14, 33:19
Director [3] - 2:16, 2:19, 2:21
discussed [1] - 28:16
discussions [1] - 13:4
distance [1] - 24:2
District [2] - 6:15
division [1] - 19:9
DMYF [2] - 15:23, 16:11
dollar [1] - 21:15
Dommermuth [1] - 6:1
DOMMERMUTH [1] - 3:7
DON [2] - 4:9, 25:20
Don [2] - 25:23, 26:3
done [1] - 10:2
Door [1] - 6:17
down [5] - 13:22, 27:2, 28:12, 29:11, 30:10
drilling [1] - 27:2
drive [1] - 15:10
driving [1] - 22:15
due [1] - 15:2
during [1] - 21:12

E

East [1] - 3:8
east [1] - 6:11
eastern [1] - 7:22
effects [1] - 23:22
eight [2] - 7:24, 28:20
either [1] - 25:8
Eldamain [5] - 6:11, 11:5, 11:23, 16:1, 16:18
electrical [1] - 16:6
email [1] - 14:18
EMF [1] - 23:22
EMFs [1] - 23:12
emitted [1] - 23:23
emotional [1] - 28:11
employee [2] - 33:16, 33:17
empty [1] - 29:19
encourage [1] - 15:9
end [3] - 13:1, 13:24, 26:6
energy [1] - 17:13
engineer [1] - 21:3
Engineer [1] - 2:22
enjoy [1] - 29:21
entirety [1] - 11:11
equipment [1] - 7:17
Erin [1] - 2:14
especially [1] - 29:15
estate [2] - 9:24, 27:23
Estates [2] - 22:10, 22:22
Evans [1] - 2:18
evening [6] - 5:23, 9:11, 14:14, 15:18, 22:2, 30:9
ever-evolving [1] - 17:21
evolving [1] - 17:21
exceed [1] - 7:16
excess [1] - 17:11
exclusive [1] - 7:16
exemption [1] - 20:1
existing [4] - 7:20, 15:5, 15:16, 17:22
expansion [1] - 18:17
experience [1] - 9:19
exposed [1] - 23:9
express [3] - 14:18, 22:4, 24:20
extensive [1] - 15:19
eyebrow [1] - 26:22

F

fact [1] - 10:19
factual [1] - 28:11
families [3] - 25:12, 29:7, 30:6
family [5] - 17:2, 22:19, 22:21, 27:6, 27:9
family-centered [2] - 22:19, 22:21
far [1] - 17:16
farm [1] - 11:8
farmland [2] - 27:19, 29:1
farms [1] - 27:8
fashion [1] - 11:20
fastest [1] - 18:13
favor [1] - 13:20
Faxon [4] - 6:4, 15:3, 16:1, 16:10
fearful [1] - 21:15
February [2] - 1:20, 34:5
feet [8] - 7:16, 7:21, 7:23, 13:14, 20:12, 21:4, 21:5, 23:20
fell [1] - 27:7
felt [1] - 28:22
few [4] - 14:19, 19:22, 21:10, 23:19
Figure [1] - 19:3
filled [3] - 29:7, 29:9, 29:20
finally [1] - 29:10
Finance [1] - 2:16
fine [1] - 20:9
firm [4] - 5:24, 6:2, 10:8, 10:21
first [3] - 19:3, 22:7, 23:4
flow [1] - 20:7
follow [1] - 21:8
following [2] - 5:1, 7:13
follows [10] - 5:22, 9:10, 14:13, 19:6, 22:1, 24:14, 25:22, 26:18, 28:9, 31:1
foot [3] - 7:24, 13:15, 21:1
footnote [1] - 13:1
for-sale [1] - 17:7
foregoing [1] - 33:6
forest [1] - 27:10
form [2] - 10:4, 11:6
forth [2] - 9:7, 10:6
forward [6] - 5:17, 8:24, 14:1, 14:9, 16:5, 19:2
fourth [1] - 18:13
Fredrickson [1] - 2:16
front [2] - 11:20, 17:8
full [2] - 11:7, 27:15
Funkhouser [1] - 2:7
future [2] - 15:15, 16:9

G

garage [2] - 20:6, 20:13
general [3] - 15:20, 15:23, 19:18
generally [2] - 9:21, 23:20
generated [1] - 21:12
Gensler [1] - 6:1
GENSLER [1] - 3:7
give-and-take [1] - 9:5
given [1] - 33:12
Google [2] - 23:10
gosh [1] - 22:18
gracious [1] - 30:9
graduated [1] - 10:2
grandchildren [1] - 24:23
grandmother's [1] - 29:12
grant [1] - 21:18
great [2] - 9:19, 27:17
Green [1] - 6:17
green [2] - 27:9, 31:15
grow [5] - 17:2, 18:19, 18:21, 24:23, 27:17
growing [4] - 17:4, 18:13, 27:17, 27:21
grown [1] - 24:22
grudgingly [1] - 11:24
guess [3] - 10:5, 13:23, 21:7
gun [1] - 19:23
guy [1] - 27:6
guys [2] - 25:4, 25:15

H

Hagemann [3] - 16:3, 16:4, 16:18
half [1] - 26:7
Halloween [2] - 22:14, 22:17
Hamann [5] - 5:8, 8:23, 14:23, 16:14, 17:6
hand [2] - 33:24, 34:4
hanging [1] - 14:21
HASENBALG [1] - 3:2
health [1] - 25:3
heard [3] - 19:12, 21:16, 28:14
hearing [11] - 5:3, 5:6, 5:8, 5:10, 8:5, 9:4, 14:20, 32:9, 32:11, 33:6, 33:14
HEARING [1] - 1:10
hearings [1] - 5:6
Heartland [1] - 18:18
height [3] - 7:14, 7:16, 19:13
held [1] - 27:20
help [1] - 18:3
helping [1] - 23:16
hereby [1] - 33:5
hereto [2] - 33:19, 33:22
hereunto [1] - 34:3
hi [3] - 24:15, 26:19, 31:2
high [1] - 7:24
highest [2] - 9:20, 12:5
highlights [1] - 17:10
Home [1] - 20:22
home [8] - 17:3, 17:6, 22:8, 24:21, 28:16, 28:18, 28:21, 29:2
homeowner's [1] - 24:17
homeowners [2] - 29:22, 30:5
homes [9] - 15:12, 18:6, 25:11, 26:9, 29:6, 29:14, 29:19, 29:24, 31:17
hope [3] - 24:22, 25:15, 31:24
horrible [1] - 23:5
horse [1] - 27:8
house [4] - 9:14, 17:5, 29:12, 31:10
houses [1] - 18:6
huge [1] - 12:8
hundred [8] - 13:15, 16:24, 20:12, 20:15, 20:16, 20:24, 21:4, 23:19
hundreds [1] - 15:6
husband [1] - 28:14

I

ILLINOIS [2] - 1:7, 33:1
Illinois [7] - 1:17, 3:4, 3:9, 3:24, 33:4, 34:4, 34:9
imagined [2] - 29:6, 29:9
impact [4] - 16:20, 20:7, 29:18, 31:22
impacted [3] - 15:6, 22:12, 30:4
improvements [1] - 17:4
IN [1] - 34:3
in-person [1] - 2:1
include [1] - 10:17
including [1] - 13:9
increase [1] - 23:6
increased [1] - 16:23
indirectly [2] - 16:24, 33:20
industrial [4] - 22:24, 23:1, 23:2, 23:3
information [2] - 16:21, 19:12
intended [1] - 29:3
interested [1] - 33:19
intrusive [1] - 17:4
investments [1] - 30:3
ironic [1] - 19:21
Iroquois [4] - 15:3, 19:9, 26:21, 31:3
issue [1] - 31:22
itself [2] - 10:16, 12:3

J

James [1] - 2:17
Jefferson [1] - 3:8
Jensen [1] - 2:17
job [2] - 8:14, 27:17
Joe [1] - 2:6
John [1] - 2:2
Jori [1] - 2:13
JR [1] - 3:3

K

Kathleen [1] - 5:24
KATHLEEN [3] - 3:8, 4:3, 5:20
keep [2] - 18:6, 27:23
Kelaka [15] - 3:10, 5:8, 6:2, 6:3, 6:7, 6:10, 6:14, 6:20, 6:23, 6:24, 7:13, 8:23, 14:24, 16:14, 17:6
Kelaka's [1] - 6:16
Ken [1] - 2:3
Kendall [5] - 9:24, 10:3, 15:7, 17:24, 18:20
KENDALL [1] - 1:7
kept [1] - 31:20
key [1] - 17:10
kids [6] - 22:16, 24:22, 29:11, 29:21, 30:8, 30:11
kind [2] - 19:21, 21:17
knows [1] - 29:20
Koch [1] - 2:3
Krysti [3] - 2:20, 8:11, 8:14
Kylyn [5] - 15:7, 17:24, 18:20, 19:9, 24:17
Kylyn's [12] - 6:5, 7:11, 7:15, 7:19, 7:20, 10:10, 10:13, 10:14, 22:10, 22:11, 22:21, 28:3

L

laid [1] - 28:24
laid-back [1] - 28:24
land [16] - 6:3, 6:8, 6:10, 9:15, 10:18, 11:3, 11:9, 12:5, 12:12, 15:19, 15:21, 15:24, 16:10, 18:7, 25:10, 29:13
landscape [2] - 7:6, 7:24
Lane [9] - 9:13, 10:11, 14:15, 15:3, 19:9, 22:3, 26:6, 26:20, 31:3
LASALLE [1] - 33:2
last [3] - 9:14, 17:19, 26:8
late [1] - 30:8
law [2] - 5:24, 6:2
lawyer [1] - 13:18
least [1] - 14:1
left [1] - 10:15
Leland [1] - 34:4
less [1] - 28:10
level [1] - 27:23
levels [1] - 23:22
license [1] - 19:24
License [1] - 3:24
life [1] - 12:9
light [2] - 17:11, 29:18
lights [1] - 31:21
likely [1] - 29:18
line [3] - 7:19, 12:3, 13:22
listen [3] - 9:6, 24:7, 25:15
literally [2] - 24:24, 25:7

live [18] - 9:12, 11:1, 11:16, 14:15, 15:7, 17:8, 19:8, 22:3, 22:9, 22:10, 23:2, 23:11, 24:6, 24:7, 26:5, 26:20, 28:15, 31:3
lived [2] - 24:21, 31:9
lives [3] - 29:4, 30:4, 30:10
living [1] - 23:19
LLC [4] - 3:10, 14:24, 16:14, 17:6
LLLP [1] - 15:23
located [3] - 6:4, 6:11, 18:12
look [3] - 27:3, 28:2, 31:18
looking [3] - 22:23, 23:11, 28:3
looks [1] - 23:4
love [3] - 27:7, 27:8, 29:24
LTD [2] - 3:2, 3:7
luxury [1] - 30:7

M

M-2 [6] - 6:9, 6:15, 6:19, 7:3, 10:23, 11:21
machine [1] - 33:8
MAHER [2] - 4:4, 9:9
Maher [1] - 9:12
maintaining [2] - 17:14, 24:1
maintenance [1] - 17:20
major [1] - 18:10
majority [1] - 20:4
Malinski [1] - 6:17
Manufacturing [1] - 16:9
manufacturing [14] - 11:13, 11:15, 15:20, 15:23, 16:2, 17:9, 17:12, 18:22, 19:18, 19:24, 20:2, 29:14, 31:16, 31:20
map [1] - 15:5
maps [1] - 8:18
Marek [1] - 2:8
market [1] - 10:3
Marketplace [3] - 15:8, 18:1, 18:20
MARY [2] - 4:4, 9:9
Mary [1] - 9:12
math [1] - 21:6
Matt [1] - 2:8
matter [1] - 8:5
maximum [1] - 19:13
MAYOR [21] - 5:5, 5:14, 5:17, 8:9, 8:21, 14:6, 19:1, 21:22, 24:10, 25:18, 26:1, 26:4, 26:13, 28:6, 30:15, 30:18, 30:21, 31:8, 32:3, 32:6, 32:8
Mayor [1] - 2:2
Meadows [3] - 18:18, 22:23, 31:12
mean [2] - 13:13, 25:6
means [2] - 21:4, 33:8
measures [1] - 24:4
mechanical [1] - 7:17
meet [1] - 26:21
meeting [5] - 5:3, 7:11, 13:17, 26:8, 32:12
MEETING [1] - 1:9
member [1] - 30:5
Members [1] - 19:7
members [1] - 16:19
mention [2] - 9:17, 10:17
mentioned [2] - 10:12, 28:15
met [1] - 27:5
MICHAEL [1] - 3:3
microphone [1] - 9:1
mile [1] - 24:2
mind [1] - 17:5
mine [1] - 28:10
minimum [1] - 7:5
miss [1] - 27:11
mixed [1] - 11:14
money [1] - 29:24
months [1] - 28:20
mother [1] - 30:10
move [2] - 20:5, 27:14
moved [5] - 17:1, 22:7, 27:5, 27:6, 28:18
moving [1] - 16:5
MR [8] - 3:3, 8:12, 8:18, 14:14, 19:7, 25:23, 26:3, 26:5
MS [12] - 3:8, 5:13, 5:16, 5:23, 8:16, 9:11, 22:2, 24:15, 26:19, 28:10, 31:2, 31:9
multiple [2] - 20:16, 21:3
multitude [1] - 22:6

N

name [11] - 5:18, 5:24, 9:1, 9:11, 14:9, 14:14, 22:2, 26:2, 26:19, 28:13, 31:2
Naper [1] - 3:3
Naperville [2] - 3:4, 3:9
nation [1] - 18:13
near [1] - 15:16
nearing [1] - 18:15
need [4] - 20:20, 23:8, 27:17, 31:16
needed [2] - 8:19, 16:21
needs [3] - 19:19, 20:17, 27:24
negative [1] - 23:21
negatively [2] - 12:19, 12:21
neighborhood [10] - 14:22, 15:21, 16:14, 17:12, 18:19, 20:8, 25:13, 29:2, 31:10, 31:12
neighborhood's [1] - 18:5
neighbors [3] - 15:1, 20:8, 27:1
new [1] - 16:8
next [1] - 22:11
nice [3] - 12:6, 27:5, 31:13
night [2] - 16:16, 31:20
nine [1] - 16:6
Noble [1] - 2:20
NOBLE [1] - 8:16
nobody [1] - 31:18
noise [2] - 17:11, 29:17
non [2] - 29:16, 29:17
non-residential [2] - 29:16, 29:17
north [5] - 6:11, 15:22, 15:24, 16:10, 16:18
North [1] - 3:3
notes [1] - 9:6
nothing [1] - 8:16
noticed [1] - 22:15
notices [1] - 14:23
number [2] - 16:23, 30:3

O

OF [3] - 1:6, 33:1, 33:2
offer [1] - 7:13
office [1] - 9:22
old [1] - 28:19
OLSON [2] - 8:12, 8:18
Olson [2] - 2:12, 15:14
Olson's [1] - 18:3
one [13] - 5:6, 7:2, 10:4, 11:4, 18:5, 21:4, 23:6, 25:19, 27:13, 28:19, 28:22, 29:3, 32:6
one-year-old [1] - 28:19
open [4] - 5:7, 5:10, 29:5, 31:11
openness [1] - 31:15
operating [2] - 20:13, 21:2
opinion [2] - 10:7, 12:24
opportunity [1] - 8:2
oppose [4] - 13:24, 25:14, 31:4, 31:24
opposed [3] - 19:17, 20:19, 24:20
opposition [2] - 10:8, 10:22
original [1] - 33:22
originally [1] - 12:7
otherwise [1] - 8:19
OTTOSEN [1] - 3:2
outcome [1] - 33:20
outdated [1] - 17:14
outside [3] - 22:16, 23:8, 31:18
overview [1] - 8:13
overwhelm [1] - 21:17
own [1] - 23:14
owns [2] - 6:3, 6:10

P

p.m [3] - 1:21, 5:4, 32:13
pAGE [1] - 4:2
Pages [1] - 33:7
parcel [3] - 6:10, 6:12, 6:13
parcels [6] - 6:3, 6:4, 6:6, 6:8, 10:9, 11:6
parents [2] - 30:7, 30:12
park [2] - 27:9, 29:13
Parks [1] - 2:18
part [3] - 12:17, 13:3, 17:2
participated [1] - 9:4
parties [1] - 33:19
pave [1] - 17:23
people [8] - 11:1, 11:16, 13:8, 20:4, 20:23, 26:10, 27:22, 29:24
percent [2] - 12:16, 13:24
perhaps [1] - 24:7
perimeter [1] - 7:6
person [2] - 2:1, 12:15
personal [1] - 33:11
petitioner [4] - 5:11, 5:15, 8:13, 10:11
Philipchuck [1] - 6:1
PHILIPCHUCK [1] - 3:7
physical [1] - 20:2
picture [2] - 27:4, 28:1
piece [2] - 11:9, 19:11
pieces [1] - 23:6
place [1] - 33:15
plan [2] - 7:9, 11:15
Planning [1] - 8:6
Plano [1] - 21:10
plans [2] - 11:22, 16:5
plants [1] - 31:20
playing [2] - 22:17, 23:8
Plocher [1] - 2:6
plus [1] - 11:7
podium [9] - 5:21, 14:12, 19:5, 21:24, 24:13, 25:21, 26:17, 28:8, 30:24
point [3] - 9:8, 27:13, 31:13
Pointe [1] - 1:16
Police [1] - 2:17
pollution [5] - 17:11, 17:12, 23:7, 23:9, 29:18
pond [2] - 13:9, 20:22
population [1] - 18:14
portion [2] - 5:3, 32:11
possible [1] - 22:5
potential [2] - 27:15, 28:3
poured [1] - 29:23
Prairie [1] - 1:16
precautionary [1] - 24:3
pregnant [1] - 28:20
prepared [1] - 31:6
PRESENT [2] - 2:1, 2:11
presentation [1] - 10:11
preserve [1] - 27:10
preserved [1] - 31:15

pretty [3] - 8:14, 11:18, 12:23
previously [1] - 14:18
proceedings [3] - 5:2, 32:10, 33:13
process [1] - 14:20
project [1] - 21:17
promote [1] - 30:2
properties [10] - 6:16, 6:18, 6:21, 10:4, 10:20, 11:7, 12:13, 12:20, 14:3
property [17] - 7:3, 7:7, 7:19, 8:13, 9:20, 10:18, 11:2, 12:1, 12:3, 12:14, 12:19, 12:21, 13:3, 13:5, 19:11, 22:5, 28:16
proposal [3] - 15:4, 15:11, 16:8
proposed [9] - 6:23, 7:8, 9:15, 11:23, 12:7, 15:2, 16:10, 16:14, 16:17
proud [1] - 30:12
prove [4] - 15:17, 17:23, 18:3, 18:23
provided [3] - 7:6, 7:18, 16:22
proving [1] - 18:18
prudent [1] - 24:3
public [12] - 5:2, 5:5, 5:6, 5:7, 5:10, 8:3, 8:5, 9:4, 32:8, 32:11, 33:6, 33:14
PUBLIC [1] - 1:10
PURCELL [21] - 5:5, 5:14, 5:17, 8:9, 8:21, 14:6, 19:1, 21:22, 24:10, 25:18, 26:1, 26:4, 26:13, 28:6, 30:15, 30:18, 30:21, 31:8, 32:3, 32:6, 32:8
Purcell [1] - 2:2
pushing [1] - 17:7
put [4] - 10:3, 13:12, 17:7, 25:10
putting [2] - 20:14, 27:18

Q

qualified [2] - 10:7, 11:18
quarter [1] - 24:2
questions [2] - 8:2, 14:19
quietness [1] - 28:24
quoted [1] - 15:14

R

radiation [1] - 23:22
real [2] - 9:24, 27:23
realize [1] - 27:15
really [8] - 13:20, 24:19, 24:20, 25:6, 25:15, 25:16, 28:2, 28:22
realtor [1] - 10:1
reason [6] - 10:21, 13:1, 13:12, 15:1, 22:7, 22:13
reasons [1] - 22:7
receipt [1] - 8:6
received [1] - 14:22
recent [2] - 16:12, 17:3
recently [1] - 18:16
recommend [1] - 23:14
record [2] - 5:18, 33:12
Recreation [1] - 2:18
reduced [1] - 33:9
redundant [1] - 16:15
reference [1] - 8:19
regarding [2] - 8:22, 10:13
regards [1] - 10:14
register [1] - 26:24
relative [2] - 33:16, 33:17
relay [1] - 16:12
relocated [2] - 21:10, 21:14
remain [1] - 11:11
repeat [1] - 26:2
report [1] - 8:7
REPORTED [1] - 3:23
reported [1] - 33:7
Reporter [1] - 33:4
represent [1] - 30:12
represents [1] - 6:2
reproduced [1] - 34:1
request [1] - 8:2
requested [1] - 15:10
requesting [3] - 6:7, 6:14, 6:20
requirements [1] - 13:13
residences [1] - 15:5
residential [14] - 9:21, 10:20, 11:6, 11:13, 12:8, 12:13, 12:15, 15:16, 18:17, 19:20, 22:9, 29:5, 29:16, 29:17
residentially [2] - 18:19, 18:21
residents [4] - 7:12, 15:7, 16:21, 18:1
respond [1] - 8:3
response [4] - 30:17, 30:20, 32:5, 32:7
responsibility [1] - 34:1
rest [1] - 29:3
restricted [1] - 7:4
retention [2] - 13:6, 13:21
review [1] - 7:9
reviewed [1] - 6:23
rezone [1] - 16:8
rezoned [3] - 6:14, 15:23, 16:1
rezoned/annexed [1] - 15:20
rezoning [9] - 5:9, 6:21, 8:23, 10:22, 10:23, 14:23, 15:3, 16:17, 16:19
rezonings/ annexations [1] - 16:13
RF [1] - 23:22
RFs [1] - 23:12
ride [1] - 29:11
Ridge [15] - 6:5, 7:11, 7:15, 7:19, 7:20, 10:10, 10:13, 10:14, 15:7, 19:9, 22:10, 22:11, 22:21, 24:17, 28:3
river [1] - 15:17
Road [4] - 6:5, 6:12, 11:23, 15:22
roadways [1] - 14:4
Rob [1] - 2:16
room [2] - 12:16, 13:8
Route [3] - 6:11, 11:4, 11:23
route [1] - 13:11
ruin [1] - 25:14
rules [1] - 21:8
run [2] - 13:6, 13:10
run-off [2] - 13:6, 13:10
Rusty [1] - 2:10

S

sac [1] - 26:7
safe [2] - 23:11, 23:21
safely [1] - 29:11
safety [3] - 23:5, 23:23, 31:22
sale [1] - 17:7
sales [1] - 21:13
Sanderson [1] - 2:22
Sarah [2] - 26:19, 31:2
SARAH [4] - 4:10, 4:12, 26:16, 30:23
scary [1] - 24:24
SCHRAEDER [3] - 4:8, 24:12, 24:15
Schraeder [1] - 24:16
scientific [1] - 23:19
Seaver [1] - 2:9
see [3] - 15:4, 15:11, 31:19
sell [1] - 27:19
sense [1] - 14:4
set [1] - 34:3
setback [6] - 7:6, 7:18, 7:20, 7:21, 7:23, 13:15
setbacks [2] - 10:14, 19:14
shall [2] - 7:16, 7:23
Shore [6] - 9:13, 10:10, 14:15, 25:24, 26:6, 28:15
Shores [2] - 20:23, 22:22
short [1] - 15:10
Shorthand [1] - 33:4
shorthand [1] - 33:9
show [1] - 16:13
shy [1] - 18:14
side [1] - 11:8
sides [2] - 11:7, 12:12
sidewalk [2] - 29:10, 29:20
sign [1] - 17:8
signed [1] - 33:23
signs [2] - 17:7, 21:16
similar [1] - 29:7
simply [1] - 26:23
simultaneously [1] - 33:9
single [1] - 12:15
sit [1] - 12:3
site [1] - 7:9
situation [1] - 30:13
six [1] - 16:7
size [1] - 6:12
slope [1] - 21:3
small [4] - 14:16, 19:23, 21:9, 23:7
Soling [1] - 2:5
somewhat [1] - 23:13
son [1] - 28:20
sorry [5] - 26:1, 29:17, 30:1, 30:19, 31:7
sort [3] - 11:11, 11:14, 27:16
sorts [1] - 11:19
source [2] - 23:13, 23:16
south [5] - 6:4, 10:18, 15:3, 20:18, 20:21
southern [1] - 9:14
southwest [1] - 15:21
space [1] - 31:15
speakers [1] - 27:1
speaking [1] - 9:21
special [1] - 14:2
specific [2] - 5:7, 27:2
specified [1] - 33:15
square [1] - 20:12
SS [1] - 33:1
staff [1] - 7:12
stand [2] - 10:8, 10:21
standards [1] - 23:24
stare [1] - 13:9
staring [1] - 11:17
start [1] - 19:15
started [1] - 22:15
state [3] - 5:18, 8:24, 14:9
STATE [1] - 33:1
State [1] - 33:4
states [1] - 18:11
station [1] - 16:6
stay [2] - 27:22, 29:3
stenographically [1] - 33:8
step [4] - 5:17, 8:24, 14:9, 19:2
stepped [1] - 11:20
stepping [1] - 30:8
still [5] - 17:17, 18:9, 20:19, 22:12, 29:5
stood [1] - 11:21
stormwater [1] - 16:7
street [3] - 29:6, 29:11, 30:10
Street [1] - 3:8
streets [1] - 17:13
strict [1] - 13:13
strong [1] - 28:22
structures [1] - 7:15
students [1] - 23:15
stuff [1] - 27:9
subdivision [3] - 6:5, 7:15, 22:14
subject [1] - 7:9
suburbia [1] - 28:23
successes [1] - 17:16
Suite [2] - 3:3, 3:8
support [5] - 11:21, 17:13, 26:24, 30:10
surrounded [1] -

11:10
surrounding [1] - 11:1
survivor [1] - 25:1
systems [1] - 17:15

T

tall [1] - 21:4
Tarulis [1] - 2:9
tax [1] - 21:13
ten [2] - 7:24, 10:1
ten-foot [1] - 7:24
terms [2] - 9:20, 29:15
Tesch [1] - 26:20
TESCH [3] - 4:10, 26:16, 26:19
testified [10] - 5:21, 9:10, 14:12, 19:5, 21:24, 24:13, 25:21, 26:17, 28:8, 30:24
testimony [2] - 8:3, 33:12
therein [1] - 7:1
thereof [1] - 33:23
thinking [1] - 13:2
third [1] - 7:22
thoughts [2] - 17:4, 18:3
three [5] - 6:3, 7:1, 7:8, 12:12, 21:3
throw [1] - 10:5
Tiffany [1] - 24:15
TIFFANY [2] - 4:8, 24:12
Tim [1] - 2:18
today [2] - 28:17, 30:5
Todd [1] - 19:8
TODD [2] - 4:6, 19:4
Tonight [1] - 16:23
tonight [4] - 18:2, 18:5, 18:10, 19:13
total [2] - 6:6, 7:21
towards [1] - 20:18
Township [1] - 9:18
traffic [3] - 17:12, 20:7, 29:17
Trail [1] - 24:16
transcript [2] - 33:7, 33:23
transcription [1] - 33:10
Transier [1] - 2:4
triangle [5] - 11:3, 11:6, 12:12, 14:2, 27:18
tried [1] - 21:8
true [1] - 33:12
Trust [2] - 16:3, 16:18
trust [1] - 16:4
trying [2] - 9:16, 19:15
Tuesday [1] - 1:20
turned [1] - 21:9
turning [1] - 22:24
two [13] - 6:4, 6:7, 7:5, 7:18, 10:9, 11:6, 11:7, 14:16, 16:18, 16:20, 19:2, 26:9, 26:14
typewriting [1] - 33:10
typical [1] - 21:6
typically [1] - 23:23

U

U.S [1] - 15:22
unbiased [1] - 11:19
under [3] - 33:11, 33:24, 34:2
UNITED [1] - 1:6
United [2] - 3:5, 18:12
unprepared [1] - 26:23
unproven [1] - 18:9
unwarranted [1] - 16:15
unwilling [1] - 21:18
up [10] - 13:2, 17:8, 19:10, 19:19, 20:24, 24:22, 24:23, 28:16, 31:20
upcoming [1] - 16:12
useable [1] - 19:15
uses [1] - 7:4

V

value [2] - 10:3, 29:19
values [3] - 9:20, 12:20, 12:21
Vandermyde [1] - 19:8
VANDERMYDE [3] - 4:6, 19:4, 19:7
variance [2] - 21:19, 21:20
via [3] - 2:1, 14:18, 33:10
village [2] - 7:12, 21:14
VITOSH [2] - 33:3, 34:9
Vitosh [2] - 3:23, 34:8
voted [1] - 16:19
voting [1] - 16:22

W

waiting [1] - 17:17
wants [2] - 19:3, 31:18
watch [1] - 30:11
water [1] - 27:9
Watson [1] - 22:3
WATSON [3] - 4:7, 21:23, 22:2
ways [2] - 27:21, 27:22
website [1] - 18:11
weekday [1] - 30:9
welcome [1] - 5:19
welcoming [1] - 17:2
west [3] - 6:5, 15:3, 15:22
WEST [6] - 3:7, 3:8, 4:3, 5:16, 5:20, 5:23
West [3] - 5:24, 6:1, 18:18
Western [2] - 26:20, 26:21
western [1] - 12:2
WHEREOF [1] - 34:3
WHEREUPON [1] - 5:1
Whispering [2] - 22:23, 31:12
wide [1] - 21:5
wife [2] - 14:16, 17:1
Willrett [1] - 2:14
windows [1] - 31:19
WITNESS [2] - 4:2, 34:3
wonder [1] - 13:19
wonderful [2] - 22:8, 27:10
workable [1] - 21:2
worth [1] - 17:24
write [1] - 24:19
wrote [2] - 26:10, 28:11

Y

yard [2] - 17:8, 19:10
year [1] - 28:19
years [5] - 9:23, 10:1, 17:20, 19:22, 21:11
Yellowstone [1] - 22:3
YORKVILLE [1] - 1:6
Yorkville [23] - 1:17, 3:6, 15:13, 15:19, 16:20, 17:1, 17:6, 17:17, 17:23, 18:8, 18:9, 18:11, 18:12, 18:14, 21:14, 25:9, 25:10, 27:3, 27:7, 27:12, 27:14, 28:2, 28:21

Z

zone [1] - 18:22
zoned [3] - 6:9, 6:19, 17:22
zones [1] - 17:9
Zoning [1] - 8:6
zoning [4] - 11:12, 11:22, 19:11, 19:19
Zoom [3] - 2:1, 30:18, 30:19

Good evening, my name is Clay Hamm, I live on Patricia Lane off Cannonball Trail. Last Thursday, my wife was riding her bike on the west side of Cannonball Trail, it was a bright sunny day with clear skies. Several of her grandchildren waved and called out to her as she passed their house next to New Life Church. She was wearing a reflective vest and helmet, her bike had flashing lights, the road was dry and there was no oncoming traffic when she was struck by a car going in the same direction as her at 3:15 pm. She went down hard. At 66 years of age, her broken wrist and ribs will heal, and she will recover, but not fully. Her life will never be the same. After the surgery she will never have 100% mobility. The entire incident is on video, and I will make it available to anyone interested in seeing it.

In 2020 I brought up the topic of the speed limit on Cannonball Trail, I polled many of the residents on Cannonball Trail, Amanda Lane, and Patricia Lane, who almost universally thought the speed limit should be lowered. You may remember this, I submitted this information, and it was discussed in a zoom meeting. I was assured at that time the speed limit was “correct”. I and many residents of Cannonball Trail disagree. While someone may say the speed limit is “correct”, it is not safe. Subsequently, speed studies were conducted, and road reconstruction was done to lessen and bank the curve. I would like to know if there are plans for a follow-up speed study. If one of the intended purposes for the road construction was to slow down traffic, a follow-up study would reveal if that was achieved. While the money spent on this construction was well spent, I think it should be seen as the first step of a larger plan to make Cannonball a safe road for all residents, children and adults who are on foot or bicycle. There are other traffic calming measures that can be made to slow down traffic and reduce traffic flow on this road, which has become a shortcut between 34 and 47. Many improvements have been made to transform Yorkville into a more walkable city; another bike path like the Darlene McCue Trail would be a valuable additional improvement. Many more people would walk or bike to Kendall Marketplace instead of taking the car if there was a safe way to do so. In addition to the follow-up speed studies I mentioned, I would also like to ask for the ball to be set in motion for a bike path on Cannonball Trail.

You heard me mention the grandchildren calling out to my wife as she passed their house. I did so in an effort to tug at your heart. This incident could have turned out differently; I could have been here telling you of her death instead of her broken wrist, it was that close. Thank you.

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

Agenda Item Number

Consent Agenda #2

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – February 25, 2025

Meeting and Date: City Council – March 11, 2025

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Monica Cisija (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
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DRAFT

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, HELD IN THE CITY COUNCIL CHAMBERS, 651 PRAIRIE POINTE DRIVE ON TUESDAY, FEBRUARY 25, 2025

Mayor Purcell called the meeting to order at 7:01 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

Deputy Clerk Cisija called the roll.

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

Staff in attendance at City Hall: City Administrator Olson, Deputy Clerk Cisija, 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, and EEI Engineer Sanderson.

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

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:
https://us02web.zoom.us/j/83393460540?pwd=6nKsq9NLTOADRvNzmSg0ymfvlg8WuN.1.
The Zoom meeting ID was 833 9346 0540.

QUORUM

A quorum was established**.**

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Bill Payments for Approval
   - $ 1,963,184.35 (vendors)
   - $ 419,223.81 (payroll period ending 2/14/25)
   - $ 2,382,408.16 (total)
2. **Ordinance 2025-16** Accepting the Dedication of a Right-of-Way for Public Road Purposes *(Crimson Lane) – authorize the Mayor and City Clerk to execute* (PW 2025-14)
3. Treasurer's Reports for November 2024 – January 2025 (ADM 2025-02)
4. **Ordinance 2025-17** Amending Water Service Rates for City Buildings – *authorize the Mayor and City Clerk to execute* (ADM 2025-06)
5. Salary Schedule Amendment for Fiscal Year 2026 – *approve the Fiscal Year 2026 salary ranges of City employees as presented in the packet materials* (ADM 2025-08)

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

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

REPORTS

MAYOR'S REPORT

Appointment to the Library Board – Valerie Burd
(CC 2025-13)

Mayor Purcell entertained a motion to approve the Mayor's appointment of Valerie Burd to the Library Board for a term ending May 2026. So moved by Alderman Soling; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-7 Nays-0 Present-1
Plocher-aye, Funkhouser-present, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

PUBLIC WORKS COMMITTEE REPORT

Resolution 2025-23 **Approving a Bid to Replace the Roofs at Three City Buildings *(Well No. 7, Well No. 8, Beecher Center Roofs)***
(PW 2025-13)

Alderman Koch made a motion to approve a Resolution Approving a Bid to Replace the Roofs at Three City Buildings *(Well No. 7, Well No. 8, Beecher Center Roofs)* and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

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

Ordinance Vacating a Portion of Worsley Street in the United City of Yorkville, Kendall County, Illinois
(PW 2022-15)

Alderman Kock made a motion to set a public hearing on the vacation of a portion of Worsley Street for the March 25, 2025, City Council meeting; seconded by Alderman Funkhouser.

City Administrator Olson stated that this agenda item will be considered by the City Council on April 8, 2025.

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 2025-24 **Approving a Bid to Replace Water Mains (2025 Water Main Replacement)**
(PW 2025-16)

Alderman Koch made a motion to approve a Resolution Approving a Bid to Replace Water Mains (2025 Water Main Replacement) and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0 Present-1
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-present, Funkhouser-aye, Tarulis-aye

Resolution 2025-25 **Approving Supplement No. 1 to the Agreement for Land Acquisition Consulting Services with Mathewson Right of Way Company**
(PW 2025-17)

Alderman Koch made a motion to approve a Resolution Approving Supplement No. 1 to the Agreement for Land Acquisition Consulting Services with Mathewson Right of Way Company and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

City Administrator shared that this is the second contract and the first supplement with Mathewson Right of Way Company, covering three additional properties.

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

Resolution 2025-26 **Authorizing the Purchase of Office Furniture in an Amount Not to Exceed $54,100**
(PW 2025-17)

Alderman Marek made a motion to approve a Resolution Authorizing the Purchase of Office Furniture in an Amount Not to Exceed $54,100 and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

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

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

Ordinance 2025-18 **Granting a Fence Variance for a Property Located at 515 W. Washington Street, Yorkville, Illinois**
(PZC 2024-32 & EDC 2025-09)

Mayor Purcell entertained a motion to approve an Ordinance Granting a Fence Variance for a Property Located at 515 W. Washington Street, Yorkville, Illinois and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Koch.

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

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)

Mayor Purcell shared that the bid opening occurred today for the Public Works and Parks Department facility. While we do not have the final numbers, which will be received in a few days, we will be lower than the mid-range amount estimated.

Public Works Director Dhuse stated that there were almost 200 bids.

Lake Michigan Water
Project Update
(CC 2025-09)

No report.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:14 p.m.

Minutes submitted by:

Monica Cisija,
Deputy Clerk, City of Yorkville, Illinois

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

Agenda Item Number

Consent Agenda #3

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Special City Council – March 4, 2025

Meeting and Date: City Council – March 11, 2025

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

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DRAFT

MINUTES OF THE SPECIAL 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, MARCH 4, 2025

Mayor Purcell called the meeting to order at 5:30 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	(electronic attendance)
Ward IV	Tarulis	Present	
	Corneils	Present	

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

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

A meeting notice was posted on the City's website on the agenda, minutes, and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely:
https://us02web.zoom.us/j/85172131941?pwd=ZKK8jRr8O2IwZcZMihrIzRWyGaIbpH.1.
The Zoom meeting ID was 851 7213 1941.

QUORUM

A quorum was established**.**

CITIZEN COMMENTS ON AGENDA ITEMS

None.

BUSINESS

Resolution 2024-27 — **Authorizing the Inspection of City of Yorkville Well Number 9 for an Amount Not to Exceed $31,000**
(Business - A)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Inspection of Yorkville Well Number 9 for an Amount Not to Exceed $31,000 and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Soling.

Public Works Director Dhuse stated that staff has done everything they could above ground to diagnose the well's issue. There seems to be something wrong with the pump and motor. Layne Western gave the City an emergency quote of $55,000 to get the pump and motor out of the ground. Due to the cost, staff directed Layne Western to split it so staff could authorize them to start the work over the weekend. They should know by Friday what is wrong with the pump and motor. City Administrator Olson asked if we would have the information by the next City Council meeting to authorize the repair, which Director Dhuse said he should know by Friday.

Alderman Funkhouser asked if the Council would need to meet for another special meeting if it's not ready by next Tuesday's City Council meeting. Director Dhuse said that was possible but would like to put a placeholder on the agenda to avoid another special meeting. Alderman Corneils asked if the worse possible outcome was the motor being bad, which Director Dhuse said could be worse or not as severe. Alderman Soling asked if we do a cost analysis on the repair cost vs. getting a new one, to which Director Dhuse said yes. He reported that this pump has been in the ground for 8 years and usually has a 10 – to 12-year cycle.

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

CITIZEN COMMENTS ON AGENDA ITEMS

None.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 5:36 p.m.

Minutes submitted by:

Jori Behland,
City Clerk, City of Yorkville, Illinois

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

Agenda Item Number

Consent Agenda #4

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – March 11, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

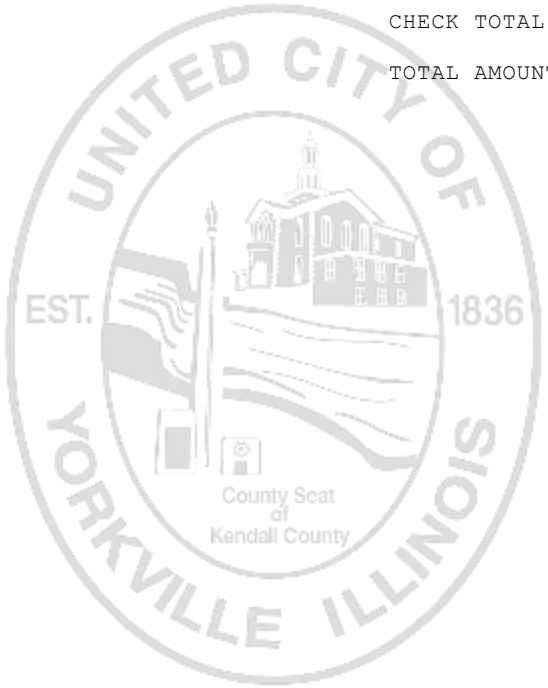
Submitted by: Amy Simmons (Name) Finance (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131258	KCR	KENDALL COUNTY RECORDER'S			02/14/25			
	4019687	02/14/25	01	ORDINANCE APPROVING FINAL		90-228-00-00-0011	57.00	
			02	PLAT FOR GRANDE RESERVE UNITS		** COMMENT **		
			03	18 & 25		** COMMENT **		
			04	ORDINANCE APPROVING FINAL		90-228-00-00-0011	57.00	
			05	PLAT FOR GRANDE RESERVE UNIT		** COMMENT **		
			06	21		** COMMENT **		
						INVOICE TOTAL:	114.00 *	
						CHECK TOTAL:		114.00
						TOTAL AMOUNT PAID:		114.00



01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131259	KCR	KENDALL COUNTY RECORDER'S			02/18/25		
	4019761	02/18/25	01	RELEASE 2 MOWING LIENS		25-215-54-00-5448	114.00
						INVOICE TOTAL:	114.00 *
						CHECK TOTAL:	114.00
						TOTAL AMOUNT PAID:	114.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-A.SIMMONS	01/31/25	01	GOTO-JAN 2025 PHONE SERVICE		01-110-54-00-5440	166.63
			02	GOTO-JAN 2025 PHONE SERVICE		01-220-54-00-5440	177.73
			03	GOTO-JAN 2025 PHONE SERVICE		01-120-54-00-5440	122.19
			04	GOTO-JAN 2025 PHONE SERVICE		79-795-54-00-5440	177.73
			05	GOTO-JAN 2025 PHONE SERVICE		01-210-54-00-5440	888.67
			06	NICOR-12/3-1/3 651 PRAIRIE		01-110-54-00-5480	160.95
			07	POINTE		** COMMENT **	
			08	AMAZON-DESK CALENDAR		01-120-56-00-5610	27.87
			09	COMCAST-12/20-01/19 651		01-110-54-00-5440	82.03
			10	PRAIRIE POINTE INTERNET		** COMMENT **	
			11	COMCAST-12/20-01/19 651		01-220-54-00-5440	87.48
			12	PRAIRIE POINTE INTERNET		** COMMENT **	
			13	COMCAST-12/20-01/19 651		01-120-54-00-5440	60.15
			14	PRAIRIE POINTE INTERNET		** COMMENT **	
			15	COMCAST-12/20-01/19 651		79-790-54-00-5440	87.48
			16	PRAIRIE POINTE INTERNET		** COMMENT **	
			17	COMCAST-12/20-01/19 651		01-210-54-00-5440	437.42
			18	PRAIRIE POINTE INTERNET		** COMMENT **	
			19	COMCAST-12/20-01/19 651		79-795-54-00-5440	87.48
			20	PRAIRIE POINTE INTERNET		** COMMENT **	
			21	VERIZON-1/2-2/1 IN CAR UNITS		01-210-54-00-5440	756.21
			22	ADS-FEB-APR ALARM MONITORING		24-216-54-00-5446	120.00
			23	102 VAN EMMON		** COMMENT **	
			24	ADS-FEB-APR ALARM MONITORING		24-216-54-00-5446	120.00
			25	AT 651 PRAIRIE POINTE		** COMMENT **	
			26	ADS-FEB-APR ALARM MONITORING		24-216-54-00-5446	360.00
			27	FOR LIFT STATIONS		** COMMENT **	
			28	ADS-FIRE ALARM UPGRADE AT		24-216-60-00-6020	3,991.01
			29	BEECHER CENTER		** COMMENT **	
						INVOICE TOTAL:	7,911.03 *
	022525-B.BEHRENS	01/31/25	01	NAPA#380635-VACUUM TUBING		01-410-56-00-5640	1.68
			02	MENARDS#010225-BOARDS		01-410-56-00-5628	127.80
			03	MENARDS#010225-BLADES		01-410-56-00-5620	40.76
			04	MENARDS#010625-ANGLE		01-410-56-00-5640	8.99
			05	MENARDS#010625-CONNECTORS		01-410-56-00-5640	8.23
			06	MENARDS#010625-VACUUM		01-410-56-00-5640	49.16
			07	BREAKER, ADAPTER		** COMMENT **	
			08	HOME DEPO-FITTINGS		01-410-56-00-5640	30.45
			09	MENARDS#011525-PVC PIPE		01-410-56-00-5640	10.99
			10	HOME DEPO-DRYWALL, PAIL		01-410-56-00-5620	36.10
			11	MENARDS#012425-ADHESIVE		01-410-56-00-5640	4.29
						INVOICE TOTAL:	318.45 *
	022525-B.BLYSTONE	01/31/25	01	MSI-CC TEST TRANSACTIONS		01-000-48-00-4850	4.00

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-B.BLYSTONE	01/31/25	02	KENDALL PRINT-BUSINESS CARDS		01-220-56-00-5620	125.70
						INVOICE TOTAL:	129.70 *
	022525-B.OLSON	01/31/25	01	SURVEY MONKEY-ANNUAL PLAN		01-110-54-00-5460	372.00
			02	RENEWAL		** COMMENT **	
			03	METRO WEST-ANNUAL		01-110-54-00-5412	75.00
			04	APPRECIATION DINNER		** COMMENT **	
			05	ILCMA-WINTER CONFERENCE		01-110-54-00-5412	255.00
			06	REGISTRATION		** COMMENT **	
			07	ZOOM-10/23-11/22 USER FEES		01-110-54-00-5462	189.95
						INVOICE TOTAL:	891.95 *
	022525-B.WEBER	02/18/25	01	ACE-PINS		01-410-56-00-5640	14.11
						INVOICE TOTAL:	14.11 *
	022525-B.WOLF	01/31/25	01	HOME DEPO-TREE PRUNER		79-790-56-00-5630	59.98
						INVOICE TOTAL:	59.98 *
	022525-C.PRUITT	01/31/25	01	FOOD SAFETY-ADDITIONAL		79-795-54-00-5412	12.00
			02	PROCTOR FEE FOR FOOD SAFETY		** COMMENT **	
			03	EXAM		** COMMENT **	
			04	AMAZON-MINI GOLF SUPPLIES		79-795-56-00-5606	55.07
			05	HYATT-IPRA CONFERENCE LODGING		79-795-54-00-5415	399.26
						INVOICE TOTAL:	466.33 *
	022525-D.BROWN	01/31/25	01	MENARDS#012425-AUGER & DRILL		51-510-56-00-5620	24.43
			02	BITS		** COMMENT **	
			03	GRAINGER-BALL VALVES		51-510-56-00-5638	962.94
			04	GRAINGER-O-RING		51-510-56-00-5638	11.43
			05	SPARKLE-CAR WASH		51-510-56-00-5640	15.00
			06	AMAZON-EXPANDING FILES		51-510-56-00-5620	36.98
			07	AMAZON-TONER		51-510-56-00-5620	140.94
			08	AMAZON-MOTOROLA DUAL CAMERA		51-510-56-00-5664	267.19
			09	AND CASE		** COMMENT **	
			10	MENARDS#011725-DRILL BITS,		51-510-56-00-5620	56.51
			11	ANCHORS, SCREWS, SHELF		** COMMENT **	
			12	MENARDS#012225-DRILL BITS, TV		51-510-56-00-5620	58.56
			13	MOUNT		** COMMENT **	
			14	GRAINGER-GLOVES		51-510-56-00-5620	30.90
			15	GRAINGER-GLOVES		51-510-56-00-5620	61.80
						INVOICE TOTAL:	1,666.68 *
	022525-D.HANSEN	01/31/25	01	AMAZON-PHONE AND OFFICE		01-220-56-00-5620	206.90
			02	ACCESSORIES		** COMMENT **	
						INVOICE TOTAL:	206.90 *

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-D.HENNE	01/31/25	01	NAPA#380879-ROCKER SWITCH		01-410-56-00-5640	14.31
			02	MENARDS#011725-SPLICE KIT		01-410-56-00-5640	7.29
			03	DUTEK#1025500-HOSES		01-410-56-00-5640	93.50
						INVOICE TOTAL:	115.10 *
	022525-D.SMITH	01/31/25	01	MENARDS#012125-WINDSHIELD WASH		79-790-56-00-5620	42.12
			02	RAGS		** COMMENT **	
			03	MENARDS#011525-TRAILER LIGHTS		79-790-56-00-5640	39.96
			04	NAPA#381173-FUEL FILTERS		79-790-56-00-5640	10.60
			05	O'REILLY-FUEL PUMP		79-790-56-00-5640	240.65
			06	AHW-FILTERS, SPARK PLUGS		79-790-56-00-5640	185.32
			07	BELL TIRE-REPLACE TIE RODS		79-790-54-00-5495	1,287.92
			08	ILLINOIS EDU-PSEP COMMERCIAL		79-790-54-00-5412	140.00
			09	TRAINING COURSES X2		** COMMENT **	
						INVOICE TOTAL:	1,946.57 *
	022525-D.YODER	01/31/25	01	MENARDS#011725-STUDS		01-410-56-00-5620	4.22
			02	RURAL KING-OIL, CHAIN LOOP,		01-410-56-00-5640	71.76
			03	LIGHT		** COMMENT **	
			04	ACE-KEYS		01-410-56-00-5620	9.18
			05	ACE-NUTS, BOLTS		01-410-56-00-5620	7.00
			06	HOME DEPO-WRENCH		01-410-54-00-5490	14.10
			07	HOME DEPO-HOLE SAW		01-410-56-00-5640	48.90
			08	RURAL KING-SALT BRINE TANK		01-410-56-00-5628	87.97
			09	FITTINGS		** COMMENT **	
						INVOICE TOTAL:	243.13 *
	022525-E.DHUSE	01/31/25	01	AMAZON-CALENDARS		52-520-56-00-5610	45.51
			02	APWA-MEMBERSHIP RENEWAL		01-410-54-00-5462	265.00
			03	APWA-MEMBERSHIP RENEWAL		51-510-54-00-5460	265.00
			04	APWA-MEMBERSHIP RENEWAL		52-520-54-00-5462	265.00
			05	AMAZON-COMPRESSION KNIFE SET		52-520-56-00-5610	26.54
			06	AMAZON-WIRELESS CAR CHARGERS		01-410-56-00-5620	64.27
			07	AMAZON-WIRELESS CAR CHARGERS		51-510-56-00-5620	64.26
			08	AMAZON-WIRELESS CAR CHARGERS		52-520-56-00-5620	64.26
			09	AMAZON-DISPOSABLE GLOVES		01-410-56-00-5620	272.27
			10	AMAZON-DISPOSABLE GLOVES		51-510-56-00-5620	272.26
			11	AMAZON-DISPOSABLE GLOVES		52-520-56-00-5620	272.26
						INVOICE TOTAL:	1,876.63 *
	022525-E.HERNANDEZ	01/31/25	01	GRAINGER-CHAIN		01-410-56-00-5640	125.18
			02	DUTEK#1025517-HOSES		01-410-56-00-5640	53.00
			03	NAPA#381673-BIG SHOT CAN		01-410-56-00-5620	8.29
			04	MENARDS#011625-CRATE, RAGS,		01-410-56-00-5620	38.81
			05	DETAILING CLEANER		** COMMENT **	

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-E.HERNANDEZ	01/31/25	06	MENARDS#010725-RATCHET		01-410-56-00-5620	21.22
			07	MENARDS#010825-SHACKLE SPA		01-410-56-00-5620	16.98
			08	MENARDS#011625-SYRINGE		01-410-56-00-5620	7.28
						INVOICE TOTAL:	270.76 *
	022525-E.WILLRETT	01/31/25	01	STERCI HEALTH-DRUG TESTS		01-110-54-00-5462	150.00
			02	STERCI HEALTH-DRUG TEST		01-220-54-00-5462	50.00
			03	STERCI HEALTH-DRUG TEST		51-510-54-00-5462	50.00
			04	PHYSICIANS CARE-DRUG TEST		01-410-54-00-5462	75.00
			05	PHYSICIANS CARE-DRUG & DOT		79-790-54-00-5462	720.00
			06	TESTING		** COMMENT **	
			07	AMAZON-DEWALT SECURITY ITEMS		01-640-54-00-5450	42.22
						INVOICE TOTAL:	1,087.22 *
	022525-G.HASTINGS	01/31/25	01	GJOVIKS#451289-OIL CHANGE		01-220-54-00-5490	94.07
			02	GAS & WASH-CAR WASH		01-220-54-00-5462	12.00
						INVOICE TOTAL:	106.07 *
	022525-G.JOHNSON	01/31/25	01	MENARDS#123124-HAMMER		51-510-56-00-5620	3.49
			02	MENARDS#012725-DRILL BITS		51-510-56-00-5620	13.98
			03	ACE-KEYS		51-510-56-00-5620	11.16
			04	MENARDS#011725-CONTRACTOR BAGS		51-510-56-00-5620	20.98
			05	MENARDS#012125-HDMI CABLE		51-510-56-00-5620	28.58
			06	TV MOUNT		** COMMENT **	
			07	AMAZON-MARKING FLAGS		51-510-56-00-5665	17.31
						INVOICE TOTAL:	95.50 *
	022525-G.KLEEFISCH	01/31/25	01	NAPA#380933-BATTERY		79-790-56-00-5640	159.36
						INVOICE TOTAL:	159.36 *
	022525-G.NELSON	01/31/25	01	AMAZON-HAND SOAP		01-220-56-00-5620	19.90
			02	AMAZON-LOTION		01-220-56-00-5620	21.96
			03	AMAZON-COPY PAPER		01-220-56-00-5610	63.28
			04	YORK POST-CERTIFIED MAILINGS		01-220-54-00-5452	290.40
			05	AMAZON-DRY ERASE MARKERS,		01-220-56-00-5610	40.85
			06	PENS, HIGHLIGHTERS		** COMMENT **	
			07	AMAZON-MAGNETS, HEATER		01-220-56-00-5620	82.93
			08	YORK POST-CERTIFIED MAILINGS		90-238-00-00-0011	109.00
			09	AMAZON-DISPOSABLE CUPS		01-220-56-00-5620	37.79
			10	AMAZON-BATTERIES		01-220-56-00-5620	21.85
			11	AMAZON-COAT RACK		01-220-56-00-5620	22.99
			12	AMAZON-PENS		01-220-56-00-5620	37.20
			13	AMAZON-MONITOR PRIVACY SCREEN		01-220-56-00-5620	45.46
			14	AMAZON-PENS, HIGHLIGHTERS,		01-220-56-00-5610	116.37
			15	POST IT NOTES		** COMMENT **	

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-G.NELSON	01/31/25	16	AMAZON-RETURNED HOLIDAY DECOR		01-220-56-00-5620	-117.83
						INVOICE TOTAL:	792.15 *
	022525-G.STEFFENS	01/31/25	01	MENARDS#012125-BLEACH, BLUEDEF		51-510-56-00-5620	133.66
			02	MENARDS#011325-DRILL BITS,NUTS		51-510-56-00-5620	39.25
			03	HOME DEPO-TORCH KIT		51-510-56-00-5630	64.98
			04	MENARDS#010825-BLUEDEF		51-510-56-00-5628	71.35
			05	AMAZON-LOCK LUBE		51-510-56-00-5620	22.79
						INVOICE TOTAL:	332.03 *
	022525-J.ANDERSON	01/31/25	01	DEKANE-FILTERS, OIL		79-790-56-00-5640	163.85
			02	MENARDS#011725-PRUNER		79-790-56-00-5630	60.97
			03	MENARDS#011725-PRUNER RETURN		79-790-56-00-5630	-34.99
			04	NAPA#381605-OIL		79-790-56-00-5640	104.85
						INVOICE TOTAL:	294.68 *
	022525-J.BAUER	01/31/25	01	ILAWWA-CONFINED SPACE		51-510-54-00-5412	448.00
			02	TRAINING FOR 8 STAFF		** COMMENT **	
						INVOICE TOTAL:	448.00 *
	022525-J.BEHLAND	01/31/25	01	TRIBUNE-2024 TAX LEVY DISPLAY		01-110-54-00-5426	535.50
			02	TRIBUNE-ELDAMAIN WATER MAIN AD		51-510-60-00-6024	177.29
			03	FOR BIDS		** COMMENT **	
			04	TRIBUNE-ELDAMAIN WATER MAIN AD		51-510-60-00-6024	177.29
			05	FOR BIDS		** COMMENT **	
			06	TRIBUNE-2024 SANITARY SEWER		52-520-60-00-6025	244.61
			07	LINING AD FOR BIDS		** COMMENT **	
			08	TRIBUNE-SOUTHERN SANITARY		52-520-60-00-6024	187.01
			09	SEWER CONNECTION AD FOR BIDS		** COMMENT **	
			10	TRIBUNE-2025 WATER MAIN		51-510-60-00-6011	1,071.00
			11	REPLACEMENT IEAP LOAN		** COMMENT **	
			12	PUBLICATION		** COMMENT **	
			13	TRIBUNE-CONSTRUCTION OF NORTH		51-510-60-00-6011	1,884.17
			14	TANK AND NORTH RECEIVING		** COMMENT **	
			15	STATION LOAN PUBLICATION		** COMMENT **	
			16	TRIBUNE-UDO PH NOTICE -FENCES		01-220-54-00-5426	106.86
			17	IN TOWNE STORAGE-MONTHLY UNIT		01-220-54-00-5485	308.00
			18	RENTAL		** COMMENT **	
						INVOICE TOTAL:	4,691.73 *
	022525-J.GALAUNER	01/31/25	01	BSN#928417689-BASKETBALL		79-795-56-00-5606	1,178.10
			02	JERSEYS		** COMMENT **	
			03	BSN#928432439-BASKETBALL		79-795-56-00-5606	1,071.00
			04	JERSEYS		** COMMENT **	
			05	BSN#928432441-BASEBALL JERSEYS		79-795-56-00-5606	963.90

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-J.GALAUNER	01/31/25	06	BSN#928432438-BASKETBALL		79-795-56-00-5606	1,463.70
			07	JERSEYS		** COMMENT **	
			08	BSN#928432440-BASKETBALL		79-795-56-00-5606	1,428.00
			09	JERSEYS		** COMMENT **	
			10	BSN#928441200-BASEBALL SOCKS		79-795-56-00-5606	785.40
			11	BSN#928553391-SOFTBALLS		79-795-56-00-5606	4,857.00
			12	FLASH CAB-IPRA CONFERENCE TAXI		79-795-54-00-5415	9.25
			13	VENTRA-IPRA CONFERENCE		79-795-54-00-5415	27.00
			14	TRANSPORTATION		** COMMENT **	
			15	HYATT-IPRA CONFERENCE LODGING		79-795-54-00-5415	468.39
			16	BSN#928626929-MOUNDS,		79-790-56-00-5646	5,363.60
			17	WINDSCREENS		** COMMENT **	
			18	BSN#928611784-YOUTH TEES		79-795-56-00-5606	68.00
						INVOICE TOTAL:	17,683.34 *
	022525-J.JACKSON	01/31/25	01	MENARDS#010725-BUNGEE SET		51-510-56-00-5630	177.62
			02	STEP LADDER		** COMMENT **	
			03	HOME DEPO=SHOVELS		51-510-56-00-5630	25.94
			04	HOME DEPO-TORCH KIT		51-510-56-00-5630	64.98
						INVOICE TOTAL:	268.54 *
	022525-J.JENSEN	01/31/25	01	FBINA-MEMBERSHIP DUE RENEWAL		01-210-54-00-5460	125.00
						INVOICE TOTAL:	125.00 *
	022525-J.NAVARRO	01/31/25	01	AMAZON-CUBICLE PINS		24-216-56-00-5656	11.99
			02	AMAZON-FALLING ICE SIGNS		24-216-56-00-5656	166.98
			03	AMAZON-AMERICAN FLAG		24-216-56-00-5656	170.78
			04	FV FIRE-FAID/CAT 1 TESTING		24-216-56-00-5656	198.00
			05	FV FIRE-REPLACED OUTDOOR BELL		24-216-56-00-5656	525.00
			06	AT VAN EMMON BLDG		** COMMENT **	
			07	AMAZON-GARBAGE BAGS, WRENCH		24-216-56-00-5656	102.45
			08	AMAZON-FLASHLIGHT		24-216-56-00-5656	49.79
			09	GORDON ELECTRIC-UNIT HEATER		24-216-56-00-5656	2,312.69
			10	AMAZON-PRIVACY WINDOW FILM		24-216-56-00-5656	55.88
			11	GLOBAL-EMERGENCY LIGHTS		24-216-56-00-5656	283.15
			12	AMAZON-WRENCH SET		24-216-56-00-5656	36.99
			13	FERGUSON-TOPILET PAPER, PAPER		24-216-56-00-5656	307.44
			14	TOWEL		** COMMENT **	
			15	AMAZON-CIRCUIT BREAKER		82-820-54-00-5495	24.95
						INVOICE TOTAL:	4,246.09 *
	022525-J.PETRAGALLO	01/31/25	01	MENARDS#010225-WATER		01-220-56-00-5620	23.92
			02	GAS & WASH-CAR WASH		01-220-54-00-5462	22.00
			03	MENARSD#012825-WATER		01-210-56-00-5620	35.88
						INVOICE TOTAL:	81.80 *

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-J.SLEEZER	01/31/25	01	KEND PRINT#24-1227-MAILBOX		01-410-56-00-5620	45.20
			02	DAMAGE WORKSHEETS		** COMMENT **	
						INVOICE TOTAL:	45.20 *
	022525-J.WEISS	01/31/25	01	DOLLAR TREE-CRAFT SUPPLIES		82-000-24-00-2480	20.00
			02	AMAZON-PROGRAMMING SUPPLIES		82-000-24-00-2480	59.79
						INVOICE TOTAL:	79.79 *
	022525-K.BALOG	01/31/25	01	ACCURINT-NOV 2024 SEARCHES		01-210-54-00-5462	200.00
			02	COMCAST-12/15-01/14 ETHERNET		24-216-54-00-5446	830.00
			03	AMAZON-BADGE HOLDERS, FLASH		01-210-56-00-5610	95.87
			04	DRIVES		** COMMENT **	
			05	ACCURINT-DEC 2024 SEARCHES		01-210-54-00-5462	200.00
						INVOICE TOTAL:	1,325.87 *
	022525-K.BARKSDALE	01/31/25	01	ADOBE-MONTHLY CREATIVE CLOUD		01-220-54-00-5462	59.99
			02	APA-2025 NATIONAL PLANNING		01-220-54-00-5412	785.00
			03	CONFERENCE REGISTRATION		** COMMENT **	
			04	SOUTHWEST-APA CONFERENCE		01-220-54-00-5415	248.92
			05	TRANSPORTATION		** COMMENT **	
						INVOICE TOTAL:	1,093.91 *
	022525-K.GREGORY	01/31/25	01	GINFAB-ST.PATRICKS DAY		01-110-56-00-5610	1,300.00
			02	HAWAIIAN SHIRTS		** COMMENT **	
			03	HYATT-IPRA CONFERENCE LODGING		79-795-54-00-5415	312.26
						INVOICE TOTAL:	1,612.26 *
	022525-K.IHRIG	01/31/25	01	AMAZON-PRESCHOOL CLASSROOM		79-795-56-00-5606	161.98
			02	SUPPLIES		** COMMENT **	
			03	WALMART-WINTER CRAFT SUPPLIES		79-795-56-00-5606	55.75
			04	DOLLAR TREE-PAINTS		79-795-56-00-5606	6.25
			05	AMAZON-CONSTRUCTION PAPER		79-795-56-00-5606	217.12
			06	PAPER, STICKERS, LABELS, CRAFT		** COMMENT **	
			07	MATERIALS		** COMMENT **	
			08	DOLLAR TREE-VALENTINES CRAFT		79-795-56-00-5606	11.25
			09	SUPPLIES		** COMMENT **	
			10	TARGET-CLASSROOM SUPPLIES		79-795-56-00-5606	17.47
			11	IKEA-STORAGE BINS		79-795-56-00-5606	29.00
			12	AMAZON-CRAFT SUPPLIES		79-795-56-00-5606	132.58
			13	DOLLAR TREE-VALENTINE SUPPLIES		79-795-56-00-5606	17.50
						INVOICE TOTAL:	648.90 *
	022525-K.JONES	01/31/25	01	AQUAFIX-VITASTIM GREASE		52-520-56-00-5613	1,118.36
			02	MSI-TEST TRANSACTIONS		01-000-48-00-4850	3.00
			33	ARNESON#262113-DEC 2024 GAS		01-410-56-00-5695	193.26

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-K.JONES	01/31/25	34	ARNESON#262113-DEC 2024 GAS		51-510-56-00-5695	193.26
			35	ARNESON#262113-DEC 2024 GAS		52-520-56-00-5695	193.27
			36	WATER PRODUCTS-THRUST RING		51-510-56-00-5640	84.00
			37	WATER PRODUCTS-BAND REPAIR		51-510-56-00-5640	188.25
			38	CLAMPS		** COMMENT **	
			39	ARNESON#262114-DEC 2024 DIESEL		01-410-56-00-5695	85.65
			40	ARNESON#262114-DEC 2024 DIESEL		51-510-56-00-5695	85.65
			41	ARNESON#262114-DEC 2024 DIESEL		52-520-56-00-5695	85.65
			42	ARNESON#264612-DEC 2024 DIESEL		01-410-56-00-5695	213.54
			43	ARNESON#264612-DEC 2024 DIESEL		51-510-56-00-5695	213.54
			44	ARNESON#264612-DEC 2024 DIESEL		52-520-56-00-5695	213.54
			45	ARNESON#264611-DEC 2024 GAS		01-410-56-00-5695	241.74
			46	ARNESON#264611-DEC 2024 GAS		51-510-56-00-5695	241.74
			47	ARNESON#264611-DEC 2024 GAS		52-520-56-00-5695	241.75
			48	ARNESON#264615-DEC 2024 DIESEL		01-410-56-00-5695	977.87
			49	ARNESON#264615-DEC 2024 DIESEL		51-510-56-00-5695	977.87
			50	ARNESON#264615-DEC 2024 DIESEL		52-520-56-00-5695	977.86
			51	SMITHEREEN-DEC 2024 PEST		24-216-54-00-5446	97.00
			52	CONTROL AT 610 TOWER		** COMMENT **	
			53	POLLARD-SEWER SPADES		51-510-56-00-5640	159.00
			54	ARNESON#264673-DEC 2024 DIESEL		01-410-56-00-5695	153.25
			55	ARNESON#264673-DEC 2024 DIESEL		51-510-56-00-5695	153.25
			56	ARNESON#264673-DEC 2024 DIESEL		52-520-56-00-5695	153.24
			57	ARNESON#264672-DEC 2024 GAS		01-410-56-00-5695	266.61
			58	ARNESON#264672-DEC 2024 GAS		51-510-56-00-5695	266.62
			59	ARNESON#264672-DEC 2024 GAS		52-520-56-00-5695	266.62
			60	AMPERAGE-UNIT HEATER		51-510-56-00-5638	1,090.04
			61	AMPERAGE-BALLAST KIT		23-230-56-00-5642	120.37
			62	AMPERAGE-BULBS		23-230-56-00-5642	255.00
			63	AMPERAGE-BULBS		23-230-56-00-5642	251.60
			64	WELDSTAR-CYLINDER RENTAL		01-410-54-00-5485	81.28
			65	ARNESON#265283-DEC 2024 GAS		01-410-56-00-5695	154.23
			66	ARNESON#265283-DEC 2024 GAS		51-510-56-00-5695	154.23
			67	ARNESON#265283-DEC 2024 GAS		52-520-56-00-5695	154.22
			68	ARNESON#265284-DEC 2024 DIESEL		01-410-56-00-5695	511.56
			69	ARNESON#265284-DEC 2024 DIESEL		51-510-56-00-5695	511.56
			70	ARNESON#265284-DEC 2024 DIESEL		52-520-56-00-5695	511.56
			71	AURORA-NOV 2024 WATER TESTING		51-510-54-00-5429	94.50
			72	UNIFIRST-FIRST AID SUPPLIES		52-520-56-00-5620	71.98
			73	ARNESON#261672-12/25/24		01-410-56-00-5695	0.03
			74	SHORTCHARGED		** COMMENT **	
			75	ARNESON#261672-12/25/24		51-510-56-00-5695	0.03
			76	SHORTCHARGED		** COMMENT **	
			77	ARNESON#261672-12/25/24		52-520-56-00-5695	0.03
			78	SHORTCHARGED		** COMMENT **	
						INVOICE TOTAL:	12,007.61 *

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-M.BARBANENTE	01/31/25	01	TARGET-PRESCHOOL TOYS		79-795-56-00-5606	43.30
			02	TARGET-CLEANING TOOLS		79-795-56-00-5606	53.74
			03	DOLLAR TREE-VALENTINES DAY		79-795-56-00-5606	22.50
			04	SUPPLIES		** COMMENT **	
			05	DOLLAR TREE-FOAM CUPS		79-795-56-00-5606	2.50
						INVOICE TOTAL:	122.04 *
	022525-M.CARYLE	01/31/25	01	NEMRT-LEADERSHIP		01-210-54-00-5412	200.00
			02	TRAINING-KUEHLEM		** COMMENT **	
			03	THOMSON REUTERS-SOFTWARE		25-205-60-00-6060	454.00
			04	SUBSCRIPTION RENEWAL		** COMMENT **	
			05	GJOVIKS#449980-OIL CHANGE		01-210-54-00-5495	75.60
			06	GJOVIKS#450030-OIL CHANGE		01-210-54-00-5495	59.99
			07	GJOVIKS#450549-OIL CHANGE,		01-210-54-00-5495	547.30
			08	BRAKE REPAIR		** COMMENT **	
			09	GJOVIKS#450604-OIL CHANGE,		01-210-54-00-5495	59.99
			10	GJOVIKS#450696-OIL CHANGE		01-210-54-00-5495	60.00
			11	THOMAS REUTERS-CLEAR PROFLEX		25-205-60-00-6060	454.00
			12	DATABASE CHARGES		** COMMENT **	
			13	MENARDS#012425-PEAK FLUID		01-210-56-00-5620	15.98
			14	MINER#358456-SQUAD EQUIPMENT		01-210-54-00-5495	1,080.00
			15	REMOVAL		** COMMENT **	
			16	GJOVIKS#450554-OIL CHANGE		01-210-54-00-5495	59.99
						INVOICE TOTAL:	3,066.85 *
	022525-M.CISIJA	01/31/25	01	AMAZON-BINDER CLIPS, ADDING		01-110-56-00-5610	50.97
			02	MACHINE TAPE		** COMMENT **	
			03	AMAZON-BINDERS, PAPER		01-110-56-00-5610	97.97
			04	AMAZON-PAPER		01-110-56-00-5610	129.30
			05	IIMC-TIME MANAGEMENT SEMINAR		01-110-54-00-5412	75.00
			06	UPS-1 PACKAGE SENT-COMED		01-110-54-00-5452	32.66
						INVOICE TOTAL:	385.90 *
	022525-M.CURTIS	01/31/25	01	AMAZON-SIGN HOLDERS		82-820-56-00-5610	57.99
			02	D&D BEYOND-BOOKS		82-000-24-00-2480	108.22
			03	AMAZON-DRY ERASE MATS		82-000-24-00-2480	39.90
						INVOICE TOTAL:	206.11 *
	022525-M.MCGREGORY	01/31/25	01	MENARDS#012125-DISINFECTANT		51-510-56-00-5620	3.98
			02	WIPES		** COMMENT **	
			03	MENARDS#011625-BATTERIES		51-510-56-00-5620	13.58
			04	MENARDS#010225-RAIN-X		51-510-56-00-5620	33.98
			05	GRAINGER-GLOVES		51-510-56-00-5620	15.45
						INVOICE TOTAL:	66.99 *
	022525-M.SENG	01/31/25	01	MENARDS#011525-LEADER HOSE,		01-410-56-00-5640	25.27

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-M.SENG	01/31/25	02	COUPLERS		** COMMENT **	
			03	ACE-QUICK LINKS, SPLIT RINGS		01-410-56-00-5640	7.98
			04	NAPA#380925-SILICONE		01-410-56-00-5640	41.98
			05	NAPA#381927-WASHER NOZZLE		01-410-56-00-5620	21.15
						INVOICE TOTAL:	96.38 *
	022525-M.WARD	01/31/25	01	AMAZON-BOOKS		84-840-56-00-5686	146.53
			02	DEMCO-BOOKMARKS, INK DATER,		82-820-56-00-5620	215.99
			03	LABELS, FILAMENT TAPE, COLOR		** COMMENT **	
			04	CODED PAPER		** COMMENT **	
						INVOICE TOTAL:	362.52 *
	022525-P.LEGENDRE	01/31/25	01	FLATSOS#34293-VALVE STEM		51-510-56-00-5640	25.00
			02	NAPA#381066-OIL		51-510-56-00-5628	24.85
			03	MENARDS#012225-WATER, ACID		51-510-56-00-5620	38.86
			04	MENARDS#010925-PAILL,		51-510-56-00-5620	51.53
			05	REACHING TOOL, CONTRACTOR BAGS		** COMMENT **	
			06	MENARDS#010925-PICK UP TOOL		51-510-56-00-5620	8.49
			07	MENARDS#010825-THERMAL DIAL		51-510-56-00-5620	8.48
			08	MENARDS#010825-GARBAGE CANS,		51-510-56-00-5620	90.95
			09	BROOM		** COMMENT **	
			10	MENARDS#010925-RETURNED PICK		51-510-56-00-5620	-12.99
			11	UP TOOL		** COMMENT **	
			12	MENARDS#010625-THERMOMETER		51-510-56-00-5620	2.54
			13	MENARDS#010625-RETURNED		51-510-56-00-5628	-12.74
			14	STEERING WHEEL COVER		** COMMENT **	
			15	GAS-N-WASH-CAR WASH		51-510-56-00-5640	17.00
			16	MENARDS#010225-FLOOR MATS,		51-510-56-00-5628	67.94
			17	STEERING WHEEL CO=VER, GARBAGE		** COMMENT **	
			18	CAN, SEAT COVERS		** COMMENT **	
			19	MENARDS#010325-LYSOL, TAPE		51-510-56-00-5620	13.80
						INVOICE TOTAL:	323.71 *
	022525-P.MCMAHON	01/31/25	01	STEVENS-BADGE EMBROIDERY		01-210-56-00-5600	20.00
			02	STREICHERS-VESTS		01-210-56-00-5690	1,280.00
			03	GALLS-NAPEPLATES		01-210-56-00-5600	30.39
			04	O'HERRON-SERVICE		01-210-56-00-5600	539.05
			05	UNIFORM-TICKLE		** COMMENT **	
			06	AMAZON-NON-MARRING WEDGE		01-210-56-00-5620	56.98
			07	MENARDS#011525-HEADLIGHT BULB		01-210-56-00-5620	8.99
			08	KEND PRIONT-6 SETS OF BUSINESS		01-210-54-00-5430	304.50
			09	CARDS		** COMMENT **	
			10	PF PETTINGBONE-PATCHES		01-210-56-00-5600	589.70
			11	COPQUEST-TASER HOLSTERS		01-210-56-00-5620	951.32
			12	NU-NOV 2025 TRAFFIC CRASH		01-000-14-00-1400	1,350.00

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-P.MCMAHON	01/31/25	13	RECONSTRUCTION CLASS		** COMMENT **	
			14	REGISTRATION		** COMMENT **	
			15	WASH HOUSE-ALTERATIONS		01-210-56-00-5600	72.80
			16	AMAZON-RETURN CLIPS		01-210-56-00-5620	-37.83
						INVOICE TOTAL:	5,165.90 *
	022525-P.RATOS	01/31/25	01	GJOVIKS#450638-COOLANT LEAK RE		01-220-54-00-5490	3,662.99
			02	AMAZON-PROPANE TORCH		01-220-56-00-5620	39.49
			03	AMAZON-PROPANE TORCH		01-220-56-00-5620	69.99
			04	BFCA-TRAPS & CLEANOUTS		01-220-54-00-5412	100.00
			05	TRAINING		** COMMENT **	
			06	MENARDS#011725-GAS DETECTOR		01-220-56-00-5620	32.99
			07	GJOVIKS#451951-OIL CHANGE		01-220-54-00-5490	69.99
						INVOICE TOTAL:	3,975.45 *
	022525-P.SCODRO	01/31/25	01	ILSOS-CDL RENEWAL		51-510-56-00-5620	66.46
			02	GAS-N-WASH-CAR WASH		51-510-56-00-5640	12.00
			03	MENARDS#123024-SCREWS		51-510-56-00-5620	5.99
			04	MENARDS#011025-WATER		51-510-56-00-5620	8.87
			05	MENARDS#011625-DUCT SEALING		51-510-56-00-5620	32.48
			06	COMPOUND		** COMMENT **	
						INVOICE TOTAL:	125.80 *
	022525-R.BEDFORD	01/31/25	01	MENARDS#010325-PAINT, HOSE		01-410-56-00-5640	70.32
			02	BARB, TUBING		** COMMENT **	
			03	MENARDS#010725-HEX BOLTS		01-410-56-00-5640	2.11
			04	MENARSD#010725-PLIERS		01-410-56-00-5630	29.99
			05	NAPA#381621-STARTER FLUID		01-410-56-00-5640	23.96
			06	HOME DEPO-PLYWOOD		01-410-56-00-5620	37.55
			07	MENARDS#011525-ACRYLIC SHEET,		01-410-56-00-5620	142.74
			08	LINKS, RADIAL PATCH KIT, PAINT		** COMMENT **	
			09	RURAL KING-PACKING SHEETS,		01-410-56-00-5640	49.94
			10	SILICONE SEALANT		** COMMENT **	
			11	MENARDS#010925-SCREW EXTRACTOR		01-410-56-00-5640	54.36
			12	DRILL BITS		** COMMENT **	
			13	MENARDS#010925-HAMMER, RIP		01-410-56-00-5620	118.04
			14	BAR, DETAILER, RAGS, CLEANERS		** COMMENT **	
						INVOICE TOTAL:	529.01 *
	022525-R.CONARD	01/31/25	01	ILAWWA-SMALL SYSTEMS WEBINAR		51-510-54-00-5412	82.00
			02	ILAWWA-VIRTUAL C/D CLASS		51-510-54-00-5412	132.00
			03	MENARDS#010825-TOOL COMBO KIT		51-510-56-00-5630	288.14
			04	MENARDS#010625-PIPECUTTER,		51-510-56-00-5620	109.61
			05	BLADES		** COMMENT **	
			06	NAPA#381728-GREASE GUN		51-510-56-00-5620	229.00

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-R.CONARD	01/31/25	07	MENARDS#010625-MESH CLOTH		51-510-56-00-5620	14.35
						INVOICE TOTAL:	855.10 *
	022525-R.FREDRICKSON	01/31/25	01	COMCAST-12/13-01/12 INTERNET		51-510-54-00-5440	119.85
			02	AT 610 TOWER PLANT		** COMMENT **	
			03	COMCAST-12/15-01/14 INTERNET		79-795-54-00-5440	221.48
			04	AND CABLE AT 102 E VAN EMMON		** COMMENT **	
			05	NEWTEK-01/11-02/1 WEB HOSTING		01-640-54-00-5450	17.90
			06	IGFOA-MEMBER DUES RENEWAL		01-120-54-00-5460	300.00
			07	COMCAST-12/29-01/28 CABLE,		79-790-54-00-5440	302.37
			08	VOICE AND INTERNET AT 185 WOLF		** COMMENT **	
			09	ST		** COMMENT **	
			10	COMCAST-12/30-01/29 INTERNET		52-520-54-00-5440	31.58
			11	AT 610 TOWER		** COMMENT **	
			12	COMCAST-12/30-01/29 INTERNET		51-510-54-00-5440	78.95
			13	AT 610 TOWER		** COMMENT **	
			14	COMCAST-12/30-01/29 INTERNET		01-410-54-00-5440	126.32
			15	AT 610 TOWER		** COMMENT **	
			16	GFOA-LEVERAGING AI TOOLS IN		01-120-54-00-5412	50.00
			17	FINANCE OFFICE WEBINAR		** COMMENT **	
						INVOICE TOTAL:	1,248.45 *
	022525-R.HORNER	01/31/25	01	FLATSOS-TIRE REPAIR		79-790-54-00-5495	20.00
			02	SHAW TENT-CANOPY/TENT REPAIR		79-790-54-00-5495	6,300.00
			03	FLAGS UNLIMITED-12 FLAGS		79-790-56-00-5620	604.26
						INVOICE TOTAL:	6,924.26 *
	022525-R.MIKOLASEK	01/31/25	01	IACP-MEMBERSHIP DUE RENEWAL		01-210-54-00-5460	220.00
			02	PHYSICIANS CARE-BLOOD WORK &		01-210-54-00-5411	610.00
			03	EXAM		** COMMENT **	
			04	MCLETC-BLEA TUITION-CAMIS		01-210-54-00-5412	8,075.00
			05	IPAC-POLICE ACCREDITATION		01-210-54-00-5412	266.52
			06	CONFERENCE		** COMMENT **	
			07	STREICHERS-BALL SHIELD,		25-205-60-00-6070	6,117.00
			08	BALLISTIC SHIELD, BAG		** COMMENT **	
						INVOICE TOTAL:	15,288.52 *
	022525-S.AUGUSTINE	01/31/25	01	SMITHEREEN-DEC 2024 PEST		82-820-54-00-5462	87.00
			02	CONTROL		** COMMENT **	
			03	OVERDRIVE-NORTHERN ILLINOIS		82-820-54-00-5460	3,000.00
			04	ONLINE MEDIA SUBSCRIPTION		** COMMENT **	
			05	PMG-1,000 PRINTED BROCHURES		82-820-54-00-5426	664.47
			06	AMAZON-TABLE SKIRTS		82-000-24-00-2480	290.82
			07	ILA-2025 MEMBERSHIP DUES		82-820-54-00-5460	150.00
						INVOICE TOTAL:	4,192.29 *

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900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-S.DIAZ	01/31/25	01	AMAZON-SHEET PROTECTORS		01-110-56-00-5610	13.72
			02	AMAZON-RECEIPT PAPER		01-110-56-00-5610	14.99
						INVOICE TOTAL:	28.71 *
	022525-S.IWANSKI	01/31/25	01	AMAZON-TINTED ENVELOPES		82-820-56-00-5610	20.23
			02	YORK POST-POSTAGE		82-820-54-00-5452	27.11
			03	AMAZON-ABSORBENT POWDER		82-820-56-00-5621	10.27
			04	AMAZON-MONITOR STAND		82-820-56-00-5610	33.97
						INVOICE TOTAL:	91.58 *
	022525-S.REDMON	01/31/25	01	AT&T-TOWN SQUARE PARK SIGN		79-795-54-00-5440	146.58
			02	INTERNET		** COMMENT **	
			03	CHASEWOOD-LEGO ROBOTICS CLASS		79-795-54-00-5462	1,800.00
			04	INSTRUCTION		** COMMENT **	
			05	ARNESON#264610-DEC 2024 DIESEL		79-790-56-00-5695	131.00
			06	ARNESON#264757-DEC 2024 GAS		79-790-56-00-5695	200.51
			07	AMPERAGE#2162294-LAMPS		79-790-56-00-5640	203.56
			08	JACKSON-HIRSCH-LAMINATING		79-795-56-00-5610	209.00
			09	SUPPLIES		** COMMENT **	
			10	ARNESON#265345-JAN 2025 GAS		79-790-56-00-5695	232.79
			11	ARNESON#264609-DEC 2024 GAS		79-790-56-00-5695	581.99
			12	SESAC-2025 MISIC LICENSING		79-795-56-00-5606	610.00
			13	UNIFIRST-FIRST AID SUPPLIES		79-790-56-00-5620	78.05
			14	FUN EXPRESS-CARDBOARD FIGURES		79-795-56-00-5606	179.99
			15	NATIONAL ENTERTAINMENT-EASTER		79-795-56-00-5606	378.00
			16	TOY FILLED EGGS		** COMMENT **	
			17	CMT-CONFERENCE TRANSPORTATION		79-795-54-00-5415	12.50
			18	HYATT-IPRA CONFERENCE LODGING-		79-795-54-00-5415	312.26
			19	EVANS		** COMMENT **	
			20	HYATT-IPRA CONFERENCE		79-795-54-00-5415	468.39
			21	LODGING-REDMON		** COMMENT **	
			22	SAMS-ANNUAL MEMBERSHIP RENEWAL		79-795-56-00-5606	50.00
			23	DOLLAR TREE-VALENTINES DAY		79-795-56-00-5606	146.55
			24	ITEMS		** COMMENT **	
			25	ARNESON#264063-JAN 2025 DIESEL		79-790-56-00-5695	150.65
			26	ARNESON#264670-DEC 2024 DIESEL		79-790-56-00-5695	206.02
			27	ARNESON#263813-JAN 2025 DIESEL		79-790-56-00-5695	222.70
			28	ARNESON#263812-JAN 2025 GAS		79-790-56-00-5695	243.68
			29	ARNESON#264671-DEC 2024 GAS		79-790-56-00-5695	265.62
			30	ARNESON#265346-JAN 2025 GAS		79-790-56-00-5695	510.35
			31	ARNESON#264062-JAN 2025 GAS		79-790-56-00-5695	632.34
			32	AMPERAGE#2136466-BULBS		79-790-56-00-5640	308.62
			33	AMPERAGE#2135972-WIRE		79-790-56-00-5640	1,642.50
			34	AMPERAGE#2128262-COVER		79-790-56-00-5640	153.30
			35	AMPERAGE#2128245-BALLASTS		79-790-56-00-5640	136.26

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25		
	022525-S.REDMON	01/31/25	36	AMPERAGE#2128864-BALLAST CR		79-790-56-00-5640	-68.13
			37	AMAZON-ST PATRICKS DAY PRIZES		79-795-56-00-5606	25.78
						INVOICE TOTAL:	10,170.86 *
	022525-S.REMUS	01/31/25	01	LAZ-IPRF CONFERENCE PARKING		79-795-54-00-5415	195.00
			02	HYATT-IPRF CONFERENCE LODGING		79-795-54-00-5415	468.39
			03	FOAM PARTY ALL STARS-2025		79-000-14-00-1400	100.00
			04	SCHOOLS OUT BEACH PARTY		** COMMENT **	
			05	DEPOSIT		** COMMENT **	
						INVOICE TOTAL:	763.39 *
	022525-S.SENDRA	01/31/25	01	AMAZON-FOAM BOARDS		79-795-56-00-5606	44.45
			02	AMAZON-AGENCY SHOWCASE		79-795-56-00-5606	112.81
			03	SUPPLIES		** COMMENT **	
			04	TARGET-CAKE STAND		79-795-56-00-5606	88.20
			05	AMAZON-AGENCY SHOWCASE		79-795-56-00-5606	35.98
			06	SUPPLIES		** COMMENT **	
			07	AMAZON-AGENCY SHOWCASE AND		79-795-56-00-5606	42.31
			08	PRESCHOOL SUPPLIES		** COMMENT **	
			09	AMAZON-AGENCY SHOWCASE PRINTS		79-795-56-00-5606	261.50
			10	MENARDS#011325-SPRAY PAINTS		79-795-56-00-5606	51.85
			11	AMAZON-HANGING RACK		79-795-56-00-5606	24.98
			12	SPOT HERO-IPRA CONFERENCE		79-795-54-00-5415	121.61
			13	PARKING		** COMMENT **	
			14	TARGET-TAX REFUND		79-795-56-00-5606	-8.20
			15	TARGET-SPRITZ		79-795-56-00-5606	20.00
			16	HYATT-IPRA CONFERENCE LODGING		79-795-54-00-5415	312.26
			17	RED CROSS-BLOODBORNE		79-795-54-00-5412	35.00
			18	PATHOGENS TRAINING		** COMMENT **	
						INVOICE TOTAL:	1,142.75 *
	022525-S.SLEEZER	01/31/25	01	RIVERVIEW-BATTERY		79-790-54-00-5495	184.76
			02	MENARDS#011725-MOB, BUCKET,		79-790-56-00-5620	138.28
			03	CEANING SUPPLIES		** COMMENT **	
						INVOICE TOTAL:	323.04 *
	022525-S.STROUP	01/31/25	01	FBI LEEDA-MEMBERSHIP RENEWAL		01-210-54-00-5460	50.00
						INVOICE TOTAL:	50.00 *
	022525-T.EVANS	01/31/25	01	IPRA CONFERENCE PARKING		79-795-54-00-5415	80.00
						INVOICE TOTAL:	80.00 *
	022525-T.LOWRY	01/31/25	01	SHOREWOOD-FILTERS, FUEL CAP,		79-790-56-00-5640	935.81
			02	HOUSONG HANDLE		** COMMENT **	
						INVOICE TOTAL:	935.81 *

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
900158	FNBO FIRST NATIONAL BANK OMAHA				02/25/25			
	022525-T.MILSCHEWSKI	01/31/25	01	NAPA#380664-GASKET MATERIAL		24-216-56-00-5656	10.07	
			02	MENARDS#010925-HEX BALL SET		24-216-56-00-5656	12.73	
			03	MENARDS#010625-POST DRIVER,		24-216-56-00-5656	33.94	
			04	BUNGEE SET		** COMMENT **		
			05	HOME DEPO-BULBS		82-820-54-00-5495	68.82	
			06	HOME DEPO-ELECTRIC HEATER		82-820-54-00-5495	218.00	
			07	MENARDS#011425-BRACES,		24-216-56-00-5656	37.99	
			08	WASHERS, HANGERS		** COMMENT **		
			09	MENARDS#011525-WIRE, MIRROR		24-216-56-00-5656	22.74	
			10	HANGING KIT		** COMMENT **		
			11	HOME DEPO-ICE MELT		24-216-56-00-5656	194.55	
			12	HOME DEPO-BULBS		82-820-54-00-5495	25.96	
			13	HOME DEPO-BULBS		82-820-54-00-5495	12.98	
			14	HOME DEPO-BULBS		82-820-54-00-5495	12.98	
			15	HOME DEPO-BULBS RETURNED		82-820-54-00-5495	-25.96	
			16	HOME DEPO-BULBS		82-820-54-00-5495	25.96	
			17	MENARDS#010225-SCRATCH AWL,LID		24-216-56-00-5656	4.65	
			18	HOME DEPO-CABLE TIES, MOUNTING		24-216-56-00-5656	50.87	
			19	PADS		** COMMENT **		
			20	ACE-WASHERS, SCREWS		24-216-56-00-5656	2.64	
			21	HOME DEPO-DOOR CLOSER		24-216-56-00-5656	119.00	
						INVOICE TOTAL:	827.92 *	
	022525-T.SCOTT	01/31/25	01	MCDONALDS-CDL TRAINING MEAL		79-790-54-00-5415	9.63	
			02	MCDONALDS-CDL TRAINING MEAL		79-790-54-00-5415	10.06	
			03	MCDONALDS-CDL TRAINING MEAL		79-790-54-00-5415	10.06	
			04	MCDONALDS-CDL TRAINING MEAL		79-790-54-00-5415	11.29	
			05	MENARDS#012425-HEX NUTS		79-790-56-00-5640	3.49	
			06	MENARDS#011525-CONDUIT		79-790-56-00-5640	19.36	
						INVOICE TOTAL:	63.89 *	
	022525-t.houle	01/31/25	01	HOME DEPO-GAS CANS		79-790-56-00-5620	49.94	
			02	BDK DOOR-ADJUST SAFETY SENSORS		79-790-54-00-5495	410.00	
			03	NAPA#381191-TAPPING SCREWS		79-790-56-00-5640	9.98	
			04	NAPA#381070-GREASE		79-790-56-00-5640	94.90	
			05	ACE-GEAR TENSIONER		79-790-56-00-5640	24.99	
			06	ILSOS-CDL LICENSE		79-790-56-00-5620	19.00	
			07	MENARDS#011425-WORK LIGHT		79-790-56-00-5630	54.99	
			08	ACE-GUIDE BAR,WOOD SPLITTING		79-790-56-00-5640	100.98	
			09	MAUL		** COMMENT **		
						INVOICE TOTAL:	764.78 *	
						CHECK TOTAL:		121,520.38
						TOTAL AMOUNT PAID:		121,520.38

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131260	KCR	KENDALL COUNTY RECORDER'S			02/25/25			
	4020035	02/25/25	01	ORDINANCE APPORVING		90-227-00-00-0011	77.50	
			02	AGREEMENTS WITH CYRUS ONE/C1		** COMMENT **		
						INVOICE TOTAL:	77.50 *	
						CHECK TOTAL:		77.50
						TOTAL AMOUNT PAID:		77.50

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
MANUAL CHECK REGISTER

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131261	KCR	KENDALL COUNTY RECORDER'S			02/26/25			
	4020090	02/26/25	01	FINAL PLAT-KENDALL		90-209-00-00-0111	92.00	
			02	MARKETPLACE LOTS 4 & 5		** COMMENT **		
						INVOICE TOTAL:	92.00 *	
						CHECK TOTAL:		92.00
						TOTAL AMOUNT PAID:		92.00

UNITED CITY OF YORKVILLE ILLINOIS
EST. 1836
County Seat of Kendall County

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
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79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT	
131262	KCR	KENDALL COUNTY RECORDER'S			02/27/25			
	4020112	02/27/25	01	ORDINANCE APPROVING FINAL		90-209-00-00-0111	57.00	
			02	PLAT-KENDALL MARKETPLACE LOTS		** COMMENT **		
			03	4 & 5		** COMMENT **		
						INVOICE TOTAL:	57.00 *	
						CHECK TOTAL:		57.00
						TOTAL AMOUNT PAID:		57.00



01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/28/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D003992	DIETERG	GARY M. DIETER							
	021525		02/21/25	01	REFEREE	79-795-54-00-5462		300.00	
						INVOICE TOTAL:		300.00	*
						DIRECT DEPOSIT TOTAL:		300.00	
D003993	GEEGANT	TIMOTHY R. GEEGAN							
	021525		02/21/25	01	REFEREE	79-795-54-00-5462		300.00	
						INVOICE TOTAL:		300.00	*
						DIRECT DEPOSIT TOTAL:		300.00	
D003994	HERNANDJ	JORGE HERNANDEZ JR							
	021525		02/21/25	01	REFEREE	79-795-54-00-5462		150.00	
						INVOICE TOTAL:		150.00	*
						DIRECT DEPOSIT TOTAL:		150.00	
542136	MEADOWSK	KEVIN A. MEADOWS							
	021525		02/21/25	01	REFEREE	79-795-54-00-5462		150.00	
						INVOICE TOTAL:		150.00	*
						CHECK TOTAL:		150.00	
D003995	OLEARYM	MARTIN J. O'LEARY							
	021525		02/15/25	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						DIRECT DEPOSIT TOTAL:		200.00	
D003996	PATTONS	SHANE PATTON							

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
				95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 02/28/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D003996	PATTONS	SHANE PATTON							
	021525		02/21/25	01	REFEREE	79-795-54-00-5462		385.00	
						INVOICE TOTAL:		385.00	*
						DIRECT DEPOSIT TOTAL:		385.00	
542137	SIPEST	TIM SIPES							
	021525		02/21/25	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						CHECK TOTAL:		100.00	

TOTAL CHECKS PAID: 250.00

TOTAL DIRECT DEPOSITS PAID: 1,335.00

TOTAL AMOUNT PAID: 1,585.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
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25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

CHECK DATE: 03/03/25

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
542139	R0002685	FLORIAN CZINKI						
		2025 EASEMENT	03/03/25	01	RECORDED EASEMENTS	51-510-60-00-6024	1,190.00	
						INVOICE TOTAL:	1,190.00 *	
						CHECK TOTAL:		1,190.00
						TOTAL AMOUNT PAID:		1,190.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
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84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 03/07/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D003997	DIETERG	GARY M. DIETER							
	022225		02/22/25	01	REFEREE	79-795-54-00-5462		300.00	
						INVOICE TOTAL:		300.00	*
						DIRECT DEPOSIT TOTAL:			300.00
D003998	FULLEHG	GARY FULLETT							
	022225		02/22/25	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						DIRECT DEPOSIT TOTAL:			200.00
D003999	HELMICKD	DAVID J HELMICK							
	022225		02/22/25	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						DIRECT DEPOSIT TOTAL:			100.00
D004000	MARKSJ	JOSEPH MARKS							
	022225		02/22/25	01	REFEREE	79-795-54-00-5462		100.00	
						INVOICE TOTAL:		100.00	*
						DIRECT DEPOSIT TOTAL:			100.00
D004001	OLEARYM	MARTIN J. O'LEARY							
	022225		02/22/25	01	REFEREE	79-795-54-00-5462		200.00	
						INVOICE TOTAL:		200.00	*
						DIRECT DEPOSIT TOTAL:			200.00
D004002	PATTONS	SHANE PATTON							

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
				95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
CHECK REGISTER

INVOICES DUE ON/BEFORE 03/07/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004002	PATTONS	SHANE PATTON							
	022225		02/22/25	01	REFEREE	79-795-54-00-5462		385.00	
						INVOICE TOTAL:		385.00	*
						DIRECT DEPOSIT TOTAL:			385.00
542140	RIETZR	ROBERT L. RIETZ JR.							
	022225		02/22/25	01	REFEREE	79-795-54-00-5462		300.00	
						INVOICE TOTAL:		300.00	*
						CHECK TOTAL:			300.00

TOTAL CHECKS PAID: 300.00

TOTAL DIRECT DEPOSITS 1,285.00

PAID: TOTAL AMOUNT PAID: 1,585.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542142	AACVB AURORA AREA CONVENTION							
	01/25-HAMPTON	02/21/25	01	JAN 2025 HAMPTON HOTEL TAX	01-640-54-00-5481		2,969.14	
					INVOICE TOTAL:		2,969.14	*
	01/25-HOLIDAY	02/27/25	01	JAN 2025 HOLIDAY INN HOTEL TAX	01-640-54-00-5481		3,106.28	
					INVOICE TOTAL:		3,106.28	*
	01/25-SUNSET	02/20/25	01	JAN 2025 SUNSET HOTEL TAX	01-640-54-00-5481		38.88	
					INVOICE TOTAL:		38.88	*
	10/24-HOLIDAY	02/27/25	01	OCT 2024 HOLIDAY INN HOTEL TAX	01-640-54-00-5481		6,640.18	
					INVOICE TOTAL:		6,640.18	*
	11/24-HOLIDAY	02/27/25	01	NOV 2024 HOLIDAY INN HOTEL TAX	01-640-54-00-5481		4,396.65	
					INVOICE TOTAL:		4,396.65	*
	12/24-HOLIDAY	02/27/25	01	DEC 2024 HOLIDAY INN HOTEL TAX	01-640-54-00-5481		3,370.07	
					INVOICE TOTAL:		3,370.07	*
					CHECK TOTAL:		20,521.20	
542143	ADVAAUTO ADVANCED AUTOMATION & CONTROLS							
	25-4881	02/14/25	01	TROUBLESHOOTING WELL 7 ALARM	51-510-54-00-5445		240.00	
			02	ISSUE ** COMMENT **				
					INVOICE TOTAL:		240.00	*
					CHECK TOTAL:		240.00	
542144	AEPENERG AEP ENERGY							
	3025129021-021025	02/10/25	01	12/04-01/06 610 TOWER WELLS	51-510-54-00-5480		10,169.48	
					INVOICE TOTAL:		10,169.48	*
					CHECK TOTAL:		10,169.48	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542145	AIRONE	AIR ONE EQUIPMENT INC							
	217590		02/20/25	01	ALTAIR 4-GAS MONITOR WITH	52-520-54-00-5444		2,485.00	
				02	COLOR DISPLAY	** COMMENT **			
						INVOICE TOTAL:		2,485.00	*
						CHECK TOTAL:			2,485.00
542146	ALTORFER	ALTORFER INDUSTRIES, INC							
	PO630014831		01/31/25	01	ENGINE & RADIATOR REPAIR	52-520-54-00-5444		15,751.42	
						INVOICE TOTAL:		15,751.42	*
						CHECK TOTAL:			15,751.42
D004003	ALVAREZA	AARON ALVAREZ							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542147	ANDERSJA	JARED ANDERSON							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00
542148	ARTLIP	ARTLIP & SONS, INC.							
	213830		02/19/25	01	PERFORMED PREVENTATIVE	24-216-54-00-5446		581.00	
				02	MAINTENANCE ON 3 RTUS AND	** COMMENT **			
				03	EXHAUST FAN AT 651 PRAIRIE	** COMMENT **			

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
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12-112	SUNFLOWER SSA
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52-520	SEWER OPERATIONS
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79-795	RECREATION DEPARTMENT
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84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

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542148	ARTLIP	ARTLIP & SONS, INC.						
	213830		02/19/25	04	POINTE	** COMMENT **		
						INVOICE TOTAL:		581.00 *
						CHECK TOTAL:		581.00
542149	ATLAS	ATLAS BOBCAT						
	K10596		08/15/24	01	REPLACE BROOM BRISTLES	01-410-56-00-5628		2,019.22
						INVOICE TOTAL:		2,019.22 *
						CHECK TOTAL:		2,019.22
542150	BARBANEM	MARISA BARBANENTE						
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						CHECK TOTAL:		45.00
542151	BCBS	BLUE CROSS BLUE SHIELD						
	F015083-MAR 2025		02/20/25	01	DEARBORN/BCBS EAP-MAR 2025	01-110-52-00-5222		5.64
				02	DEARBORN/BCBS EAP-MAR 2025	01-120-52-00-5222		5.64
				03	DEARBORN/BCBS EAP-MAR 2025	01-210-52-00-5222		50.76
				04	DEARBORN/BCBS EAP-MAR 2025	01-220-52-00-5222		11.63
				05	DEARBORN/BCBS EAP-MAR 2025	01-410-52-00-5222		13.28
				06	DEARBORN/BCBS EAP-MAR 2025	24-216-52-00-5222		2.82
				07	DEARBORN/BCBS EAP-MAR 2025	51-510-52-00-5222		10.45
				08	DEARBORN/BCBS EAP-MAR 2025	52-520-52-00-5222		4.82
				09	DEARBORN/BCBS EAP-MAR 2025	79-790-52-00-5222		16.22
				10	DEARBORN/BCBS EAP-MAR 2025	79-795-52-00-5222		11.28
				11	DEARBORN/BCBS EAP-MAR 2025	82-820-52-00-5222		7.05
						INVOICE TOTAL:		139.59 *
						CHECK TOTAL:		139.59

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
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23-230	CITY WIDE CAPITAL
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25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

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D004004	BEDFORDR	RYAN BEDFORD							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D004005	BEHLANDJ	JORI BEHLAND							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
542152	BFCONSTR	B&F CONSTRUCTION CODE SERVICES							
	20617		02/24/25	01	JAN 2025 INSPECTIONS	01-220-54-00-5459		1,360.00	
						INVOICE TOTAL:		1,360.00	*
						CHECK TOTAL:		1,360.00	
D004006	BROWND	DAVID BROWN							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	51-510-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
542153	CAMBRIA	CAMBRIA SALES COMPANY INC.							
	44052		02/04/25	01	PAPER TOWEL	52-520-56-00-5620		108.54	
						INVOICE TOTAL:		108.54	*
	44053		02/11/25	01	PAPER TOWEL, TOILET PAPER	52-520-56-00-5620		142.11	
						INVOICE TOTAL:		142.11	*
						CHECK TOTAL:		250.65	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
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87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
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UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542154	COFFMAN	COFFMAN TRUCK SALES							
	637406		02/13/25	01	MOTOR RELAY KIT	01-410-56-00-5628		26.22	
						INVOICE TOTAL:		26.22	*
						CHECK TOTAL:		26.22	
542155	COMED	COMMONWEALTH EDISON							
	0228182000-0125		02/03/25	01	12/27-01/29 VAN EMMON LOT	01-110-54-00-5480		27.70	
						INVOICE TOTAL:		27.70	*
	1951034000-0125		02/04/25	01	01/02-02/03 RT34 & BEECHER	23-230-54-00-5482		125.59	
						INVOICE TOTAL:		125.59	*
	2536492222-0125		02/04/25	01	12/31-01/31 SARAVANOS PUMP	52-520-54-00-5480		264.49	
						INVOICE TOTAL:		264.49	*
	3059341222-0125		02/14/25	01	01/14-02/13 9257 GALENA PARK	79-795-54-00-5480		60.02	
						INVOICE TOTAL:		60.02	*
	3897838000-0125		02/03/25	01	12/30-01/30 609 N BRIDGE	51-510-54-00-5480		86.44	
						INVOICE TOTAL:		86.44	*
	5110449000-0125		02/03/25	01	12/31-01/31 6780 RT47	23-230-54-00-5482		193.45	
						INVOICE TOTAL:		193.45	*
	5336617000-0225		02/14/25	01	01/14-02/13 RT47 & ROSENWINKLE	23-230-54-00-5482		60.69	
						INVOICE TOTAL:		60.69	*
	5946707000-0125		02/07/25	01	12/30-01/30 PR BUILDINGS	79-795-54-00-5480		857.23	
						INVOICE TOTAL:		857.23	*
	6564924000-0125		02/19/25	01	12/16-01/17 421 POPLAR	23-230-54-00-5482		9,227.05	
						INVOICE TOTAL:		9,227.05	*
	8503040100-0125		02/04/25	01	01/02-02/03 FOXHILL 7 LIFT	52-520-54-00-5480		130.30	
						INVOICE TOTAL:		130.30	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542155	COMED COMMONWEALTH EDISON						
	9193732222-0125	02/14/25	01	01/14-02/13 BRIDGE ST TANK	51-510-54-00-5480		116.36
					INVOICE TOTAL:		116.36 *
					CHECK TOTAL:		11,149.32
D004007	CONARDR RYAN CONARD						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542156	COREMAIN CORE & MAIN LP						
	W353250	01/30/25	01	3 METERS REPROGRAMMED TO 100CF	51-510-56-00-5664		1,350.00
					INVOICE TOTAL:		1,350.00 *
	W394404	02/07/25	01	96 REPROGRAMMED METERS	51-510-56-00-5664		14,983.49
					INVOICE TOTAL:		14,983.49 *
					CHECK TOTAL:		16,333.49
542157	CYLISERV CYLINDER SERVICES INC.						
	217444	12/05/24	01	RESEAL AND TEST BORE PLOW	01-410-56-00-5628		258.50
			02	CYLINDER	** COMMENT **		
					INVOICE TOTAL:		258.50 *
					CHECK TOTAL:		258.50
D004008	DHUSEE DHUSE, ERIC						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		15.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
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UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

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D004008	DHUSEE	DHUSE, ERIC							
	030125		03/01/25	02	REIMBURSEMENT	** COMMENT **			
				03	FEB 2025 MOBILE EMAIL	51-510-54-00-5440		15.00	
				04	REIMBURSEMENT	** COMMENT **			
				05	FEB 2025 MOBILE EMAIL	52-520-54-00-5440		15.00	
				06	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542158	DIAZS	STACY DIAZ							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:			45.00
D004009	DLK	DLK, LLC							
	291		02/26/25	01	FEB 2025 ECONOMIC DEVELOPMENT	01-640-54-00-5486		10,042.50	
				02	HOURS	** COMMENT **			
						INVOICE TOTAL:		10,042.50	*
						DIRECT DEPOSIT TOTAL:			10,042.50
542159	DUTEK	THOMAS & JULIE FLETCHER							
	1025755		02/11/25	01	HOSE ASSEMBLY	01-410-56-00-5628		46.50	
						INVOICE TOTAL:		46.50	*
						CHECK TOTAL:			46.50
D004010	EVANST	TIM EVANS							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		22.50	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
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89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004010	EVANST	TIM EVANS							
	030125		03/01/25	02	REIMBURSEMENT	** COMMENT **			
				03	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		22.50	
				04	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542160	FOXRIDGE	FOX RIDGE STONE							
	10261		02/08/25	01	LOADS OF STONE	51-510-56-00-5640		195.00	
						INVOICE TOTAL:		195.00	*
	10271		02/15/25	01	LOAD OF STONE	51-510-56-00-5640		65.00	
						INVOICE TOTAL:		65.00	*
						CHECK TOTAL:			260.00
542161	FOXVALSA	FOX VALLEY SANDBLASTING							
	61177		02/20/24	01	OLD RIVER DAM RAILING WORK	24-216-56-00-5656		3,030.00	
						INVOICE TOTAL:		3,030.00	*
						CHECK TOTAL:			3,030.00
D004011	FREDRICR	ROB FREDRICKSON							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-120-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004012	GALAUNEJ	JAKE GALAUNER							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004012	GALAUNEJ JAKE GALAUNER						
	030125	03/01/25	02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542162	GARDKOCH GARDINER KOCH & WEISBERG						
	22828	02/12/25	01	KIMBALL HILL I MATTER	01-640-54-00-5461		1,740.65
						INVOICE TOTAL:	1,740.65 *
					CHECK TOTAL:		1,740.65
542163	GLATFELT GLATFELTER UNDERWRITING SRVS.						
	164243131-3	02/20/25	01	LIABILITY INS INSTA LL #3	01-000-14-00-1400		20,655.67
			02	LIABILITY INS INSTA LL #3-PR	01-000-14-00-1400		4,294.81
			03	LIABILITY INS INSTA LL #3-LIB	01-000-14-00-1400		1,712.04
			04	LIABILITY INS INSTA LL #3	51-000-14-00-1400		2,277.66
			05	LIABILITY INS INSTA LL #3	52-000-14-00-1400		1,091.82
						INVOICE TOTAL:	30,032.00 *
					CHECK TOTAL:		30,032.00
542164	GROOT GROOT INC						
	13907791T102	02/01/25	01	JAN 2025 REFUSE SERVICE	01-540-54-00-5442		155,610.84
			02	JAN 2025 SR REFUSE SERVICE	01-540-54-00-5441		4,480.76
						INVOICE TOTAL:	160,091.60 *
					CHECK TOTAL:		160,091.60
542165	HACH HACH COMPANY						
	14364938	02/10/25	01	WATER TESTING SUPPLIES	51-510-56-00-5638		703.65
						INVOICE TOTAL:	703.65 *
					CHECK TOTAL:		703.65

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
				95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004013	HENNED	DURK HENNE							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004014	HERNANDN	NOAH HERNANDEZ							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004015	HODOUSR	RICHARD HODOUS							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004016	HORNERR	RYAN HORNER							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004017	HOULEA	ANTHONY HOULE							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004018	IHRIGK	KIRSTEN IHRIG							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542166	ILPD4778	ILLINOIS STATE POLICE							
	20250104790		01/31/25	01	LIQ LICENSE BACKGROUND CHECK	01-110-54-00-5462		27.00	
						INVOICE TOTAL:		27.00	*
						CHECK TOTAL:			27.00
542167	ILPD4811	ILLINOIS STATE POLICE							
	20231104811		11/30/23	01	SOLICITOR BACKGROUND CHECK	01-110-54-00-5462		56.50	
				02	MASSAGE BACKGROUND CHECK	01-110-54-00-5462		28.25	
				03	BACKGROUND CHECKS	01-110-54-00-5462		113.00	
				04	BACKGROUND CHECKS	79-795-54-00-5462		339.00	
						INVOICE TOTAL:		536.75	*
	20240504811		05/31/24	01	SOLICITOR BACKGROUND CHECKS	01-110-54-00-5462		113.00	
				02	BACKGROUND CHECKS	51-510-54-00-5462		113.00	
				03	BACKGROUND CHECKS	79-795-54-00-5462		339.00	
						INVOICE TOTAL:		565.00	*
	20241204811		12/31/24	01	BACKGROUND CHECKS	01-110-54-00-5462		169.50	
				02	BACKGROUND CHECKS	79-795-54-00-5462		56.50	
				03	BACKGROUND CHECKS	79-790-54-00-5462		141.25	
						INVOICE TOTAL:		367.25	*
	20250104811		01/31/25	01	BACKGROUND CHECKS	79-790-54-00-5462		108.00	
				02	BACKGROUND CHECKS	01-210-54-00-5462		27.00	
						INVOICE TOTAL:		135.00	*
						CHECK TOTAL:			1,604.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542168	INTEGRAT	INTEGRATED CONTROL					
	W15863	02/14/25	01	VAV WORK AT 651 PRIARIE POINTE	24-216-54-00-5446		175.00
					INVOICE TOTAL:		175.00 *
					CHECK TOTAL:		175.00
542169	INTERDEV	INTERDEV, LLC					
	CW1048386	02/18/25	01	BARACUDA ESSENTIALS COMPLIANCE	01-640-54-00-5450		12,403.78
			02	EDITION	** COMMENT **		
					INVOICE TOTAL:		12,403.78 *
					CHECK TOTAL:		12,403.78
542170	IPRF	ILLINOIS PUBLIC RISK FUND					
	97311	02/15/25	01	APR 2025 WORKER COMP INS	01-640-52-00-5231		13,402.34
			02	APR 2025 WORKER COMP INS-PR	01-640-52-00-5231		2,726.36
			03	APR 2025 WORKER COMP INS	51-510-52-00-5231		1,270.93
			04	APR 2025 WORKER COMP INS	52-520-52-00-5231		574.09
			05	APR 2025 WORKER COMP INS	82-820-52-00-5231		1,083.28
					INVOICE TOTAL:		19,057.00 *
					CHECK TOTAL:		19,057.00
D004019	JACKSONJ	JAMIE JACKSON					
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004020	JOHNGEOR	GEORGE JOHNSON					
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	51-510-54-00-5440		22.50

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004020	JOHNGEOR	GEORGE JOHNSON							
	030125		03/01/25	02	REIMBURSEMENT	** COMMENT **			
				03	FEB 2025 MOBILE EMAIL	52-520-54-00-5440		22.50	
				04	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004021	KLEEFISG	GLENN KLEEFISCH							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542171	KLUBER	KLUBER, INC							
	9390		01/31/25	01	WORK ON CITY OF YORKVILLE	24-216-60-00-6042		383,834.83	
				02	PUBLIC WORKS AND PARK	** COMMENT **			
				03	MAINTENANCE BUILDING	** COMMENT **			
						INVOICE TOTAL:		383,834.83	*
						CHECK TOTAL:			383,834.83
D004022	LANDAP	PAUL LANDA							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542172	LAUTAMEN	LAUTERBACH & AMEN, LLP							
	101256		02/21/25	01	2024 W-2 & 1099 PREPARATION	01-120-54-00-5462		500.00	
						INVOICE TOTAL:		500.00	*
						CHECK TOTAL:			500.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542173	LEGENDRP PATRICK LEGENDRE						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
542174	LINDCO LINDCO EQUIPMENT SALES INC						
	240337I-SWL.01	01/31/25	01	CONNECTORS, TIE DOWNS,	01-410-56-00-5628		5,700.38
			02	CLAMPS, BOLTS, WASHERS, OIL ** COMMENT **			
			03	AND GREASE ** COMMENT **			
					INVOICE TOTAL:		5,700.38 *
					CHECK TOTAL:		5,700.38
542175	LOMBARDS STEVEN LOMBARDO						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
542176	MARCO MARCO TECHNOLOGIES LLC						
	549960326	02/28/25	01	02/20-03/20 COPIER LEASE	01-110-54-00-5485		259.29
			02	02/20-03/20 COPIER LEASE	01-120-54-00-5485		259.27
			03	02/20-03/20 COPIER LEASE	01-220-54-00-5485		518.58
			04	02/20-03/20 COPIER LEASE	01-210-54-00-5485		663.73
			05	02/20-03/20 COPIER LEASE	01-410-54-00-5485		51.47
			06	02/20-03/20 COPIER LEASE	51-510-54-00-5485		51.47
			07	02/20-03/20 COPIER LEASE	52-520-54-00-5485		51.46
			08	02/20-03/20 COPIER LEASE	79-795-54-00-5485		259.29
			09	02/20-03/20 COPIER LEASE	79-790-54-00-5485		154.38
					INVOICE TOTAL:		2,268.94 *
					CHECK TOTAL:		2,268.94

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
				95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004023	MCGREGOM MATTHEW MCGREGORY						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542177	MESIMPSO M.E. SIMPSON CO, INC						
	43392	11/24/24	01	LEAK LOCATION SERVICES AT	51-510-56-00-5640		545.00
			02	CENTER PARKWAY AND NADEN CT ** COMMENT **			
					INVOICE TOTAL:		545.00 *
	43858	01/31/25	01	LEAK LOCATION SERVICES @ 113	51-510-56-00-5640		645.00
			02	PALMER ** COMMENT **			
					INVOICE TOTAL:		645.00 *
					CHECK TOTAL:		1,190.00
542178	METRONET METRO FIBERNET LLC						
	1872272-021825	02/18/25	01	2/18-3/17 651 PP INTERNET	01-110-54-00-5440		66.87
			02	2/18-3/17 651 PP INTERNET	01-220-54-00-5440		76.42
			03	2/18-3/17 651 PP INTERNET	01-120-54-00-5440		38.21
			04	2/18-3/17 651 PP INTERNET	79-795-54-00-5440		76.42
			05	2/18-3/17 651 PP INTERNET	01-210-54-00-5440		382.08
					INVOICE TOTAL:		640.00 *
					CHECK TOTAL:		640.00
542179	MIDWSALT MIDWEST SALT						
	P479962	02/05/25	01	BULK ROCK SALT	51-510-56-00-5638		3,050.55
					INVOICE TOTAL:		3,050.55 *
	P479971	02/05/25	01	BULK ROCK SALT	51-510-56-00-5638		3,201.51
					INVOICE TOTAL:		3,201.51 *
					CHECK TOTAL:		6,252.06

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004024	MILSCHET TED MILSCHEWSKI						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D004025	NAVARROJ JESUS NAVARRO						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	24-216-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542180	NEOPOST QUADIENT FINANCE USA, INC						
	022525-CITY	02/26/25	01	REFILL POSTAGE MACHINE	01-000-14-00-1410		300.00
					INVOICE TOTAL:		300.00 *
					CHECK TOTAL:		300.00
542181	NICOR NICOR GAS						
	16-00-27-3553 4-0125	02/11/25	01	01/10-02/11 1301 CAROLYN CT	01-110-54-00-5480		55.29
					INVOICE TOTAL:		55.29 *
	31-61-67-2493 1-0125	02/10/25	01	01/09-02/10 276 WINDHAM CR	01-110-54-00-5480		57.05
					INVOICE TOTAL:		57.05 *
	37-35-53-1941 1-0125	02/06/25	01	01/07-02/06 185 WOLF ST	01-110-54-00-5480		438.91
					INVOICE TOTAL:		438.91 *
	40-52-64-8356 1-0125	02/04/25	01	01/04-02/04 102 E VAN EMMON	01-110-54-00-5480		549.27
					INVOICE TOTAL:		549.27 *

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542181	NICOR NICOR GAS							
	46-69-47-6727 1-0125	02/12/25	01	01/07-02/06 1975 N BRIDGE	01-110-54-00-5480		149.02	
					INVOICE TOTAL:		149.02	*
	66-70-44-6942 9-0125	02/06/25	01	01/07-02/06 1908 RAINTREE RD	01-110-54-00-5480		155.54	
					INVOICE TOTAL:		155.54	*
	80-56-05-1157 0-0125	02/06/25	01	01/07-02/06 2512 ROSEMONT	01-110-54-00-5480		77.90	
					INVOICE TOTAL:		77.90	*
	86-91-67-3104 4-0125	02/06/25	01	01/07-02/06 1203 BADGER UNIT B	01-110-54-00-5480		172.21	
					INVOICE TOTAL:		172.21	*
	95-16-10-1000 4-0125	02/13/25	01	01/13-02/10 1 RT47	01-110-54-00-5480		53.07	
					INVOICE TOTAL:		53.07	*
					CHECK TOTAL:		1,708.26	
542182	OSWEGO VILLAGE OF OSWEGO							
	3012	02/06/25	01	FEDERAL LOBBYIST CHRGS-DEC	01-640-54-00-5462		1,562.50	
			02	2024	** COMMENT **			
			03	FEDERAL LOBBYIST CHRGS-DEC	51-510-54-00-5462		1,562.50	
			04	2024	** COMMENT **			
			05	STATE LOBBYIST CHRGS-DEC 2024	01-640-54-00-5462		1,166.66	
			06	STATE LOBBYIST CHRGS-DEC 2024	51-510-54-00-5462		1,166.67	
					INVOICE TOTAL:		5,458.33	*
	3015	02/06/25	01	STATE LOBBYIST CHRGS-JAN 2025	01-640-54-00-5462		1,166.67	
			02	STATE LOBBYIST CHRGS-JAN 2025	51-510-54-00-5462		1,166.66	
			03	FEDERAL LOBBYIST CHRGS-JAN	01-640-54-00-5462		1,562.50	
			04	2025	** COMMENT **			
			05	FEDERAL LOBBYIST CHRGS-JAN	51-510-54-00-5462		1,562.50	
			06	2025	** COMMENT **			
					INVOICE TOTAL:		5,458.33	*

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
				95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542182	OSWEGO	VILLAGE OF OSWEGO							
	3020		02/07/25	01	WATER CORROSION	51-510-60-00-6011		8,150.40	
				02	ASSESSMENT-NOV 2024	** COMMENT **			
						INVOICE TOTAL:		8,150.40	*
	3022		02/07/25	01	WATER CORROSION	51-510-60-00-6011		6,755.55	
				02	ASSESSMENT-DEC 2024	** COMMENT **			
						INVOICE TOTAL:		6,755.55	*
						CHECK TOTAL:		25,822.61	
542183	PARADISE	PARADISE CAR WASH							
	225035		02/07/25	01	JAN 2025 CAR WASHES	79-790-54-00-5495		24.00	
						INVOICE TOTAL:		24.00	*
						CHECK TOTAL:		24.00	
542184	PARMA	PARMA HOLDINGS							
	JAN 2025-POE OVRPYMT		02/18/25	01	REFUND OVERPAYMENT OF PLACES	51-000-40-00-4085		101.93	
				02	OF EATING TAX-JAN 2025	** COMMENT **			
						INVOICE TOTAL:		101.93	*
						CHECK TOTAL:		101.93	
D004026	PIAZZA	AMY SIMMONS							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-120-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
542185	PRINTSRC	LAMBERT PRINT SOURCE, LLC							

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542185	PRINTSRC	LAMBERT PRINT SOURCE, LLC							
	4493		02/10/25	01	DISK GOLF MAPS	79-790-56-00-5640		70.00	
						INVOICE TOTAL:		70.00	*
						CHECK TOTAL:		70.00	
D004027	PRUITTC	CAYLA PRUITT							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
542186	PURCELLJ	JOHN PURCELL							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						CHECK TOTAL:		45.00	
542187	R0001154	COMMUNITY PROPERTY MANAGEMENT							
	022125-RFND		02/21/25	01	REFUND OVERPAYMENT BY LANDLORD	01-000-13-00-1371		107.41	
				02	FOR UB ACCT#0105080607-14	** COMMENT **			
						INVOICE TOTAL:		107.41	*
						CHECK TOTAL:		107.41	
542188	R0001239	GARY L. KRITZBERG							
	022025-RFND		02/20/25	01	REFUND ACCOUNT CREDIT FOR UB	01-000-13-00-1371		177.81	
				02	ACCT#0104010600-11	** COMMENT **			
						INVOICE TOTAL:		177.81	*
						CHECK TOTAL:		177.81	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
				95-000	ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542189	R0002679 OM SHREE TULSI INC						
	JAN 2025-POE OVRPYMT	02/18/25	01	REFUND OVERPAYMENT OF PLACES	51-000-40-00-4085		81.29
			02	OF EATING TAX-JAN 2025	** COMMENT **		
					INVOICE TOTAL:		81.29 *
					CHECK TOTAL:		81.29
542190	R0002680 RAE LYNN PODSCHWEIT						
	012925-MAILBOX	01/29/25	01	MAILBOX REPLACEMENT	01-410-56-00-5640		62.62
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		62.62 *
					CHECK TOTAL:		62.62
542191	R0002681 SASHA STANISLAWSKI						
	022425-RFND	02/24/25	01	REFUND OVERPAYMENT ON UB ACCT	01-000-13-00-1371		246.44
			02	FO ACCT#0107513220-00	** COMMENT **		
					INVOICE TOTAL:		246.44 *
					CHECK TOTAL:		246.44
542192	R0002682 KYLE CORNEILS						
	20250023-REFUND	02/24/25	01	REFUND PUBLIC HEARING SIGN	01-000-42-00-4210		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
542193	R0002683 IL HOUSE OF REPRESENTATIVE						
	022125-RFND	02/21/25	01	REFUND OVERPAYMENT CREDIT ON	01-000-13-00-1371		861.65
			02	UB ACCT#0101014925-04	** COMMENT **		
					INVOICE TOTAL:		861.65 *
					CHECK TOTAL:		861.65

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542194	R0002684	NED NORQUIST						
	022125-RFND		02/21/25	01	REFUND OVERPAYMENT BY OWNER	01-000-13-00-1371		200.00
				02	FOR UB ACCT#0102290250-03 &	** COMMENT **		
				03	#0102290230-04	** COMMENT **		
						INVOICE TOTAL:		200.00 *
						CHECK TOTAL:		200.00
D004028	RATOSP	PETE RATOS						
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-220-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
D004029	REDMONST	STEVE REDMON						
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
542195	REHMD	DARRELL REHM						
	2025-RVRFST		02/26/25	01	2025 RIVER FEST BAND SOUND &	79-000-14-00-1400		600.00
				02	LIGHTING	** COMMENT **		
						INVOICE TOTAL:		600.00 *
						CHECK TOTAL:		600.00
542196	REINDERS	REINDERS, INC.						
	6067611-00		02/20/25	01	SPIN ON FILTER	79-790-56-00-5640		36.97
						INVOICE TOTAL:		36.97 *

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542196	REINDERS	REINDERS, INC.						
	6067612-00		02/20/24	01	FILTERS	79-790-56-00-5640		315.89
						INVOICE TOTAL:		315.89 *
						CHECK TOTAL:		352.86
D004030	ROSBOROS	SHAY REMUS						
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
D004031	ROZBORSA	ADAM ROZBORSKI						
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		41.79
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		41.79 *
						DIRECT DEPOSIT TOTAL:		41.79
D004032	SCODROP	PETER SCODRO						
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	51-510-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00
D004033	SCOTTTR	TREVOR SCOTT						
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00
				02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:		45.00 *
						DIRECT DEPOSIT TOTAL:		45.00

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL	84-840	LIBRARY CAPITAL
				87-870	COUNTRYSIDE TIF
				88-880	DOWNTOWN TIF
				89-890	DOWNTOWN II TIF
				90-XXX	DEVELOPER ESCROW
				95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542197	SEBIS	SEBIS DIRECT							
	113362		02/06/25	01	JAN 2025 UTILITY BILLING	01-120-54-00-5430		320.10	
				02	JAN 2025 UTILITY BILLING	51-510-54-00-5430		428.85	
				03	JAN 2025 UTILITY BILLING	52-520-54-00-5430		200.05	
				04	JAN 2025 UTILITY BILLING	79-795-54-00-5426		284.04	
						INVOICE TOTAL:		1,233.04	*
						CHECK TOTAL:		1,233.04	
D004034	SENDRAS	SAMANTHA SENDRA							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-795-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D004035	SENGM	MATT SENG							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D004036	SLEEZERJ	JOHN SLEEZER							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
D004037	SLEEZERS	SCOTT SLEEZER							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL		

84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004037	SLEEZERS	SCOTT SLEEZER							
	030125		03/01/25	02	REIMBURSEMENT	** COMMENT **			
							INVOICE TOTAL:	45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004038	SMITHD	DOUG SMITH							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
							INVOICE TOTAL:	45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542198	SPACES	SPACES FOR PLAY, INC							
	021425-A		02/14/25	01	RICE PARK MOUNTING HARDWARE	25-225-60-00-6010		993.00	
							INVOICE TOTAL:	993.00	*
	021525-B		02/15/25	01	RICE PARK SWING HANGER	25-225-60-00-6010		175.00	
							INVOICE TOTAL:	175.00	*
						CHECK TOTAL:			1,168.00
D004039	STEFFANG	GEORGE A STEFFENS							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	52-520-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
							INVOICE TOTAL:	45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004040	THOMASL	LORI THOMAS							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-120-54-00-5440		45.00	

01-110	ADMIN	12-112	SUNFLOWER SSA	25-225	PARK & RECREATION CAPITAL	84-840	LIBRARY CAPITAL
01-120	FINANCE	15-155	MOTOR FUEL TAX (MFT)	51-510	WATER OPERATIONS	87-870	COUNTRYSIDE TIF
01-210	POLICE	23-230	CITY WIDE CAPITAL	52-520	SEWER OPERATIONS	88-880	DOWNTOWN TIF
01-220	COMMUNITY DEVELOPMENT	24-216	BUILDING & GROUNDS	79-790	PARKS DEPARTMENT	89-890	DOWNTOWN II TIF
01-410	STREETS OPERATIONS	25-205	POLICE CAPITAL	79-795	RECREATION DEPARTMENT	90-XXX	DEVELOPER ESCROW
01-640	ADMINISTRATIVE SERVICES	25-212	GENERAL GOVERNMENT CAPITAL	82-820	LIBRARY OPERATIONS	95-000	ESCROW DEPOSIT
11-111	FOX HILL SSA	25-215	PUBLIC WORKS CAPITAL				

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
D004040	THOMASL LORI THOMAS						
	030125	03/01/25	02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
542199	TKBASSOC TKB ASSOCIATES, INC.						
	15607	02/19/25	01	LASERFISCHE INSTALL & TRAINING	01-220-54-00-5462		1,750.00
			02	LASERFISCHE INSTALL & TRAINING	01-110-54-00-5462		1,750.00
					INVOICE TOTAL:		3,500.00 *
					CHECK TOTAL:		3,500.00
542200	UNIMAX UNI-MAX MANAGEMENT CORP						
	5271	02/18/25	01	FEB 2025 651 PP OFFICE	01-110-54-00-5488		369.55
			02	CLEANING	** COMMENT **		
			03	FEB 2025 651 PP OFFICE	01-120-54-00-5488		369.55
			04	CLEANING	** COMMENT **		
			05	FEB 2025 651 PP OFFICE	01-210-54-00-5488		1,061.38
			06	CLEANING	** COMMENT **		
			07	FEB 2025 651 PP OFFICE	79-795-54-00-5488		318.11
			08	CLEANING	** COMMENT **		
			09	FEB 2025 651 PP OFFICE	01-220-54-00-5488		203.41
			10	CLEANING	** COMMENT **		
			11	FEB 2025 610 TOWER CLEANING	01-410-54-00-5488		153.00
			12	FEB 2025 610 TOWER CLEANING	51-510-54-00-5488		153.00
			13	FEB 2025 610 TOWER CLEANING	52-520-54-00-5488		153.00
			14	FEB 2025 LIBRARY CLEANING	82-820-54-00-5488		2,106.00
			15	FEB 2025 185 WOLF CLEANING	79-790-54-00-5488		230.00
			16	FEB 2025 PRESCHOOL CLEANING	79-795-54-00-5488		702.00
			17	FEB 2025 VAN EMMON CLEANING	79-795-54-00-5488		230.00
					INVOICE TOTAL:		6,049.00 *
					CHECK TOTAL:		6,049.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
51-510	WATER OPERATIONS
52-520	SEWER OPERATIONS
79-790	PARKS DEPARTMENT
79-795	RECREATION DEPARTMENT
82-820	LIBRARY OPERATIONS
84-840	LIBRARY CAPITAL
87-870	COUNTRYSIDE TIF
88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
542201	WATERSYS	WATER SOLUTIONS UNLIMITED, INC							
	6977006		02/04/25	01	CHECMICALS	51-510-56-00-5638		4,621.00	
						INVOICE TOTAL:		4,621.00	*
						CHECK TOTAL:		4,621.00	
542202	WAUBONSE	WAUBONSEE COMMUNITY COLLEGE							
	113886		02/10/25	01	OSHA 10 HOUR SAFETY CLASS	51-510-54-00-5412		59.00	
						INVOICE TOTAL:		59.00	*
						CHECK TOTAL:		59.00	
D004041	WEBERR	ROBERT WEBER							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	
542203	WEX	WEX BANK							
	103209860		02/28/25	01	FEB 2025 GASOLINE	01-210-56-00-5695		6,458.03	
				02	FEB 2025 GASOLINE	01-220-56-00-5695		657.84	
				03	FEB 2025 CAR WASH	01-210-54-00-5462		12.00	
						INVOICE TOTAL:		7,127.87	*
						CHECK TOTAL:		7,127.87	
D004042	WILLRETE	ERIN WILLRETT							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-110-54-00-5440		45.00	
				02	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:		45.00	

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
12-112	SUNFLOWER SSA
15-155	MOTOR FUEL TAX (MFT)
23-230	CITY WIDE CAPITAL
24-216	BUILDING & GROUNDS
25-205	POLICE CAPITAL
25-212	GENERAL GOVERNMENT CAPITAL
25-215	PUBLIC WORKS CAPITAL
25-225	PARK & RECREATION CAPITAL
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

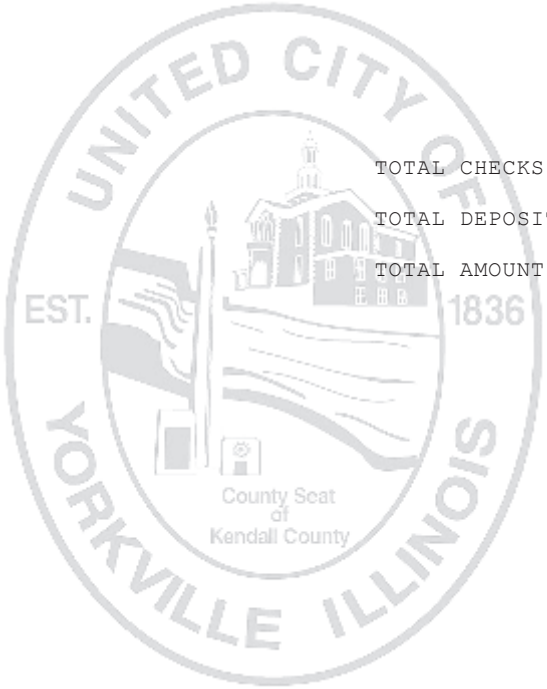
CHECK #	VENDOR # / INVOICE #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
D004043	WOLFB	BRANDON WOLF							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	79-790-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
D004044	YODERD	DAVID YODER							
	030125		03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00	
				02	REIMBURSEMENT ** COMMENT **				
						INVOICE TOTAL:		45.00	*
						DIRECT DEPOSIT TOTAL:			45.00
542204	YORKACE	YORKVILLE ACE & RADIO SHACK							
	179923		02/18/25	01	QUICK LINKS, KEY RACK TAGS	24-216-56-00-5656		25.53	
						INVOICE TOTAL:		25.53	*
						CHECK TOTAL:			25.53
542205	YOUNGM	MARLYS J. YOUNG							
	012125-PW		02/05/25	01	01/21/25 PW MEETING MINUTES	01-110-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*
	012325-PC		01/30/25	01	01/23/25 PC MMETING MINUTES	90-241-00-00-0011		85.00	
						INVOICE TOTAL:		85.00	*
	012925-PR		02/15/25	01	01/29/25 PR MEETING MINUTES	79-790-54-00-5462		42.50	
				02	01/29/25 PR MEETING MINUTES	79-795-54-00-5462		42.50	
						INVOICE TOTAL:		85.00	*
	020425-EDC		02/15/25	01	02/04/25 EDC MEETING MINUTES	01-110-54-00-5462		85.00	
						INVOICE TOTAL:		85.00	*
						CHECK TOTAL:			340.00

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
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89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PRE-CHECK RUN EDIT

INVOICES DUE ON/BEFORE 03/11/2025

CHECK #	VENDOR # / INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
542206	ZITTA / AUGUST ZITT						
	030125	03/01/25	01	FEB 2025 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT ** COMMENT **			
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00



TOTAL CHECKS PAID:	766,047.80
TOTAL DEPOSITS PAID:	11,884.29
TOTAL AMOUNT PAID:	777,932.09

01-110	ADMIN
01-120	FINANCE
01-210	POLICE
01-220	COMMUNITY DEVELOPMENT
01-410	STREETS OPERATIONS
01-640	ADMINISTRATIVE SERVICES
11-111	FOX HILL SSA
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88-880	DOWNTOWN TIF
89-890	DOWNTOWN II TIF
90-XXX	DEVELOPER ESCROW
95-000	ESCROW DEPOSIT

UNITED CITY OF YORKVILLE
PAYROLL SUMMARY
February 28, 2025

	REGULAR	OVERTIME	TOTAL	IMRF	FICA	TOTALS
MAYOR & LIQ. COM.	$ 1,607.34	$ -	$ 1,607.34	$ -	$ 122.97	$ 1,730.31
ALDERMAN	5,990.00	-	5,990.00	-	458.28	6,448.28
ADMINISTRATION	19,923.27	-	19,923.27	1,322.90	1,460.10	22,706.27
FINANCE	13,639.87	-	13,639.87	905.69	1,010.89	15,556.45
POLICE	151,546.32	1,332.24	152,878.56	461.65	11,351.28	164,691.49
COMMUNITY DEV.	30,117.65	-	30,117.65	1,999.80	2,224.64	34,342.09
STREETS	30,385.23	4,391.37	34,776.60	2,309.21	2,582.27	39,668.08
BUILDING & GROUNDS	6,356.06	-	6,356.06	422.03	473.40	7,251.49
WATER	23,365.83	422.40	23,788.23	1,530.12	1,750.33	27,068.68
SEWER	16,304.59	-	16,304.59	1,082.58	1,200.84	18,588.01
PARKS	34,795.99	-	34,795.99	2,264.63	2,584.09	39,644.71
RECREATION	32,593.47	-	32,593.47	1,523.54	2,430.54	36,547.55
LIBRARY	17,607.81	-	17,607.81	770.10	1,294.81	19,672.72
TOTALS	$ 384,233.43	$ 6,146.01	$ 390,379.44	$ 14,592.25	$ 28,944.44	$ 433,916.13

TOTAL PAYROLL **$ 433,916.13**

UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, March 11, 2025

ACCOUNTS PAYABLE	**DATE**		
Clerk's Check #131258 Kendall County Recorder *(Page 1)*	02/14/2025	$	114.00
Clerk's Check #131259 Kendall County Recorder *(Page 2)*	02/18/2025		114.00
City MasterCard Bill Register *(Pages 3 - 17)*	02/25/2025		121,520.38
Clerk's Check #131260 Kendall County Recorder *(Page 18)*	02/25/2025		77.50
Clerk's Check #131261 Kendall County Recorder *(Page 19)*	02/26/2025		92.00
Clerk's Check #131262 Kendall County Recorder *(Page 20)*	02/27/2025		57.00
Manual City Check Register (Pages 21 - 22)	02/28/2025		1,585.00
Manual City Check Register (Page 23)	03/03/2025		1,190.00
Manual City Check Register (Pages 24 - 25)	03/07/2025		1,585.00
City Check Register *(Pages 26 - 53)*	03/11/2025		777,932.09
SUB-TOTAL:			**$904,266.97**

WIRE PAYMENTS			
Park & Recreation - Liquor License Fees 2025	03/03/2025	$	100.00
Dearborn Insurance -Mar 2025	03/03/2025		3,081.23
Blue Cross/ Blue Shield Insurance-Mar 2025	02/28/2025		163,672.76
Speer Financial - 2025A Bond Closing Costs	02/19/2025		33,120.58
Speer Financial - 2025B Bond Closing Costs	02/19/2025		51,204.42
Croke Fairchild- 2025A Bond Closing Costs	02/19/2025		37,500.00
Croke Fairchild- 2025B Bond Closing Costs	02/19/2025		50,000.00
TOTAL PAYMENTS:			**$338,678.99**

PAYROLL			
Bi - Weekly *(Page 54)*	02/28/2025	$	433,916.13
SUB-TOTAL:		**$**	**433,916.13**

TOTAL DISBURSEMENTS:		**$**	**1,676,862.09**

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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2025-14

Agenda Item Summary Memo

Title: Water Main Easement From C1

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

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

Memorandum

To: Mayor and City Council
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, City Administrator
Date: March 6, 2025
Subject: Water Main Easement from C1

Summary

A water main easement from granted from C1 to the City to construct part of the new water main loop to feed their site.

Background

One of the agreements that the city entered with C1 was a Utility Infrastructure (Ord 2024-31) agreement which outlines responsibilities of the developer and the city as far as the water and sewer main construction. To fulfill those obligations to construct the utilities outlined in the agreement, the city needs an easement from C1 to place the water main on their property.

At this time, the city has designed and bid the project and is ready to proceed. To be able to proceed, we need both a temporary construction and a permanent easement to start construction. These easements are for the southern portion of the water main which runs on the east side of Eldamain Rd. and along the north side of Faxon Rd. By a permanent easement, it will allow the city to keep its water main out of the county right of way along Eldamain Rd. and out of the city right of way on Faxon Rd. and allow the city to reconstruct the roadway later in the year.

Section 2.3 of the Easement Acquisition Memorandum of Understanding (Ord 2023-17) outlines the process by which the Developer is responsible for the costs of easements for water and sewer mains. There will be no cost to the city for these easements.

Recommendation

Staff recommends approval of the temporary construction easement and permanent easement.

Ordinance No. 2025-_____

AN ORDINANCE APPROVING A GRANT OF NON-EXCLUSIVE WATERMAIN EASEMENT TO THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS FROM C1 YORKVILLE LLC

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*Grantee*") 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, C1 Yorkville LLC, a Delaware limited liability company (the "*Grantor*") is the owner of 229 acres located at the northeast corner of Eldamain Road and Faxon Road (the "*Development Site*") which the Developer intends to develop as a data center; and

WHEREAS, the Development Site is not currently served with water service as required for its development and as a result of the need for water service, on July 9, 2024, the Grantor and Grantee entered into a certain Easement Acquisition Memorandum of Understanding (the "*MOU*") which contemplates the conveyance of the necessary easements by the Grantor to the Grantee to construct, install, maintain, repair and replace water main facilities as may be required to provide water service to the Development Site (the "*Project*"); and

WHEREAS, in accordance with the MOU, the Grantor and Grantee are prepared to enter into the Grant of Non-Exclusive Watermain Easement in the form attached hereto in order to proceed with the Project as hereinafter provided.

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

Section 1. All of the Preambles hereinabove set forth are incorporated herein as if restated.

Section 2. The Grant of Non-Exclusive Watermain Easement in the form attached hereto and made a part hereof, by and between the United City of Yorkville, Kendall County, Illinois and C1 Yorkville, LLC, a Delaware limited liability company is hereby approved.

Section 3. The Mayor and City Clerk are hereby authorized to execute said Agreement and the City Administrator, the City Engineer and the City Attorney are hereby authorized to take any action required to implement all of its terms.

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 _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

This instrument was prepared by:
Megan Lamb
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 N. Naper Blvd., Suite 350
Naperville, Illinois 60563

After recording, return to:
United City of Yorkville
651 Prairie Pointe
Yorkville, Illinois 60560

Owner	C1 Yorkville LLC
Address	Eldamain Road and Faxon Road Yorkville, Illinois 60560
County	Kendall
P.I.N. Nos.	02-18-300-001 02-18-300-002 02-18-300-004 02-18-400-004 02-18-400-004 02-19-100-004 02-19-100-005

GRANT OF NON-EXCLUSIVE WATERMAIN EASEMENT

This Grant of Non-Exclusive Watermain Easement ("**Easement**") is made this ___ day of _____, 2025 ("**Effective Date**"), by C1 Yorkville, LLC, a Delaware limited liability company ("**Grantor**"), to the United City of Yorkville, Kendall County, Illinois, its successor and assignees ("**Grantee**"). Grantor and Grantee may be referred to herein individually as a **"**Party**"** and collectively as the **"Parties".**

RECITALS:

A. Grantor is the owner of certain real property located in Yorkville, Illinois, designated as Parcel 1, Parcel 2, Parcel 3, and Parcel 4 and as more particularly described on **Exhibit A** attached hereto ("**Grantor's Property**").

B. Grantor's Property is not currently served with water service as required for its development of Grantor's Property and, as such, Grantor and Grantee entered into that certain Easement Acquisition Memorandum of Understanding dated July 9, 2024, which contemplates the execution of this Easement in connection with the construction, installation, maintenance, repair and replacement of the water main improvements and facilities (collective, the "**Watermain**").

C. The Easement granted herein shall provide for temporary construction rights for the installation of the Watermain, which, together with the Easement, shall be subject to other utility lines and facilities, access roadways and a Commonwealth Edison Company easement as further described herein.

NOW THEREFORE, in consideration of the foregoing, and of the mutual covenants contained herein, and intended to be legally bound hereby, Grantor and Grantee agree as follows:

1. Incorporation of Recitals; Definitions. The Recitals set forth above are hereby incorporated herein by reference.

2. Grant of Easement. Grantor represents that Grantor owns the fee simple title to the Grantor's Property and hereby grants and conveys, a permanent, non-exclusive easement for the purpose of construction, maintenance, repair and replacement of a water main and appurtenances thereto ("**Watermain Improvements**"), on, over, and through the twenty feet (20') of real estate legally described on **Exhibit B** and depicted on **Exhibit C**, both of which are attached hereto and incorporated herein by this reference ("**Easement Area**"). Along with the right of non-exclusive use of the Easement Area, Grantee shall also have the limited right of access from the public right-of-way (Beecher Road, Faxon Road, Eldamain Road) for such construction, maintenance, repair and replacement of the Watermain Improvements located within Easement Area ("**Watermain Access**") as provided in Section 4 below. Grantee covenants and agrees to complete the Watermain Improvements as expeditiously as possible and in such a manner as to minimize interference with the use of Grantor's Property, including any construction activities, as well as the operation of the Grantor's facilities and improvements located upon Grantor's Property.

3. Present and Future Easement Area Encroachments. Grantor, its successors and assigns shall have and retain all rights to use and occupy the Easement Area and access to Grantor's Property over such Easement Area, except as herein expressly granted to the Grantee; provided, however, that Grantor's use and occupation of the Easement Area may not interfere with Grantee's use of the Easement Area for the purposes herein described. Grantor reserves, for itself, its successors, contractors, invitees and assigns, a right-of-way, over, under, along, and across the Easement Area located on Grantor's Property for purposes of: (a) construction, reconstruction, installation, use, operation, maintenance, repair, replacement, enlargement and removal of cable and fiber lines, conduits, manholes, markers and other utility facilities and appurtenances existing as of the Effective Date and as may be installed by Grantor in the thereto serving or planned to serve Grantor's Property (the "**Utility Lines and Facilities**"), including necessary changes to grade and elevations of the Easement Area to satisfy any facility requirements and access, ingress and egress to same, (b) construction, reconstruction, installation, use, operation, maintenance, repair, replacement, enlargement and removal of an access road, expansion of the roadway commonly known as "Beecher Road" and any appurtenances thereto (the "**Access Road Expansion**") and access, ingress and egress to same, (c) construction, reconstruction, installation, use, operation, maintenance, repair, replacement and enlargement of that certain Grant of Easement dated October 30, 2003 and recorded on April 27, 2005, as document 200500011800 of the Public Records of Kendall County, Illinois, as may be further amended, encumbering certain portions of Grantor's Property for the benefit of Commonwealth Edison Company for utility purposes ("**ComEd Easement**"), and (d) construction, reconstruction, installation, use, operation, maintenance, repair, replacement, enlargement and removal of certain access driveways and roadways providing vehicular ingress and egress to and from Faxon Road and Eldamain Road (collectively the "**Access Roads**").

4. Temporary Construction Easement. Grantor hereby grants to Grantee and its successors, assignees, invitees and contractors the temporary right and easement (the "**TCE**") across, over and upon the thirty foot (30') area along the northern and eastern boundaries of the Easement and Easement Area located on Grantor's Property as legally described on **Exhibit D** and depicted on **Exhibit E**, both of which are attached hereto and incorporated herein by this reference (the "**TCE Area**"), for the purpose of constructing and installing the Watermain. In connection with the TCE, Grantee shall have the temporary right of ingress and egress of persons, vehicles and equipment to accomplish the construction and installation of the Watermain and the right to trim, cut and remove trees, shrubbery, or other natural obstructions in or near the TCE Area. Grantee shall be responsible, at its sole cost and expense, for any restorative grading and reseeding of those portions of the TCE Area disturbed by the use of the TCE, including Grantor's fencing located adjacent to the TCE Area. Notwithstanding the foregoing, no above ground improvements shall be installed except as incidental to the installation of the underground Watermain without the prior written approval of the Grantor. The right to use the TCE and TCE Area granted herein shall terminate and automatically expire the earlier of: (i) three (3) years from the Effective Date hereof; or (ii) the completion of the Watermain Improvements unless otherwise agreed in writing by Grantor and Grantee.

5. Consideration. Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the Easement Area and use of the TCE Area for the Watermain Improvements. This acknowledgement does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's Property.

6. Performance of the Work. Upon commencing any work for the Watermain Improvements within the Easement Area and TCE Area, Grantee, in performing such work, shall complete the same as expeditiously as is reasonably practicable and with as minimal the amount of interference with the Grantor Property as is reasonably practicable considering the nature of any such work. The use of the Easement, Easement Area, TCE and TCE Area granted herein shall not interfere with Grantor's construction, installation and use of the Utility Lines and Facilities, Access Road Expansion, ComEd Easement and Access Roads. Grantor and Grantee shall coordinate any such work involving the Watermain Improvements so as to provide minimal disturbance and interruption to Grantor's development work on Grantor's Property. The soil/fill shall be of the same, or better grade or quality of the soil currently in place in the Easement Area; with compaction at industry standards. All costs of any work shall be paid by Grantee. Grantee shall give Grantor at least ten (10) days' prior written notice of Grantee's commencement of any work in the Easement Area and TCE Area. Furthermore, prior to the commencement of any work within the Easement Area and TCE Area, Grantee shall provide to Grantor copies of all permits and approvals related to the installation of the Watermain Improvements in the Easement Area.

7. Repair of Damage to Grantor's Property and Removal of Liens. Grantee, at Grantee's sole cost and expense, shall repair all damage to the Grantor Property arising in connection with Grantee's exercise of the easement rights contained herein to the same or better condition than existed on the Effective Date hereof. Grantee shall not permit or suffer any liens to be placed upon any portion of Grantor's Property as a result of any use of the easements granted by this Easement or work performed by or on the behalf of Grantee pursuant hereto. If any claim

of lien shall be filed against any portion of Grantor's Property covered by this Easement by reason of any activities of or by Grantee, then Grantee shall promptly cause said claim to be cancelled and discharged of record within thirty (30) days after receipt of written notice that said claim has been filed.

8. Insurance. During the pendency of any work on Grantor's Property in connection with the Watermain Improvements, Grantee (its assignee or designee) shall maintain a commercial general liability insurance policy with an insurance company licensed to do business in the State of Illinois with a minimum coverage amount of not less than $2,000,000.00 combined single limit from the date that construction of the Watermain Improvements commences through the date that the Water Main Improvements are completed. Grantor and its mortgagee (if such mortgagee's name is provided to Grantee) shall be named as additional insureds under the policy. Grantee shall provide a Certificate of Insurance evidencing the required coverage to the additional insureds prior to commencing the commencing any work on Grantor's Property.

9. Indemnification. Grantee does hereby agree to indemnify, save and hold harmless Grantor and Grantor's lender, if any, against and from any and all claims, demands, damages, liability, loss, cost and expenses (including court costs and reasonable attorney's fees and other professional expenses) arising out of or in connection with the activities of Grantee, its employees, agents, contractors or representatives on Grantor's Property in connection with this Easement, except to the extent arising or resulting from the gross negligence or willful misconduct of Grantor.

10. Continuing Rights and Obligations. The terms "Grantor" and "Grantee" as used herein shall be deemed to mean their respective successors and assigns, and this Easement shall inure to the benefit of and be binding upon Grantor, Grantee and their respective successors and assigns, it being expressly agreed that the rights granted under this Easement shall constitute covenants running with title to the Grantor's Property.

11. Jurisdiction. This Easement shall be interpreted and construed in accordance with the laws of the State of Illinois.

12. Notices. Any notice, request, demand, waiver, consent, approval or other communication that is required or permitted under the terms of this Easement (a "*Notice*") shall be in writing and shall be delivered by personal delivery, via overnight carrier or e-mail transmission or via registered or certified mail, return receipt requested, first class postage prepaid. If Notice is delivered by personal delivery or via overnight carrier, Notice shall be deemed given on the date that actual delivery is made. If Notice is delivered via e-mail transmission, Notice shall be deemed given on the date that the Notice is transmitted and written confirmation of such transmission is obtained. If Notice is delivered via mail, Notice shall be deemed given on the earlier of (a) the actual day of delivery or (b) the third day after the date of mailing. All Notices shall be addressed to the intended recipient as set forth below:

To Grantee: United City of Yorkville
651 Prairie Pointe
Yorkville, Illinois 60560
Attention: City Engineer

With a Copy to: Megan Lamb

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 N. Naper Blvd., Suite 350
Naperville, Illinois 60563

To Grantor: C1 Yorkville LLC
2850 N. Harwood Street
Suite 2200
Dallas, Texas 75201
Attention: Nicholas Papadimitriou
Email: npapadimitriou@cyrusone.com

With a copy to: Russell G. Whitaker, III
445 Jackson Avenue, Suite 200
Naperville, Illinois 60540
Telephone 630-355-4600
Fax 630-352-3610
Email: russ@rw-attorneys.com

13. Binding Effect; Governing Law. This Easement shall be binding on and inure to the benefit of the Parties hereto and their respective successors and assigns and (ii) shall be governed by the laws of the State of Illinois.

14. Counterparts. This Easement may be executed in two or more counterparts, all of which counterparts shall have the same force and effect as if the Parties hereto had executed a single copy of this Easement; further the signatures of the Parties on this Easement may be executed and notarized on separate pages, and when attached to this Easement shall constitute one complete document.

15. Entire Agreement. The Easement is the entire agreement between the Parties regarding the matters described herein and there are no other terms, conditions, representations or warranties, oral or otherwise with respect thereto, of any kind whatsoever.

[Remainder of page intentionally remains blank. Signatures follow on next pages.]

Dated this _____ day of _____, 2025.

GRANTOR:

C1 YORKVILLE LLC,
a limited liability company

By: _____
Name: _____
Title: _____

State of Illinois)
) ss
County of _____)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2025.

_____
Notary Public

GRANTEE:

United City of Yorkville, Kendall County, Illinois, a municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

State of Illinois)
) ss
County of Kendall)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2025.

_____
Notary Public

EXHIBIT A

Legal Description of Grantor's Property

PARCEL ONE:

THAT PART OF THE SOUTH 1/2 OF SECTION 18 AND THE NORTHWEST 1/4 OF SECTION 19, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1030.91 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SOUTH EAST, 3352.25 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, 844.76 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 26 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 18, 231.91 FEET; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 852.71 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 36 SECONDS WEST, 514.80 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 88 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SOUTHWEST 1/4 1816.32 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS

PARCEL TWO:

THAT PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1917.41 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST TO A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION, 3126.88 FEET; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 223.50 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, 886.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, TO A POINT ON SAID WEST LINE, 3352.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, 886.50 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS

PARCEL THREE:

THAT PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 1929.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 27 SECONDS EAST, 565.21 FEET; THENCE SOUTH 59 DEGREES, 16 MINUTES 25 SECONDS EAST 913.73 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST, 191.76 FEET; THENCE SOUTH 23 DEGREES 01 MINUTES 57 SECONDS EAST, 820.55 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, SAID POINT BEING 1917.41 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SECTION AS MEASURED ALONG THE WEST LINE OF SAID SECTION, 1671.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION, 722.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF

THE NORTHWEST 1/4 OF SAID SECTION, 702.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS

PARCEL FOUR:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, ALONG THE NORTH AND SOUTH QUARTER LINE, 3437.83 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, 223.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION, 1102.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, 1423.23 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES26 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT 231.91 FEET NORTHEASTERLY OF SAID QUARTER LINE AS MEASURED ALONG SAID NORTH RIGHT-OF-WAY LINE, 1147.75 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 07 SECONDS WEST, PARALLEL WITH SAID QUARTER LINE, 1731.26 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS

EXHIBIT B

Legal Description of the Easement Area

THAT PART OF SECTION 18, AND THE NORTH HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 56 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, 1929.88 FEET TO THE NORTH LINE OF PARCEL 5 DESCRIBED IN DOCUMENT 202300006449 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID NORTH LINE, 75.01 FEET TO THE EAST LINE OF ELDAMAIN ROAD PER DOCUMENT 200500025830 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID NORTH LINE, 20.00 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 10 SECONDS EAST, 735.37 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 39 SECONDS EAST, 2550.23 FEET; THENCE NORTH 87 DEGREES 38 MINUTES 15 SECONDS EAST, 1726.95 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 16 SECONDS EAST, 587.03 FEET; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, 2092.17 FEET TO THE WEST LINE OF BEECHER ROAD PER DOCUMENT 200500025830 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 01 DEGREES 10 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, 20.75 FEET TO THE NORTH LINE OF THE BURLINGTON NORTHERN SANTE FE RAILROAD RIGHT OF WAY; THENCE SOUTH 73 DEGREES 22 MINUTES 17 SECONDS WEST, ALONG SAID NORTH LINE, 2092.36 FEET TO THE NORTH LINE OF FAXON ROAD PER DOCUMENT 200500025830 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE NORTH 74 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, 589.64 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 15 SECONDS WEST, ALONG SAID NORTH LINE, 1744.35 FEET TO THE EAST LINE OF SAID ELDAMAIN ROAD; THENCE NORTH 00 DEGREES 55 MINUTES 39 SECONDS WEST, ALONG SAID EAST LINE 2570.74 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 10 SECONDS WEST, ALONG SAID EAST LINE, 735.72 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXHIBIT C

Depiction of the Easement Area

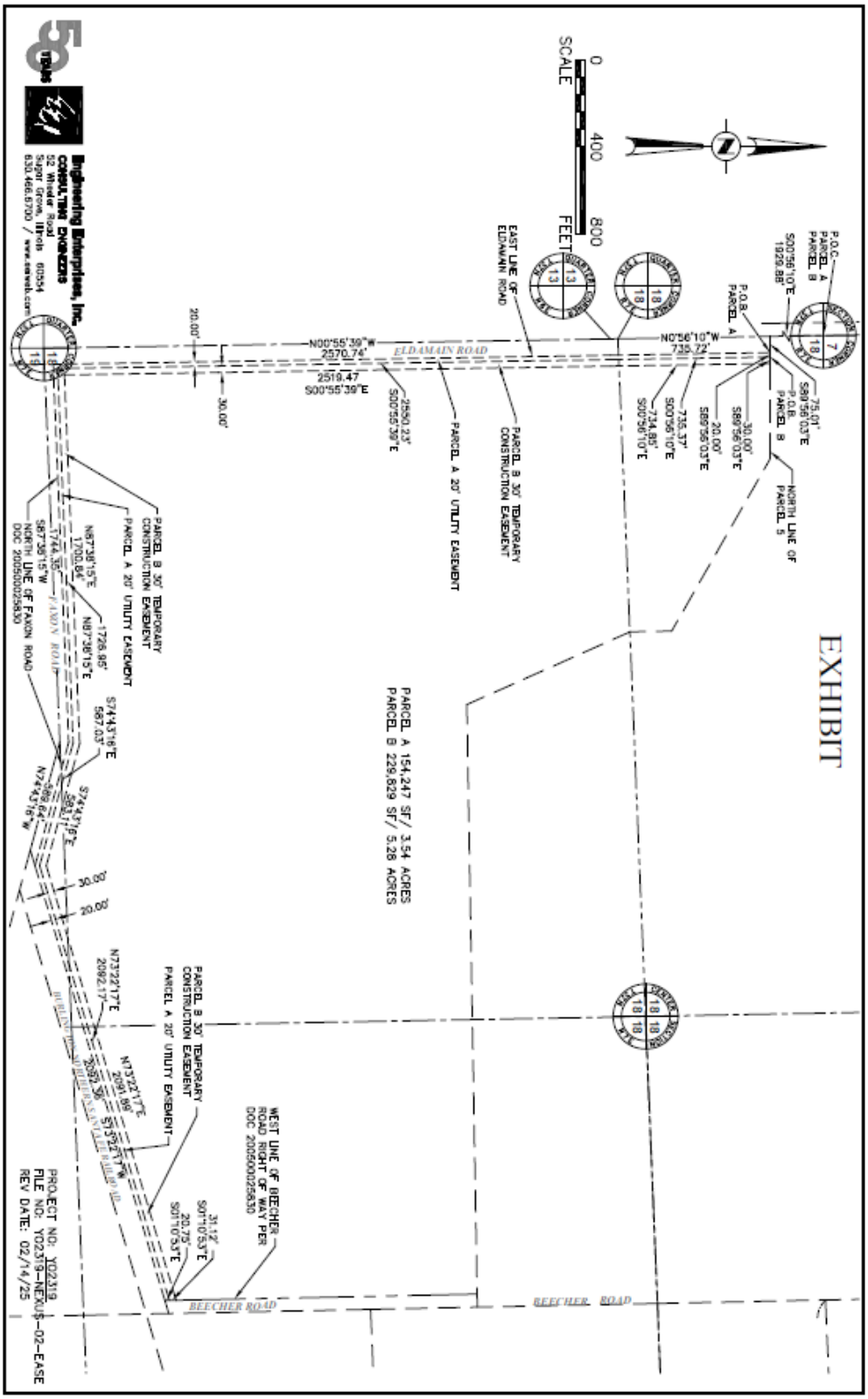


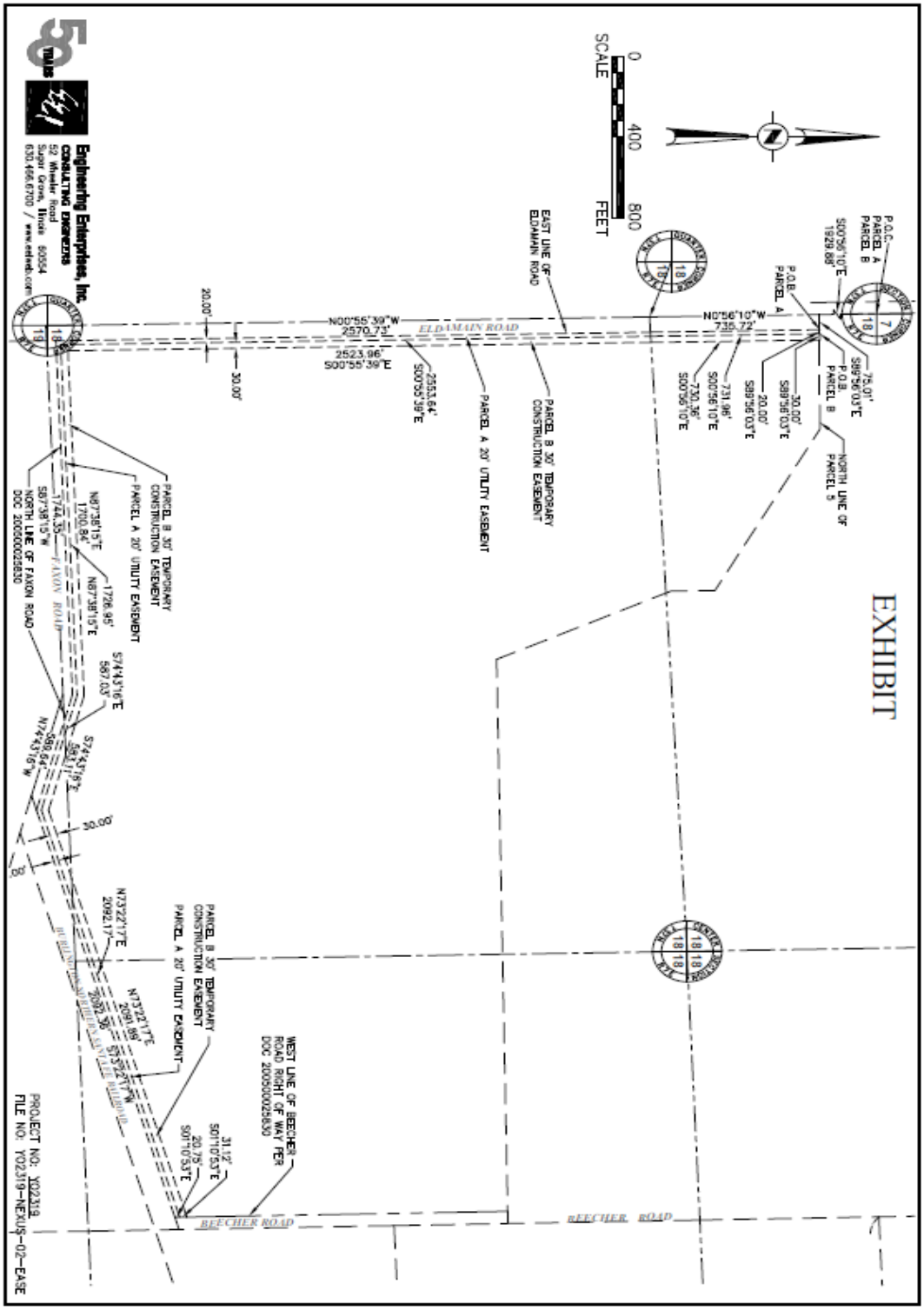
EXHIBIT D

Legal Description of the TCE Area

THAT PART OF SECTION 18, AND THE NORTH HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 56 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, 1929.88 FEET TO THE NORTH LINE OF PARCEL 5 DESCRIBED IN DOCUMENT 202300006449 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID NORTH LINE, 95.01 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID NORTH LINE, 30.00 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 10 SECONDS EAST, 734.85 FEET THENCE SOUTH 00 DEGREES 55 MINUTES 39 SECONDS EAST, 2519.47 FEET; THENCE NORTH 87 DEGREES 38 MINUTES 15 SECONDS EAST, 1700.84 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 16 SECONDS EAST, 583.11 FEET; THENCE NORTH 73 DEGREES 22 MINUTES 17 SECONDS EAST, 2091.89 FEET TO THE WEST LINE OF BEECHER ROAD PER DOCUMENT 200500025830 RECORDED IN THE KENDALL COUNTY RECORDERS OFFICE; THENCE SOUTH 01 DEGREES 10 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, 31.12 FEET; THENCE SOUTH 73 DEGREES 22 MINUTES 17 SECONDS WEST, 2092.17 FEET; THENCE NORTH 74 DEGREES 43 MINUTES 16 SECONDS WEST, 587.03 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 15 SECONDS WEST, 1726.95 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 39 SECONDS WEST, 2550.23 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 10 SECONDS WEST, 735.37plot FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXHIBIT E

Depiction of the TCE Area



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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2025-15

Agenda Item Summary Memo

Title: Cyrus One Construction Escrow Agreement

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett (Name) Administration (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: March 11, 2025
Subject: Cyrus One Construction Escrow Agreement

Summary

Approve the ordinance providing for the construction escrow agreement for the construction of the public utilities equal to one hundred fifteen percent (115%) of the estimated costs for the utility infrastructure, that is to be built by the city but funded by the developer, Cyrus One.

Background

This item was last discussed by the City Council at the July 9th meeting. At that meeting, the City Council approved the Cyrus One PUD agreement. Within the PUD agreement was the attached Utility Infrastructure agreement outlining the costs and responsibilities of the public utilities for this project. Within that agreement, it was agreed that a 15% contingency will apply to the construction and construction engineering costs of the utility improvements. Generally, it requires the City to construct the $7m+ water and sewer extensions to the Cyrus One property, for Cyrus One to pay the City the entire cost of those infrastructure extensions prior to the City starting the construction.

The attached ordinance and construction escrow agreement outline the responsibility of the developer. The City and Developer have agreed that the sum of the utility work plus the contingency is $7,040,915.17. That amount needs to be deposited in an escrow account and upon work being completed, invoices will be submitted and draw requests made. Prior to the final disbursement the developer must obtain written confirmation that, in the opinion of the Contractor and the City's consulting engineer, if any, the Water/Sewer Project has been completed in accordance with the terms of the Utility Agreement and the Construction Contract.

Recommendation

Staff recommends approval of the construction escrow ordinance and attached construction escrow agreement.

Ordinance No. 2025-_____

AN ORDINANCE APPROVING A CONSTRUCTION ESCROW AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND C1 YORKVILLE LLC

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

WHEREAS, C1 Yorkville LLC, a Delaware limited liability company (the "*Developer*") is the owner of 229 acres located at the northeast corner of Eldamain and Faxon Road (the "*Development Sites*") which the Developer intends to develop as a data center; and

WHEREAS, on July 9, 2024, the City and the Developer entered into an agreement providing for the construction by the City of the utility infrastructure required for the Development Site on the condition that the Developer be solely responsible for all costs incurred by the City to acquire easements, design and construction of all of the utility infrastructure (the "*Utility Infrastructure Agreement*"); and

WHEREAS, pursuant to the Utility Infrastructure Agreement, the Developer agreed to deposit in escrow a sum equal to one hundred fifteen percent (115%) of the estimated costs for the utility infrastructure upon designation of an escrow agent all as set forth in the Construction Escrow Agreement attached hereto; and

WHEREAS, the City and the Developer have come to an understanding and agreement on all of the terms of the Construction Escrow Agreement which the City is prepared to approve as hereinafter set forth.

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

Section 1. All of the Preambles hereinabove set forth are incorporated herein as if restated.

Section 2. The Construction Escrow Agreement in the form attached hereto and made a part hereof, by and between the United City of Yorkville, Kendall County, Illinois and C1 Yorkville, LLC, a Delaware limited liability company is hereby approved.

Section 3. The Mayor and City Clerk are hereby authorized to execute said Agreement and the City Administrator, the City Engineer and the City Finance Director are hereby authorized to take any action required to implement all of its terms.

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 _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

CONSTRUCTION ESCROW AGREEMENT

TO: **Commonwealth Land Title Insurance Company NCS (the "Company" or "Escrow Agent")**
Office Address: **2390 E. Camelback Road Phoenix, AZ 85016**
Escrow # **ZOTIKA - 040 - MZ3**
Escrow Officer: **Michael Zotika**
Email: **mzotika@cltic.com**

In connection with that certain Utility Infrastructure Agreement by and between THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS (the "**City**") and C1 YORKVILLE LLC ("**Developer**") dated as of July 9, 2024 (the "**Utility Agreement**"), the City and Developer hereby agree that the sum of $7,040,915.17 (the "**Escrowed Funds**") shall be deposited by Developer in escrow with the Company in a separate interest-bearing account. The Escrowed Funds represent the Approved Bid Amount (as defined in the Utility Agreement) and are to be utilized for the purpose of funding the costs of the Water/Sewer Project (as defined in the Utility Agreement) in accordance with one or more construction contracts to be entered into substantially concurrently herewith by and between the City and the third-party contractor (the "**Contractor**") named therein (individually and/or collectively, the "**Construction Contract**"). The Company shall hold the monies deposited hereunder until such time as written disbursement requests (which shall be submitted monthly) from the City, accompanied by the following, have been delivered to the Company and Developer (each such request, a "**Disbursement Request**"):

(a) Invoices, together with reasonable evidence of completion of the items set forth in such invoices (which evidence shall be in the form of a properly executed AIA Form G907 sworn construction statement (the "**Contractor's Sworn Statement**") attaching sworn statements from the Contractor, together with supporting waivers and releases). The Contractor's Sworn Statement shall set forth in detail all subcontractors, laborers, materialmen and/or consultants (collectively, "**Subcontractors**") with whom the Contractor has entered into a contract, together with their addresses, the work and materials to be furnished, the amounts of their contracts, amounts paid to date, and balance owing. Such statements and waivers shall be in a form satisfactory to the Company for the purpose of releasing and waiving any and all rights to file mechanics lien claims against the premises in question for those amounts and the work or materials for which they represent payments only;

(b) A draw request which shall list all of the parties that shall receive proceeds from the Escrowed Funds at that time. Such draw request may be embodied in the Contractor's Sworn Statement or may take the form of a separate document;

(c) Unconditional lien waivers from Contractor or its Subcontractors, as applicable, in the form of a properly executed AIA Form G901 for the purpose of substantiating the completion of the applicable item(s) and extinguishment of mechanics' lien rights thereby; and

(d) With respect to the final disbursement under this Agreement, written confirmation that, in the opinion of the Contractor and the City's consulting engineer, if any, the Water/Sewer Project has been completed in accordance with the terms of the Utility Agreement and the Construction Contract.

Developer shall have up to five (5) business days following receipt of any Disbursement Request from the City (the "**Objection Period**") to either approve or object to the validity of the Disbursement Request by delivering written notice to the City (with copy to the Company) (each, an "**Approval Notice**" or an "**Objection Notice**", as applicable); provided, that any Objection Notice must include a statement in reasonable detail of the reasons(s) for such objection. If Developer fails to timely deliver either an Approval Notice or an Objection Notice within the Objection Period, then such Disbursement Request shall be deemed to be approved. If Developer delivers an Objection Notice in accordance with this paragraph, the disputed amount in the Disbursement Request shall continue to be held by the Company until such time as that disputed matter has been resolved and settled in a joint writing by Developer and the City to the Company (a "**Resolution Notice**"). The Company shall disburse all or a portion of the Escrowed Funds in an amount equal to that set forth in the Approval Notice or Resolution Notice, as applicable, to the City (or, at the City's designation, the Contractor and/or one or more of its Subcontractors) promptly after the date of the Approval Notice or Resolution Notice, as applicable.

Notwithstanding the foregoing, if any monies remain on deposit with the Company as of the date that is eighteen (18) months after the date of this Agreement or such earlier date as the Company receives written notice from the City that the Construction Contract has been terminated and/or the obligations thereunder have been satisfied in full, the Company shall disburse such remaining monies to Developer. The Company is hereby authorized and directed to make the foregoing disbursement[1] without further authorization or direction from the parties hereto. Upon disbursement of any remaining Escrowed Funds in accordance with this paragraph, this Agreement shall terminate and the Company shall have no further liability hereunder.

The Company shall hold the Escrowed Funds in an interest-bearing account, and any interest accruing thereon shall inure to the benefit of Developer and shall be disbursed to Developer at such time as all remaining Escrowed Funds are disbursed to the party entitled to receive them pursuant to the terms hereof.

The City and Developer understand and agree that the Company shall have no liability in connection with this agreement, except for the disbursement of the Escrowed Funds in accordance with the terms hereof and except for its fraud, illegal acts, willful misconduct and/or gross negligence. The parties hereto further agree to indemnify and hold the Company harmless for, from and against all actual, out-of-pocket costs, damages, reasonable attorneys' fees, and expenses arising as a result of or related to this agreement or the disbursement of the Escrowed Funds, including without limitation any judgment, amounts paid in settlement, and all costs and expenses, including reasonable attorneys' fees, incurred in defending or settling any action, suit or proceeding in connection with the foregoing.

The Company shall have no obligation to see that the disbursements made by it in accordance with the terms hereof are actually used for the purposes set forth herein, nor shall the Company have any responsibility or liability for: (i) completion or satisfactory completion of said purpose, (ii) guaranteeing that the Escrowed Funds will be sufficient to complete said purpose, (iii) any mechanics' or materialmen's liens that may be filed, (iv) compliance of the parties with the terms of any other agreements between the parties relating to the use of the Escrowed Funds, or (v) any other matter relating to the accomplishment of the purposes set forth herein.

The Company shall act hereunder as a depository only and shall not be responsible or liable in any manner whatever for the sufficiency, correctness, genuineness or validity of any instrument deposited with the Company hereunder, or with respect to the form or execution of same, or the identity, authority or rights of any person executing or depositing the same. The Company is neither a party to nor bound by any agreement which may be deposited under, evidenced by, or arising out of this agreement. The Company is not required to investigate the circumstances, background or truthfulness of any notice received from the parties hereto. The Company shall have no duties to anyone except those signing this agreement.

If conflicting demands are made upon the Company, the Company may hold any money and/or documents subject to such conflicting demands until the rights of the parties making such conflicting demands are determined by written agreement by the parties or court action, or the Company may interplead said funds and/or documents. The parties agree that the Company is authorized and directed to deduct its actual, out-of-pocket charges, expenses and reasonable attorneys' fees incurred in connection with an interpleader action from said funds before depositing the funds into court. Deposit by the Company of said funds and/or documents into the court or similar tribunal shall relieve the Company of all further liability and responsibility with respect to said funds or documents.

The Company may, at any time and with or without cause, resign by sending written notice to all parties to the escrow. The resignation is effective thirty (30) days after the notice is deposited into the United States Mail, addressed as follows, with a copy of such resignation to be delivered via e-mail as well:

If to the City: United City of Yorkville
651 Prairie Pointe
Yorkville, Illinois 60560
Attention: City Administrator, Bart Olson

[1] NTD: The Company needs to be able to disburse funds after 18 months regardless of whether it receives notice to do so; the sentence prior states that the title company will do so automatically unless *earlier* sent written notice by the City because the construction contract has been terminated or the obligations thereunder have been fully satisfied.

E-mail: [_____]

If to Developer: C1 YORKVILLE LLC
2850 N. Harwood Street, Suite 2200
Dallas, Texas 75201
Attention: Nicholas Papadimitriou and Bradd Hout
E-mail: npapadimitriou@cyrusone.com and bhout@cyrusone.com

Any notice, request, demand, consent, approval and other communications under this agreement (any of the foregoing, a "**Notice**") shall likewise be in writing and shall be deemed properly given if sent pursuant to the notice provisions above (or, with respect to any Notice to the Company, to the address provided in the "To" line of this agreement).

All money and documents held by the Company after its resignation shall be disbursed according to the written mutual instructions of the parties hereto or, if no such instructions are received by the Company by the effective date of the Company's resignation, shall be disbursed to Developer, without further instructions.

The Company's liability is limited to the holding and disbursement of the funds as set forth herein, and Company is not responsible to pay any invoice or liens not specifically provided for herein. Further, the Company shall not be bound by any modification, cancellation or rescission of this agreement unless in writing and signed by it, the City and Developer.

This agreement and the terms, covenants and conditions hereof shall inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

This agreement shall be construed and enforced in accordance with the Laws of the State of Illinois. This agreement shall not limit, waive, amend or modify the rights or obligations of any party under the Utility Agreement and/or the Construction Contract.

This agreement may be executed in multiple counterparts, each of which shall be an original, but all of which shall constitute one and the same agreement. Signatures to this agreement transmitted by telecopy or electronic mail with PDF attachment or DocuSign shall be valid and effective to bind the party so signing. Each party to this agreement shall be bound by its own telecopied or electronic mailed signature and shall accept the telecopied or electronic mailed signature of the other parties to this agreement.

[Signature Page(s) Follow.]

DATED this _____ day of February, 2025

ACCEPTED AND APPROVED:

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
a municipal corporation
company_____

By: _____
Mayor

ACCEPTED AND APPROVED:

C1 YORKVILLE LLC,
a Delaware limited liability

By: _____
Name:
Its:

RECEIVED AND ACCEPTED this _____day of _____, 2025.

Commonwealth Land Title Insurance Company NCS
AS ESCROW AGENT

BY: _____
Michael Zotika

Approved agreement is recorded within Ordinance 2024-31

UTILITY INFRASTRUCTURE AGREEMENT BY AND BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AND C1 YORKVILLE LLC

THIS UTILITY INFRASTRUCTURE AGREEMENT (the "*Agreement*"), is made and entered as of the ____ day of _____, 2024 (the "*Effective Date*"), by and between the United City of Yorkville, Kendall County, Illinois (the "*City*") and C1 Yorkville LLC, a Delaware limited liability company ("*Developer*"), each a "*Party*").

RECITALS:

1.1. 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.

1.2 Developer is the owner of real property previously owned by Yorkville Nexus LLC, an Illinois limited liability company ("*Yorkville Nexus*"), consisting of approximately 229 acres of farmland at the northeast corner of Eldamain and Faxon Road (the "*Development Site*"), legally described in **Exhibit A** attached hereto, which Developer intends to develop a secure data center campus (the "*Project*").

1.3 The Development Site requires public improvement infrastructure to service the proposed development and, therefore, shall require a substantial investment to provide water and sanitary sewer service to the Project.

1.4 The City desires to deliver certain utility infrastructure to the site and to own and operate the main extensions through which service will be delivered. Developer is prepared to be responsible for all reasonable costs to be incurred by the City to acquire easements, design, construct the Water/Sewer Project, (defined below) to service the Development Site, subject to reimbursement from the City as described in this Agreement, the "*Design Engineering Services Agreement*", attached hereto as **Exhibit B**, and the "*Easement Acquisition Memorandum of Understanding*", attached hereto as **Exhibit B-1**, and has requested the City, at this time, to confirm the estimated cost for acquiring all easements, cost of design engineering required to provide water and sewer service, and the estimated cost of construction thereof in accordance with the capacity requirements in Section 3.5 hereof (collectively the "*Water/Sewer Project*").

1.5 To facilitate the development and construction of the Project and pursuant to and in accordance with the terms of this Agreement, the City has agreed to reimburse the Developer for certain costs related to the Water/Sewer Project as described herein.

1.6 Developer represents and warrants to the City but for the provisions required pursuant to applicable law along with financial assistance to be provided by the City to Developer pursuant to this Agreement, the Project would not be economically viable and, concomitantly, it is not reasonably anticipated that Developer would develop and construct the Project as contemplated.

ARTICLE 2: DEVELOPER OBLIGATIONS

2.1 The City shall direct its engineers to proceed with the engineering studies as required to construct the Water/Sewer Project on the condition that Developer deposits into an escrow account with the City, the costs to be incurred to undertake such engineering services as set forth in Design Engineering Services Agreement. Such studies shall include the estimates for the construction of the Water/Sewer Project and the City will ensure that the Developer is issued reliance letters on such studies or reports on or before May 1, 2025.

2.2 The City has prepared a preliminary budget showing total costs for the Water/Sewer Project in an estimated amount of $10,241,550 as set forth in **Exhibit C**, which is attached hereto (the "*Water/Sewer Project Preliminary Budget*"). These estimates are provided for illustration purposes and are not limits on the cost or scope of the total Water/Sewer Project Preliminary Budget. Following the Execution Date, any change in the Water/Sewer Project Preliminary Budget shall be approved by Developer in writing.

2.3 Upon review and approval of the total engineering design of the Water/Sewer Project by City and Developer, the City agrees to publicly bid Water/Sewer Project in accordance with the City's procurement codes and to approve a construction contract with the lowest responsible and qualified bidder. Prior to execution of the construction contract, the Developer agrees to deposit in escrow with a mutually selected agent an amount equal to one hundred fifteen percent (115%) of the value of approved bid and construction contract ("*Approved Bid Amount*"). Upon confirmation of receipt by the escrow agent the Approved Bid Amount, the City shall promptly direct the commencement of construction of the Water/Sewer Project to service the Development Site. The City shall make payments to the lowest, responsible and qualified bidder in installments as mandated by the construction contract from such funds held by escrow agent constituting the Approved Bid Amount, but only to the extent that work has been satisfactorily completed. Notwithstanding the foregoing, the City shall not pay its contractor(s) more often than monthly.

2.4 Developer shall have satisfied all annexation policies, payments, and requirements from Yorkville-Bristol Sanitary District ("*YBSD*") prior to issuance of first building permit in the Development Site. City shall reasonably cooperate with Developer in seeking such annexation approval from YBSD.

2.5 In the event of any change orders requested by the City or Developer resulting in any decrease in the amount due from the City under the construction contract, the excess shall be refunded to Developer upon completion of the Water/Sewer Project. In the event of any increase in the amount due from the City under the contract due to a change order related to the Infrastructure Improvements directly attributable to the Water/Sewer Project, the City shall provide written notice of the same to Developer. Developer shall review such change order and provide its acceptance or rejection of the change order within fifteen (15) days. In the event the change order for an increase is accepted, the City shall provide appropriate documents to Developer prior to the demand for an increase to the escrow in the amount of one hundred fifteen percent (115%) of the increase. The Developer shall have no obligation to authorize a change order

or increase that is requested by or triggered by a neighboring project for which a separate utility agreement could be pursued by such separate developer or land owner.

2.6 The City shall obtain the necessary easements required to construct the Water/Sewer Project (the "*Water/Sewer Easements*") pursuant to the Easement Acquisition Memorandum of Understanding. Developer shall reimburse the City for all actual and authorized out-of-pocket costs related to obtaining the Water/Sewer Easements, as outlined in the Easement Acquisition Memorandum of Understanding. The City shall submit any estimates received for the above-referenced costs to Developer for its approval prior to authorizing said work and Developer shall review and provide feedback within thirty (30) days. The City acknowledges that construction of the Water/Sewer Project is conditioned upon the City obtaining the Water/Sewer Easements.

2.7 The City understands that it will complete Water/Sewer Project within twenty (20) months after execution of the Design Engineering Services Agreement by Developer and following the City's acquisition of the Water/Sewer Easements pursuant to the Easement Acquisition Memorandum of Understanding.

2.8 Upon Developer's written request, the City shall issue to the Developer a Certificate of Completion in recordable form confirming that Developer has fulfilled its respective obligation to pay for the Water/Sewer Project in accordance with the terms of this Agreement and promptly release any excess funds to Developer, if any.

ARTICLE 3: CITY OBLIGATIONS

3.1 Upon execution of this Agreement and the calculation of the actual cost of the Water/Sewer Project after the Water/Sewer Project has been completed and accepted, Developer shall be entitled to recapture amount(s) as set forth in the recapture agreements, copies of which are attached hereto as **Exhibit D** (the "*Recapture Agreements*").

3.2 The City agrees to reimburse Developer, or its designee, the cost of the Water/Sewer Project, including any additional funding for the Alternative Water Facilities, less any amounts received pursuant to the Recapture Agreements. The City agrees to rebate the municipal electric utility taxes (as referenced in the Yorkville City Code in 3-2-4-B-1-C) generated by the Project (or its end users) and distributed to the City from ComEd ("*Utility Taxes*") in accordance with the following tiered structure (the "*Utility Tax Reimbursement*"):

A. Tier 1: 50% of the Utility Taxes up to $1,000,000 (i.e., maximum $500,000 annually); and

B. Tier 2: 60% of Utility Taxes in excess of $1,000,000.

3.3 The City agrees to rebate the Utility Taxes as described in Section 3.2 to Developer until receipt by Developer of 100 percent (100%) of the total cost of the Water/Sewer Project, as

may be modified by the Alternative Water Facilities or amounts received pursuant to Recapture Agreements described in Section 3.2.

The City's obligation to rebate as aforesaid is subject to receipt of the corresponding utility bills for the Development Site. The City agrees that Developer may assign its rights, in whole or in part, to the Utility Tax Reimbursement to any party in its sole discretion.

3.4 Rebate of the Utility Taxes, as hereinabove provided, shall commence upon the issuance of a certificate of occupancy for the first structure constructed at the Development Site and continue until the first to occur: (i) reimbursement of the total cost of the Water/Sewer Project; or, (ii) twenty (20) years from the issuance of the first certificate of occupancy (temporary or permanent) for first structure constructed at the Development Site.

3.5 The City acknowledges that the provision of adequate amounts of potable water is essential for the development of the Project. The City will provide water and sewer services to Developer for use at Development Site in accordance with the following table and by the applicable Delivery Date (the "*Water Allocation*"):

	Water Capacity (Average Day)	Sewer Capacity (Average Day)	Delivery Date
Phase 1 Capacity	250,000 gallon per day	150,000 gallon per day	3/1/2026
Phase 2 Capacity	500,000 gallon per day	300,000 gallon per day	10/1/2028

The City will provide water service to the Project at a minimum pressure of 55 psi. The City will charge for water and sewer services based on actual usage in accordance with the then-existing tariff rates charged to industrial customers for similar water and sewer services. The Water/Sewer Project will provide water and sewer services at the Project site boundary.

The City represents and warrants that, as of the Execution Date hereof, it has the ability to provide the Phase 1 Capacity indicated in the table above. The City, as well as the Village of Oswego and the Village of Montgomery (collectively, "*WaterLink*") is engaged in discussions with the DuPage Water Commission regarding the provision of Lake Michigan water. The City will use commercially reasonable efforts to enter into an intergovernmental agreement with the DuPage Water Commission for the provision of the Phase 2 Capacity. In the event the Phase 2 Capacity is not sourced through WaterLink and the DuPage Water Commission, the City agrees that it will design, engineer, construct, install, operate, and maintain any and all necessary infrastructure, including a well and water treatment facility, at its sole cost and expense, to provide the Phase 2 Capacity by the applicable delivery date above (the "*Alternative Water Facilities*"). Developer will have the option to either (i) contribute funding for the construction of the Alternative Water Facilities in the same proportion as its water capacity provided through the Alternative Water Facilities compared to the full capacity of such Alternative Water Facilities, provided that

Developer's obligation will not exceed twenty percent (20%) of the total construction costs. Further the City agrees that any funds contributed by Developer toward the construction of the Alternative Water Facilities shall be reimbursable per the terms of Section 3.2 above; or (ii) waive its right to the incremental increase of Phase 2 water and sewer capacities shown in the table above.

ARTICLE 4: IN GENERAL

4.1 The term of this Agreement shall commence upon the execution of this Agreement by the parties and shall terminate on the twentieth (20^{th}) anniversary of the Effective Date; provided, however, the City obligation to make all necessary Utility Tax Reimbursements described in Article 3 shall survive the term of the Agreement and Developer's rights and remedies to enforce such obligation shall survive the term of the Agreement.

4.2 In the event of a default, the non-defaulting party shall give no less than ten (10) business days' notice to the defaulting party. No default under this Agreement shall entitle any Party to terminate, cancel or otherwise rescind this Agreement; provided, however, this limitation shall not affect any other rights or remedies the Parties may have by reason of any default under this Agreement.

4.3 Neither the City nor Developer, nor any successor in interest to either of them, shall be considered in breach of or in default of its obligations under this Agreement in the event of any delay caused by nationally recognized pandemic or epidemic, governmental restrictions, takings, and limitations arising subsequent, war, state or national emergency, government mandated closures, damage or destruction by fire or other casualty, strike, shortage of material, unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below-freezing temperatures of abnormal degree or for an abnormal duration, tornadoes or cyclones, and other events or conditions beyond the reasonable control of the Party affected which in fact interferes with the ability of such Party to discharge its obligations hereunder (in each case, a "*Force Majeure Delay*"). In each case where a Party hereto believes its performance of any specific obligation, duty or covenant is delayed or impaired by reason of an event of Force Majeure Delay, the Party claiming the benefit of this Section 4.3 shall notify the other Party of the nature of the event claimed to constitute Force Majeure Delay and, specifically, the obligation, duty or covenant which it believes is delayed or impaired by reason of the designated event. Notification shall be provided in accordance with Section 4.9. Performance of the obligation, duty or covenant impaired by reason of the designated event shall be tolled for that period of time reasonably necessary to remove or otherwise cure the impediment to performance and the Party relying on the event of Force Majeure Delay shall be obligated to pursue such remedy or cure with reasonable diligence given the nature of the impairment, to the extent the same may be reasonably cured. In no case shall an event of Force Majeure Delay toll the performance of any obligation, duty or covenant not directly implicated in the claimed event of Force Majeure Delay. Further, nothing herein shall be deemed to preclude the right of the Party entitled, by the terms of this Agreement, to receive the performance of any obligation, duty or covenant to challenge the validity of a claimed event of Force Majeure Delay.

4.4 This Agreement shall be binding upon and inure to the benefit of the successor of either party hereto and any successor governmental legal entity (governmental or otherwise) that

may assume and perform the duties of either party hereto. Notwithstanding the foregoing, this Agreement shall not be assigned by a party hereto without the prior written consent of the other parties to this Agreement, approval of which shall not be unreasonably withheld.

4.5 In the event of any violation or threatened violation of any of the provisions of this Agreement by a Party, any other Party shall, in addition to any right or remedy provided by law or equity, have the right to apply to a court of competent jurisdiction for an injunction against such violation or threatened violation, and/or for a decree of specific performance.

4.6 The invalidity of any provisions of this Agreement shall not impair the validity of any other provisions. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable that provision shall be deemed severed from this Agreement or as otherwise modified by the court.

4.7 This Agreement sets forth the entire understanding of the parties as pertaining to the Agreement and may only be amended, modified or terminated by a written instrument signed by the parties. Any addition of new property to the Development Site shall require written amendment to this Agreement, for which City Council approval will be required.

4.8 This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

4.9 Any notice, request, demand, waiver, consent, approval or other communication that is required or permitted under the terms of this Agreement (a "*Notice*") shall be in writing and shall be delivered by personal delivery, via overnight carrier or e-mail transmission or via registered or certified mail, return receipt requested, first class postage prepaid. If Notice is delivered by personal delivery or via overnight carrier, Notice shall be deemed given on the date that actual delivery is made. If Notice is delivered via e-mail transmission, Notice shall be deemed given on the date that the Notice is transmitted and written confirmation of such transmission is obtained. If Notice is delivered via mail, Notice shall be deemed given on the earlier of (a) the actual day of delivery or (b) the third day after the date of mailing. All Notices shall be addressed to the intended recipient as set forth below:

To the City: United City of Yorkville
651 Prairie Pointe
Yorkville, Illinois 60560
Attention: City Administrator

With a Copy to: Kathleen Field Orr
40 Terrace Colony
Olympia Fields, Illinois 60461

To Developer: C1 Yorkville LLC
2850 N. Harwood Street
Suite 2200
Dallas, Texas 75201

Attention: Nicholas Papadimitriou
Email: npapadimitriou@cyrusone.com

With a copy to: Mayer Brown LLP
1999 K Street NW
Washington, DC 20006
Attention: Emily G. Naughton
Email: enaughton@mayerbrown.com

With a copy to: Russell G. Whitaker, III
445 Jackson Avenue, Suite 200
Naperville, Illinois 60540
Telephone 630-355-4600
Fax 630-352-3610
Email: russ@rw-attorneys.com

4.10 This Agreement may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

4.11 Developer shall be permitted to record, at its costs and expense, a memorandum of this Agreement with the Kendall County Recorder.

4.12 City hereby acknowledges that Developer has no rights and/or obligations with respect to Ordinance 2023-17 ("Ordinance Approving a memorandum of Understanding Between the United City of Yorkville, Kendall County, Illinois and Yorkville Nexus, LLC, Relating to Engineering Services for Infrastructure Projects") and Ordinance 2023-18 ("Ordinance Approving a Memorandum of Understanding Between the United City of Yorkville, Kendall County, Illinois and Yorkville Nexus, LLC, Relating to the Construction of Water and Sanitary Services")\. The City and Yorkville Nexus shall enter into a separate agreement regarding any rebates or other agreements for reimbursement or payments made between the parties in connection with the Corneils Road Sanitary Sewer Extension easement rights, engineering, installation and construction in relation thereto.

4.13 Each of the Parties hereto agrees to provide the other, upon not less than 20 business days prior request, an estoppel certificate certifying that this Agreement is in full force and effect (unless such is not the case, in which such Party shall specify the basis for such claim) and that to its knowledge the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) but not more than once per year.

4.14 No party will be liable to the other party, FOR ANY INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING WITHOUT LIMITATION, DAMAGES RESULTING FROM LOSS OF PROFITS, INTERRUPTION OR LOSS OF BUSINESS, LOST GOODWILL, LOST REVENUE AND LOST OPPORTUNITY) ARISING OUT OF ANY OF THE TERMS OR CONDITIONS OF THIS AGREEMENT.

4.15 In the event of any litigation involving this Agreement, the non-prevailing party in such litigation will pay to the prevailing party the attorneys' fees and costs incurred by the prevailing party in connection with such litigation.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the Effective Date.

United City of Yorkville, Kendall County,
Illinois, a municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

C1 Yorkville LLC,
a Delaware limited liability company

By:_____
Its:

EXHIBIT A

Legal Description of the Development Site

PARCEL ONE:

THAT PART OF THE SOUTH 1/2 OF SECTION 18 AND THE NORTHWEST 1/4 OF SECTION 19, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1030.91 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, 3352.25 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, 844.76 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 26 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 18, 231.91 FEET; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 852.71 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 36 SECONDS WEST, 514.80 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 88 DEGREES 38 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SOUTHWEST 1/4 1816.32 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1917.41 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST TO A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION, 3126.88 FEET; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 223.50 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, 886.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, TO A POINT ON SAID WEST LINE, 3352.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, 886.50 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID

SECTION 18; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 1929.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 27 SECONDS EAST, 565.21 FEET; THENCE SOUTH 59 DEGREES, 16 MINUTES 25 SECONDS EAST 913.73 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST, 191.76 FEET; THENCE SOUTH 23 DEGREES 01 MINUTES 57 SECONDS EAST, 820.55 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, SAID POINT BEING 1917.41 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SECTION AS MEASURED ALONG THE WEST LINE OF SAID SECTION, 1671.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION, 722.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 702.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS EAST, ALONG THE NORTH AND SOUTH QUARTER LINE, 3437.83 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, 223.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION, 1102.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, 1423.23 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT 231.91 FEET NORTHEASTERLY OF SAID QUARTER LINE AS MEASURED ALONG SAID NORTH RIGHT-OFWAY LINE, 1147.75 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 07 SECONDS WEST, PARALLEL WITH SAID QUARTER LINE, 1731.26 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS approximately 228 acres of vacant land located at northeast corner of Edamain Road and Foxon Road in Bristol Township, in unincorporated Kendall County

PINs**:**
02-18-300-001;
02-18-300-002;
02-18-300-003;
02-18-300-004;
02-19-100-004;
02-19-100-005; and
02-18-400-004

EXHIBIT B

Design Engineering Services Agreement

[to be attached]

EXHIBIT B-1

Easement Acquisition Memorandum of Understanding

(To be attached)

EXHIBIT C

Water/Sewer Project Preliminary Budget

Project	Basis for Cost Estimate	Amount
Lincoln Prairie 16” Water Main	Preliminary Cost Estimate prepared by Engineering Enterprises, Inc. dated June 17, 2024	$8,828,350

Project	Basis for Cost Estimate	Amount
Lincoln Prairie - Sanitary Sewer - South	Preliminary Cost Estimate prepared by Engineering Enterprises, Inc. dated June 17, 2024	$1,007,200

Project	Basis for Cost Estimate	Amount
Engineering Costs for the Lincoln Prairie 16” Water Main and the Lincoln Prairie - Sanitary Sewer - South	Preliminary Cost Estimate prepared by Engineering Enterprises, Inc.	$271,000
Easement Acquisition Costs for the Lincoln Prairie 16” Water Main and the Lincoln Prairie – Sanitary Sewer - South	Preliminary Easement Acquisition Estimate provided by the City of Yorkville	$135,000

EXHIBIT D

Recapture Agreements (Southern Sewer Recapture Agreement and Water Loop Recapture Agreement)

[to be attached]

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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2025-16

Agenda Item Summary Memo

Title: IEPA Public Water Supply Loan Program – Revised Authorizing Ordinance

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson (Name) Finance (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Rob Fredrickson, Finance Director
Date: March 5, 2025
Subject: Public Water Supply Loan Program – Revised Ordinance

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Summary

Approval of a revised ordinance authorizing the City to borrow funds from the Illinois Environmental Protection Agency's (IEPA) Public Water Supply Loan Program to finance the 2025 Water Main Replacement Program.

Background

In June 2024, Staff was notified that two City projects had been approved for low-interest loans from the Illinois EPA Public Water Supply Loan Program, totaling $18.477 million. These projects are part of the City's ongoing initiative to shift its water source from local aquifers to Lake Michigan, via the DuPage Water Commission (DWC). The selected projects included: (1) the 2025 Water Main Replacement Program, with an estimated cost of $4.236 million, and (2) the construction of a North Receiving Station and Storage Tank, estimated at $14.241 million.

The initial step in the IEPA Loan issuance process was completed last November, when Council approved "IEPA Authorizing Ordinances" for both projects – Ordinance 2024-53 for the 2025 Water Main Replacement Program and Ordinance 2024-54 for the North Receiving Station and Storage Tank. These ordinances established the maximum loan amounts for each project and designated the specific revenue sources pledged for loan repayment. To account for any unexpected costs variations, a 10% contingency was included, capping the loan amounts at $4.66 million (2025 Water Main Replacement Program) and $15.665 million (North Receiving Station and Tank), respectively.

As mentioned at last month's Public Work Committee meeting, the low construction bid for the 2025 Water Main Replacement Program came in at $4,375,775, which exceeded the original IEPA Loan request amount of $4,236,000. Following negotiations with the State, the IEPA agreed to fully fund the City's enhanced loan request of $5.109 million, which includes $292,005 for design engineering, $441,516 for construction engineering and $4.375 million for construction. Given the IEPA Loan Program's highly favorable 1.87% interest rate—significantly lower than alternative financing options such as bonded debt or Water Infrastructure Finance and Innovation Act (WIFIA) loans in the 4.5% to 5.0%+ range—Staff recommends that the City maximize this financing opportunity. To do so, Council will need to approve a revised authorizing ordinance increasing the maximum principal amount to $5.62 million for the 2025 Water Main Replacement Program, which includes a contingency for any unforeseen expenses of approximately 10%.

Assuming passage of the IEPA Authorizing Ordinance, the City would publish the revised ordinance and the statutory notices in the Beacon News. These notices will inform residents that, unless a petition signed by at least 10% of the City's registered voters is filed with the City Clerk within 30 days of publication, the City will be authorized to move forward with its loan agreements with the IEPA. However, if a sufficient number of registered voters sign and submit the petition within the 30-day period, the proposal to borrow funds through the IEPA loan program would be placed on the ballot as a referendum item at the next general primary election on March 17, 2026. The 30-day period for taxpayers to file this backdoor referendum will begin on the planned publication date of March 17th.

Following the conclusion of the 30-day petition period (expected during the week of April 14th), the City anticipates completing the loan application review and executing final agreements by June 2025. This will allow project contracts to be awarded by July 2025, though construction may begin earlier depending on the IEPA's timeline for finalizing the agreements.

Prior to finalizing the loan documents in June, Council will need to adopt a revenue bond ordinance, which is currently scheduled for consideration in April/May 2025. This ordinance will formally memorialize that the IEPA Loans for both projects are subordinate to WIFIA Loans and other bonded debt that the City has issued (the 2023A and 2025A Water Bonds) related to the Lake Michigan water sourcing project. This subordination is permissible under the IEPA Loan Program guidelines and strategically advantageous for the City, as it allows for a reduction in the revenue pledge for annual IEPA debt service amounts from 125% to 100%. As a result, this should help mitigate future water rate increases by reducing the annual revenue burden required to meet debt service coverage ratios. In order to utilize the subordination process, the Water Fund must establish a "reserve fund" equivalent to one year's worth of IEPA debt service payments within the first two years after the loan is issued. However, this reserve fund does not require a separate, standalone account. Instead, it is structured as an accounting measure, where the reserve fund is deemed fully funded as long as the total reserves of the Water Fund exceed the annual debt service amounts required for the IEPA loans.

The revised IEPA Authorizing Ordinance and updated application materials for the 2025 Water Main Replacement Program (Exhibits A-1 and A-2) have been attached for your review and consideration. Also included are the original ordinance and loan application (Exhibits B-1 and B-2) and a preliminary debt service schedule (Exhibit C), which shows annual debt service amounts of ~$223,000 over a 30-year term.

Recommendation

Staff recommends approval of the attached revised ordinance authorizing the City to borrow funds from the IEPA's Public Water Supply Loan Program for the 2025 Water Replacement Program.

Exhibit A-1 -
Revised Ordinance

ORDINANCE NUMBER 2025 -

AN ORDINANCE AUTHORIZING THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM

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

WHEREAS, the City operates its public water supply system ("the System") and in accordance with the provisions of the Illinois Municipal Code, 65 ILCS 5/11-129-1 and the Local Government Debt Reform Act, 30 ILCS 350/1 (collectively, "the Act"), and

WHEREAS, the MAYOR AND CITY COUNCIL of the City ("the Corporate Authorities") have determined that it is advisable, necessary and in the best interests of public health, safety and welfare to improve the System, including the following:

A Water Main Replacement Program to be undertaken in calendar year 2025

together with any land or rights in land and all electrical, mechanical or other services necessary, useful or advisable to the construction and replacement of water mains ("the Project"), all in accordance with the plans and specifications prepared by consulting engineers of the City; which Project has a useful life of one hundred (100) years ; and

WHEREAS, the estimated cost of construction and installation of the Project, including engineering, legal, financial and other related expenses is $5,620,000, and there are insufficient funds on hand and lawfully available to pay these costs; and

WHEREAS, the loan shall bear an interest rate as defined by 35 Ill. Adm. Code 662, which does not exceed the maximum rate authorized by the Bond Authorization Act, as amended, 30 ILCS 305/0.01 et seq., at the time of the issuance of the loan; and

WHEREAS, the principal and interest payment shall be payable semi-annually, and the loan shall mature in thirty (30) years, which is within the period of useful life of the Project; and

WHEREAS, the costs are expected to be paid for with a loan to the City from the Public Water Supply Loan Program through the Illinois Environmental Protection Agency, the loan to be repaid from: (i) the net revenues derived from the operation of the water supply system; (ii) all collections of any non-home rule "places of eating" tax imposed and collected by the City and deposited into the City's Water Fund; and (iii) certain moneys on deposit from time to time in the funds and accounts held within the Water Fund (collectively, "*Pledged Revenues*"). The loan is authorized to be accepted at this time pursuant to the Act; and

WHEREAS, in accordance with the provisions of the Act, the City is authorized to borrow funds from the Public Water Supply Loan Program in the aggregate principal amount of $ 5,260,000 to provide funds to pay the costs of the Project;

WHEREAS, the loan to the City shall be made pursuant to a Loan Agreement, including certain terms and conditions, between the City and the Illinois Environmental Protection Agency;

NOW THEREFORE, be it ordained by the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois, as follows:

SECTION 1. INCORPORATION OF PREAMBLES

The Corporate Authorities hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

SECTION 2. DETERMINATION TO BORROW FUNDS

It is necessary and in the best interests of the City to construct the Project for the public health, safety and welfare, in accordance with the plans and specifications, as described; that the

System continues to be operated in accordance with the provision of the Act; and that for the purpose of constructing the Project, it is hereby authorized that funds be borrowed by the City in an aggregate principal amount (which can include construction period interest financed over the term of the loan) not to exceed $5,260,000.

SECTION 3. PUBLICATION

This Ordinance, together with a Notice in the statutory form (attached hereto as Exhibit A), shall be published once within ten days after passage in The Beacon, a newspaper published and of general circulation in the City, and if no petition, signed by electors numbering 10% or more of the registered voters in the City (i.e., 1,667) asking that the question of improving the System as provided in this Ordinance and entering into the Loan Agreement therefore be submitted to the electors of the City, is filed with the City Clerk within 30 days after the date of publication of this Ordinance and notice, then this Ordinance shall be in full force and effect. A petition form shall be provided by the City Clerk to any individual requesting one.

SECTION 4. ADDITIONAL ORDINANCES

If no petition meeting the requirements of the Act and other applicable laws is filed during the 30-day petition period, then the Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance providing for entering into the Loan Agreement with the Illinois Environmental Protection Agency, prescribing all the details of the Loan Agreement, and providing for the collection, segregation and distribution of the Pledged Revenues, so long as the maximum amount of the Loan Agreement as set forth in this Ordinance is not exceeded and there is no material change in the Project or purposes described herein. Any additional ordinances or proceedings shall in all instances become effective in accordance with the Act or other applicable law. This Ordinance, together with such

additional ordinances or proceedings, shall constitute complete authority for entering into the Loan Agreement under applicable law.

However, notwithstanding the above, the City may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference, or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the City to pay the principal and interest due to the Public Water Supply Loan Program without the written consent of the Illinois Environmental Protection Agency.

SECTION 5. LOAN NOT INDEBTEDNESS OF THE CITY

Repayment of the loan to the Illinois Environmental Protection Agency by the City pursuant to this Ordinance is to be solely from the revenue derived from the Pledged Revenues, and the loan does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation.

SECTION 6. APPLICATION FOR LOAN

The City Administrator is hereby authorized to make application to the Illinois Environmental Protection Agency for a loan through the Public Water Supply Loan Program, in accordance with the loan requirements set out in 35 Ill. Adm. Code 662.

SECTION 7. ACCEPTANCE OF LOAN AGREEMENT

The Corporate Authorities hereby authorize acceptance of the offer of a loan through the Public Water Supply Loan Program, including all terms and conditions of the Loan Agreement as well as all special conditions contained therein and made a part thereof by reference. The Corporate Authorities further agree that the loan funds awarded shall be used solely for the

purposes of the Project as approved by the Illinois Environmental Protection Agency in accordance with the terms and conditions of the Loan Agreement.

SECTION 8. OUTSTANDING BONDS

The City has outstanding bonds, payable from revenues of the system, that are senior to the loan authorized by this Ordinance, and the City establishes an account, coverage and reserves equivalent to the account(s), coverage(s) and reserve(s) as the senior lien holders in accordance with 35 Ill. Adm. Code 662.350(a)(9)(C)(PWS).

SECTION 9. AUTHORIZATION OF MAYOR TO EXECUTE LOAN AGREEMENT

The Mayor is hereby authorized and directed to execute the Loan Agreement with the Illinois Environmental Protection Agency. The Corporate Authorities may authorize by resolution a person other than the Mayor for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the Illinois Environmental Protection Agency in connection with this loan.

SECTION 10. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 11. REPEALER

Ordinance No. 2024-53 is hereby repealed. All other ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

PASSED by the Corporate Authorities

on _____, 2025.

Approved _____, 2025.

_____
MAYOR
United City of Yorkville
Kendall, County, Illinois

KEN KOCH	_____	DAN TRANSIER	____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	____
CHRIS FUNKHOUSER	_____	MATT MAREK	____
SEAVER TARULIS	_____	RUSTY CORNEILS	____

PUBLISHED in The Beacon on _____, 202 5 .
RECORDED in the City's Records on _____, 202 5 .
ATTEST:

_____
City Clerk
United City of Yorkville
Kendall County, Illinois

Exhibit A

NOTICE OF INTENT TO BORROW FUNDS
AND RIGHT TO FILE PETITION

NOTICE IS HEREBY GIVEN that, pursuant to Ordinance Number 2025- , adopted on March 11, 2025, the United City of Yorkville, Kendall County, Illinois (the "ENTITY"), intends to enter into a Loan Agreement with the Illinois Environmental Protection Agency in an aggregate principal amount not to exceed $5,260,000 and bearing annual interest at an amount not to exceed the maximum rate authorized by law at the time of execution of the Loan Agreement, for the purpose of paying the cost of certain improvement to the public water supply system of the City. A complete copy of the Ordinance accompanies this notice.

NOTICE IS HEREBY FURTHER GIVEN that if a petition signed by **1,667** or more electors of the City (being equal to 10% of the registered voters in the City), requesting that the question of improving the public water supply system and entering into the Loan Agreement is submitted to the City Clerk within 30 days after the publication of this Notice, the question of improving the public water supply system of the City as provided in the Ordinance and Loan Agreement shall be submitted to the electors of the City at the next election to be held under general election law on April 1, 2025. A petition form is available from the office of the City Clerk.

_____
City Clerk
United City of Yorkville
Kendall County, Illinois

Exhibit A-2 - Revised Application

Illinois Environmental Protection Agency

1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Illinois Public Water Supply Loan Program (PWSLP) Loan Application

For IEPA's use:
Loan Number: L17 6789
Date Received:

The Loan Application, plus all accompanying materials, should be submitted to the attention of your Project Manager at the address below prior to bidding the project and should reflect the latest pre-bid estimated project costs. Biddable plans and specifications, accompanied by the IEPA Certification of Plans and Specifications, may be submitted with this package or submitted separately prior to bidding the project.

Mail three copies of the Loan Application and two copies of all applicable attachments (page 9) to the attention of your Project Manager at:

Illinois Environmental Protection Agency
Bureau of Water, Infrastructure Financial Assistance Section
1021 North Grand Avenue East
PO Box 19276
Springfield, IL 62794-9276

Please use the guide below to ensure you are including all required materials in your submittal to IEPA.

- ☑ Loan Applicant and Project Information – Pages 1 - 6.
- ☑ Comprehensive financial projections, including historical information for the last three (3) years and projections for the next five (5) years, starting with the current fiscal year (8 years total). Instructions on page 7.
- ☑ All required/applicable attachments – detailed listing on page 9.

Appendix: Ensure you have filled in all boxes and included your signature wherever requested.

- ☑ Amount and source of any local funds to be used for project (Pg . 1)
- ☑ Intent Regarding National Flood Insurance (Pg. 2)
- ☑ Certification Regarding Project Site, Rights - of - Way, Easements and Permits (Pg. 3)
- ☑ Taxpayer Identification Number (Pg. 4)
- ☑ Executive Compensation Data (5 Officer Form) (Pg. 5)
- ☑ Authorization of a Loan Applicant's Authorized Representative (Pg. 6)
- ☑ Certification of Information on All Previous Pages (Pg. 7), including
  - Debarment, Suspension and Other Responsibility Matters (Pg. 2)
  - Use of American Iron and Steel Products, and U.S. made Manufactured Products and Construction Materials (Pg. 3)

Refer to Loan Application Instructions for additional information. Questions? Please contact us:

General questions: Your Project Manager or Heidi.Allen@illinois.gov
Financial questions: Jacob.Poeschel@Illinois.gov
Legal questions: Stephanie.Flowers@illinois.gov

Illinois Environmental Protection Agency

1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Illinois Public Water Supply Loan Program (PWSLP) Loan Application

For IEPA's use:
Loan Number: L17 6789
Date Received:

APPLICANT INFORMATION

Applicant Name: United City of Yorkville

Applicant Address: 651 Prairie Pointe Drive

City: Yorkville Zip+4: 60560-6500 County: Kendall

Mailing Address (if different):

City: Zip+4: County:

Applicant type: ☑ Municipal ○ County ○ Cooperative ○ Private ○ Other

If Other, enter type here

Public Water System Number IL0930250

Public Water System Name United City of Yorkville

Unique Entity ID Number E646HGMGZF83

U.S. Congressional District(s) 14

Illinois Representative District 75, 83 Illinois Senate District 38, 42

PROJECT INFORMATION

Project Title: 2025 Water Main Replacement Program

Project Address: Various Locations in the City (as indicated in Project Plan submittal)

City: Yorkville Zip+4: 60560-6500 County: Kendall

County or Counties Served by Project: Kendall

U.S. Congressional District(s): 14 ☐ Same as applicant

Illinois Representative District: 75, 83 Illinois Senate District: 38, 42

Is this a multi-phased project? ○ Yes ☑ No

If yes, include previous loan number: L17

CONTACT INFORMATION

Loan Applicant's Authorized Representative (please refer to application instructions)

Name: Bart Olson
Title: City Administrator
Phone: (630) 553-8537 ◯ Cell ⊘ Office
Email: bolson@yorkville.il.us

Project Engineer

Name: Christopher Walton, P.E.
Firm: Engineering Enterprises, Inc.
Address: 52 Wheeler Road
Sugar Grove, IL 60554
Phone: (630) 466-6700 ◯ Cell ⊘ Office
Email: cwalton@eeiweb.com

Attorney

Name: Kathleen Field Orr
Firm: Ottosen DiNolfo & Castaldo, Ltd.
Address: 1804 North Naper Boulevard
Naperville, IL 60563
Phone: (630) 682-0085 ◯ Cell ⊘ Office
Email: kfo@ottosenlaw.com

Finance Director

Name: Rob Fredrickson
Firm: United City of Yorkville
Address: 651 Prairie Pointe Drive
Yorkville, IL 60560
Phone: (630) 553-8534 ◯ Cell ⊘ Office
Email: rfredrickson@yorkville.il.us

Other (describe role)

Name:
Firm:
Address:
Phone: ◯ Cell ◯ Office
Email:

PROJECT SCHEDULE

1. Schedule for bidding and construction

Submit IEPA Certification of Plans and Specifications	11/1/2024
Advertise for Bids	12/20/2024
Open Bids	2/6/2025
Initiation of Construction	6/1/2025
Completion of Construction	6/30/2026

ESTIMATED PROJECT COSTS AND REQUESTED FINANCING

2. Pre-bid estimate of itemized project costs

Project Planning	
Legal/Financial	
Design Engineering	$292,025.27
Construction Engineering	$441,516.00
Construction	$3,977,976.86
Other	
Construction Contingency (suggested 10% of total construction costs)	$397,797.69
Total Pre-Bid Estimate of Project Costs	$5,109,315.82
Construction Period Interest (anticipated to be 1.5% of total project costs) *	$76,639.73
Total Project Cost and Construction Period Interest	$5,185,955.56

* Applicant has the option to add construction period interest to the total amount financed or pay construction period interest with local funds.

3. Requested PWSLP loan funding $5,109,315.82

4. List any other proposed sources of funding in addition to the PWSLP request

Source	Amount	Applied for	Approved	Received
N/A		○	○	○
		○	○	○
		○	○	○

LOAN REPAYMENT PERIOD AND PLEDGED REVENUES

5. Pledged revenues. Federal and state law requires that a specific source(s) of revenue be dedicated and pledged to make the loan repayments. Provide a description of the source(s) of revenue pledged to repay the proposed financing agreement (e.g., system revenues, sales taxes, property taxes) and method used to secure collection. Please ensure that the Ordinance Authorizing Debt to be Incurred names the same pledged revenues as the source of repayment proposed in the comprehensive 5-year financial projections requested in Question 19.

Revenues pledged to repay the proposed financing agreement (i.e., loan) include: (i) the net revenues derived from the operation of the water supply system; (ii) all collections of any non-home rule "places of eating" tax imposed and collected by the City and deposited into the City's Water Fund; and (iii) certain moneys on deposit from time to time in the funds and accounts held within the Water Fund.

6. Loan repayment period requested 30 years

SYSTEM INFORMATION

7. Active service connections. ☐ Not applicable

Connection Type	Number of Connections	Current Monthly User Charge	Projected Monthly User Charge
Residential	8,140	$35.35	$35.35
Commercial	370	$122.35	$122.35
Industrial	46	$484.85	$484.85
Other	45	$252.85	$252.85
Total	8,601	$894.40	$894.40

8. User charges. Please provide the following dates:

When did current user charges go into effect? 5/1/2024

What is the effective date for the projected monthly user charges? 5/1/2025

9. Is an annual review of the revenue system and other related user charges being performed?

☑ Yes ○ No

10. When was the most recent revenue system study performed? 2024 (Ongoing)

11. Largest customers. Provide information on customers accounting for at least 5% of system revenues. Only include non-residential customers.

Customer	Type of Business	% of System Revenues
N/A - No customers individually	equal or exceed 5%	

12. Are other entities substantially benefiting (greater than 5%) from the project?

○ Yes ☑ No

If Yes, submit copies of any applicable service agreement(s) with substantial beneficiaries.

CURRENT AND FUTURE DEBT

13. Debt obligations. For the revenue source(s) pledged to repay the proposed PWSLP loan in #5 above, list all debt obligations currently being paid by the same revenue source(s). (Use additional pages if needed.)

Title of Debt	Amount	Annual Payment	Maturity Date
2014C Bond	$1,290,000.00	$70,000.00	12/30/2024
2023A Bond	$9,985,000.00	$610,000.00	12/30/2053
IEPA Loan L17-156300	$1,889,243.63	$125,000.00	8/9/2026

14. Planned debt issuance. Please describe current plans for debt issuance over the next three years for the public water supply system. Include any authorized debt which is not project-related. Indicate whether the debt will be parity or subordinate to PWSLP financing, if known, and the anticipated revenue source for repayment.

Projected EPA WIFIA Loan	Projected 2025 Bond
$127,451,915	$25,000,000

The anticipated revenue sources for repayment are net revenues of the Water system, local places of eating tax proceeds and the Water Fund's reserve. PWSLP financing would be subordinate to this proposed debt.

15. Current bond ratings (if available)

	Standard & Poor's	Moody's	Fitch
G.O.	AA	n/a	AA+
Revenue	n/a	n/a	n/a

PROPERTY TAX INFORMATION

Complete only if General Obligation bond is pledged to repay the loan.

16. Property tax information. Provide valuation and collection data for the most recent three years.

Year _____

Assessed Value of Property _____

Market Value of Property _____

Property Tax Revenues Levied _____

Property Taxes Collected _____

Property Tax Collection Rate _____

SALES TAX INFORMATION

Complete only if sales taxes are pledged to repay the loan

17. Sales tax collection data. Please complete for the most recent twelve (12) months.

Month/Year	Amount Collected	Month/Year	Amount Collected

FINANCIAL PROJECTIONS

ALL *applicants must complete the following.*

18. Start of system fiscal year May 1

19. Submit a comprehensive five (5) year financial projection demonstrating that the dedicated source(s) of revenue is sufficient to cover the PWSLP debt service costs. Projections must begin with the current fiscal year. Historical information for the last three (3) years must be provided and must tie to information in audited financial statements. A sample worksheet in Microsoft Excel can be found at www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/Pages/state-revolving-fund-forms.aspx. You may add rows to the worksheet to demonstrate additional sources of revenues or expenditures.

    If you wish to submit projections using your own worksheets, ensure that they include the following:
    - Revenues and expenses, including operations and maintenance expenses, from the previous three (3) years and projections for the next five (5) years, starting with the current fiscal year (8 years total).
    - Projected revenues for the dedicated source of revenues to be used for repaying the PWSLP loan.
        - If system revenues will be pledged for the loan, ensure the revenues include all applicable service revenues. Ensure that any anticipated rate increases are included.
        - If another source of revenues will be pledged for the loan (e.g., property taxes, sales taxes, special assessments), demonstrate that sufficient revenues will be raised and transferred to the water fund for the purposes for repaying the IEPA loan.
        - If revenues are insufficient, the applicant will be asked to raise rates or find other capital to infuse into the system.
    - Projected expenses. If system revenues will be pledged, ensure that the budget includes operations, maintenance, and replacement reserves, as well as current and future debt costs.
    - Ensure the new amount available for repayment of the SRF loan is included.
    - If applicant is a private entity, use Federal tax returns for the previous three (3) years.
    - Refer to the IEPA PWSLP Loan Application and Approval Process for additional clarification.

20. Provide a written narrative detailing the major assumptions used in arriving at the current and proposed projections (e.g. additional customers, rate increases, other revenues, changes in operations and maintenance costs, and debt service). If rate increases are anticipated, explain when those will go into effect, and what the revised rates will be. Any variances greater than 10% from year to year must be explained. Attach additional pages if needed.

The projected revenue sources to fulfill loan repayments consists of net revenues from the Water System, proceeds from the local places of eating tax, and Water Fund reserves. Financial analysis indicates that the cash flows will be sufficient to support this project, as outlined by the following key points:

Current Water Fund Reserves: The Water Fund Reserves are approximately $8.93 million at FYE 2024, providing a strong financial foundation.

Expected Growth in Water Sales Revenue: Water sales are projected to increase by 15% to 25% over the next five fiscal years. This growth is anticipated through a combination of customer base expansion and water rate increases, which will generate additional revenue to support loan repayment.

Recent Water Rate Adjustment: The City has approved a water rate increase for Fiscal Year 2025, which became effective on May 1, 2024. The base rate, which covers the first 350 cubic feet of water usage, was increased from $24 to $33. In addition, the volumetric rate, which applies to every 100 cubic feet of usage above 350, was increased from $4.80 to $5.80. This rate adjustment is projected to yield an additional $960,000 in revenue, bringing the total expected water sales for FY 2025 to $5.4 million.

Ongoing Water Rate Study: To ensure sustainable revenue growth, the City is conducting a comprehensive water rate study. This study, scheduled for completion by the end of 2024, aims to develop a multi-year rate plan that aligns with future financial requirements. Approval of the multi-year rate plan is expected by early 2025.

Retirement of Debt Obligations: The 2014C Refunding Bond will be retired in FY 2025, and an IEPA Loan will be fully repaid in FY 2027.

Together, these factors support a strong financial outlook, indicating that the projected revenue streams and available reserves within the Water Fund are well-aligned to meet the loan repayment obligations associated with this project.

ATTACHMENTS

Item Attached?	Complete and submit the following attachments. Please check the box next to each item to confirm that the item is attached to your application.
☑	Audited financial statements. Please provide the most recent audited financial statement. If posted online at the entity's website or the State Comptroller's Local Government Warehouse (http://warehouse.illinoiscomptroller.com), provide links. IEPA may request additional audit reports. If applicant is a private entity, submit Federal tax returns.
☑	Single Audit report. If a Single Audit has been completed within the last 3 years, provide the most recent one. If posted online, provide links.
☑	Projected revenues, expenses and debt coverage for pledged revenue. Provide 5 year projected revenues, beginning with the current fiscal year. See #19 above for guidance. The projections must show that there are sufficient revenues to offset relevant costs and SRF debt service. See the IEPA PWSLP Financial Capability Review Criteria instructions for additional information.
☐	If any other entities are substantially benefiting (more than 5%) from the project, provide copies of applicable service agreement(s) with these beneficiaries.
☑	Amortization schedules for all debt obligations listed in #13.
☑	Copy of a certified ordinance (bond ordinance) authorizing the debt to be incurred and identifying a dedicated source of repayment. Required for publicly owned entities. Sample ordinances can be found at www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/guidance/Pages. The applicant may use an ordinance developed by its bond counsel. Refer to the Loan Application and Approval Process for more information on this requirement, and for requirements for nonpublic applicants. If an applicant is not using the IEPA sample ordinance, it is highly encouraged to submit the draft ordinance for pre-approval to Stephanie Flowers at Stephanie.Flowers@illinois.gov to avoid delays in loan closing. Please ensure that the ordinance authorizing debt to be incurred names the same pledged revenues as the source of repayment that is proposed in the comprehensive 5-year financial projections requested in #19.
☑	Water rate ordinances defining user charges. Alternatively, provide the website address.
☑	Signed tax certificate and agreement (www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/Pages/state-revolving-fund-forms.aspx).
☐	Corporate resolution to apply, borrow, and to grant security (required for corporations).
☐	Federal non-profit certification (required for non-profit applicants).
☐	If the system is involved in a lawsuit or pending litigation that is in excess of $10,000, attach a statement from the system's attorney describing the situation.
☑	Loan program certifications and related forms (Appendix). The applicant must agree to the loan certifications and related forms listed in the appendix starting on the next page.

APPENDIX: LOAN PROGRAM CERTIFICATIONS

Loan Applicant's Authorized Representative shall complete and sign in all areas indicated.

- The loan applicant hereby agrees to pay all project costs not covered by the loan. If the project costs provided by the applicant exceed the lesser of 5% of the total project cost or $100,000, please provide the following information:

  Amount to be provided by applicant: _____

  Source of funds: _____

- The loan applicant hereby certifies that it has analyzed the costs and the financial impacts of the proposed project and that it has the legal, institutional, managerial and financial capability to insure adequate building, operation, maintenance and replacement of the treatment works project.

- The loan applicant hereby certifies that no unlawful or corrupt practice has taken place in the planning or design of the proposed project.

- The loan applicant hereby certifies that it has complied with all applicable State and Federal statutory and regulatory requirements in regard to the proposed project.

- The loan applicant hereby certifies that it is not barred from being awarded a contract or subcontract under Section 10.1 of the Illinois Purchasing Act.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

The prospective participant to the best of its knowledge and belief that it and its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.

c. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in fine of up to $10,000 or imprisonment for up to 5 years, or both.

INTENT REGARDING NATIONAL FLOOD INSURANCE

- Whereas application provisions for loans from the Public Water Supply Loan Program require compliance with the National Flood Insurance Act 1968, as amended, and

- Whereas the costs of securing and maintaining flood insurance are eligible for loan participation during the approved construction period, and

- Whereas failure to secure flood insurance for eligible construction located in designated flood hazard areas will cause this construction to become ineligible for loan funds:

- Now therefore, be it resolved that the City of Yorkville will cooperate and coordinate with the National Flood Insurance Program to acquire and maintain any flood insurance made available for Project L17 6789 for the entire useful life of the insurable construction pursuant to the Flood Insurance Act of 1968, as amended, and that it will secure said flood insurance for each insurable structure, as soon as said insurance is available and will notify the Illinois Environmental Protection Agency in writing that the National Flood Insurance requirement has been satisfied.

CERTIFICATION REGARDING PROJECT SITE, RIGHTS-OF-WAY, EASEMENTS AND PERMITS

1. The applicant has investigated and ascertained the location of the site or sites, rights-of-way and easements being provided for the facilities in its application for loan assistance. In my opinion, the applicant has a sufficient legal interest in the said site or sites, rights-of-way and easements to permit the building of such facilities thereon and to permit the operation and maintenance of such facilities thereon during the estimated life of the facility by the applicant after the completion of construction.

2. The loan applicant has compiled with the provisions of 49 CFR 24 as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (42 USC 4601 et seq.).

3. The loan applicant has obtained all the necessary permits as indicated below:

Type of Permit	Permit Number	Date Issued
Army Corps of Eng. 404		
IL Dept. of Trans.	TBD	
County Highway	TBD	
Other	IEPA Permit TBD	

Acknowledgment of Federal Build America, Buy America Act (BABAA) and American Iron and Steel Requirements (AIS)

1. I am aware that all iron and steel products along with manufactured products and construction materials used for this project must be produced in the United States. This applies to all portions of the project.

2. I understand the term "iron and steel products" refers to the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete and construction materials.

3. I understand that all manufactured products used in the project must be produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product.

4. I understand that construction materials for this project must be manufactured in the United States. This means all manufacturing processes for the construction materials occurred within the United States.

5. I am aware that loan recipients must be able to verify that products used in their State Revolving Fund (SRF) projects comply with the BABAA and AIS requirements.

Information regarding the Build America, Buy America Act and the American Iron and Steel Requirements is available on IEPA's website, https://www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/guidance/Pages/default.aspx, or by calling the Infrastructure Financial Assistance Section at (217) 782-2027.

TAXPAYER IDENTIFICATION NUMBER

I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and

2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and

3. I am a U.S. person (including a U.S. resident alien).

    - *If you are an individual, enter your name and SSN as it appears on your Social Security Card.*
    - *If you are a sole proprietor, enter the owner's name on the name line followed by the name of the business and the owner's SSN or EIN.*
    - *If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's name on the name line and the d/b/a on the business name line and enter the owner's SSN or EIN.*
    - *If the LLC is a corporation or partnership, enter the entity's business name and EIN and for corporations, attach IRS acceptance letter (CP261 or CP277).*
    - *For all other entities, enter the name of the entity as used to apply for the entity's EIN and the EIN.*

Name: United City of Yorkville

Business Name: United City of Yorkville

Taxpayer Identification Number:

Social Security Number: _____

or

Employer Identification Number: 36-6006169

Legal Status (check one):

- ◯ Individual
- ◯ Sole Proprietor
- ◯ Partnership
- ◯ Legal Services Corporation
- ◯ Tax-exempt
- ◯ Corporation providing or billing medical and/or health care services
- ◯ Corporation **NOT** providing or billing medical and/or health care services
- ✓ Governmental
- ◯ Nonresident alien
- ◯ Estate or trust
- ◯ Pharmacy (Non-Corp.)
- ◯ Pharmacy/Funeral Home/Cemetery (Corp.)
- Limited Liability Company (select applicable tax classification):
    - ◯ D = disregarded entity
    - ◯ C = corporation
    - ◯ P = partnership

Signature: _____ Date: _____

EXECUTIVE COMPENSATION DATA (5 OFFICER FORM)

Unique Entity ID: E646HGMGZF83 CCR/Cage Number: 7VUG5

Loan Recipient Name: United City of Yorkville

Name of Project: 2025 Water Main Replacement Program

Federal Reporting Contact Information:

Name: Bart Olson Phone: (630) 553-8537 Email: bolson@yorkville.il.us

Requirements to report five most highly compensated officers:

When all three of the following conditions are met in the previous fiscal year, you must report the five most highly compensated officers of the entity.

1. The recipient received 80 percent or more of its annual gross revenues in Federal awards, and
2. The recipient received $25,000,000 or more in annual gross revenue from Federal awards, and
3. The public does not have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. §78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 (26 U.S.C. §6104).

Check either box A or B below and complete the requested information.

⊘ A. I certify that in the preceding fiscal year, 2024 (Fiscal year), United City of Yorkville (Loan recipient name)

☑ 1. **DID NOT** receive 80 percent or more of its annual gross revenues in Federal awards, or

☑ 2. **DID NOT** receive $25,000,000 or more in annual gross revenue from Federal awards, or

☐ 3. The public **DOES** have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. § 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 (26 U.S.C. §6104).

And is therefore not required to report the names and compensation of the five most highly compensated officers.

City Administrator

Signature Title Date

◯ B. The five most highly compensated officers of _____ are:

Name	Compensation Amount [1]

[1] Compensation includes: (1) Salary and bonus. (2) Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with FAS 123R. (3) Earnings for services under non-equity incentive plans. Does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees. (4) Change in present value of defined benefit and actuarial pension plans. (5) Above-market earnings on deferred compensation that is not tax-qualified. (6) Other compensation. For example: severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property if the value for the executive exceeds $10,000.

AUTHORIZATION OF A LOAN APPLICANT'S AUTHORIZED REPRESENTATIVE
TO SIGN PWSLP LOAN APPLICATION DOCUMENTS

Whereas, application provisions for loans from the Public Water Supply Loan Program require that the United City of Yorkville authorize a representative to sign the loan application forms and supporting documents; therefore, be it resolved by the City Council of the United City of Yorkville that City Administrator Bart Olson is hereby authorized to sign all loan application forms and documents.

Resolved this _____ day of _____, 20___.

Signature	Date
John Purcell	Mayor
Printed Name	Title

Certified to be a true and accurate copy, passed and adopted on the above date.

Signature & Stamp/Seal of Notary Public

CERTIFICATION OF INFORMATION ON ALL PREVIOUS PAGES
BY LOAN APPLICANT'S AUTHORIZED REPRESENTATIVE

I, Bart Olson, hereby verify that the above information is, to the best of my knowledge, true and correct.

Signature of Authorized Representative	Date
Bart Olson	City Administrator
Printed Name	Title

Attested by Municipality Official or Notary

Signature & Stamp/Seal

APPENDIX A

PERMITS

Permits to be provided to IEPA upon receipt.

APPENDIX B
SINGLE AUDIT REPORT

UNITED CITY OF YORKVILLE, ILLINOIS

SINGLE AUDIT REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2021

UNITED CITY OF YORKVILLE, ILLINOIS

TABLE OF CONTENTS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	1
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	2
REPORTS OF INDEPENDENT AUDITORS	
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*	4
Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by Uniform Guidance and on the Schedule of Expenditures of Federal Awards	6
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	9

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Expenditures of Federal Awards
For the Year Ended April 30, 2021

Federal Grantor	Pass-Through Grantor	Program Title	Federal CFDA Number	Program/Grant Number	Expenditures	Amount Provided to Subrecipients
Department of Housing and Urban Development	Illinois Department of Commerce and Economic Development	Community Development Block Grant	14.228	B-13-DC-17-0001	$ 334,250 *	$ 334,250
Department of Justice	N/A	Bulletproof Vest Partnership Program	16.607	N/A	3,315	-
Department of Transportation	Illinois Department of Transportation	National Highway Traffic Safety Administration Discretionary Safety	20.614	HS-21-0138	2,877	-
Department of Treasury	Illinois Department of Commerce and Economic Development	Coronavirus Relief Funds	21.019	20495064	784,715	-
		Coronavirus Relief Funds	21.019	20488027	400,000	400,000
				Total 21.019	1,184,715 *	400,000
National Endowment for the Humanities	Illinois Secretary of State	Grants to States CARES Act	45.310	21-5161-PPE	827	-
Excutive Office of the President	N/A	High Intensity Drug Trafficking Areas Program	95.001	N/A	26,252	-
TOTAL FEDERAL AWARDS EXPENDED					1,552,236	734,250

*Denotes major federal program

See accompanying notes to the schedule of expenditures of federal awards.

UNITED CITY OF YORKVILLE, ILLINOIS
Notes to the Schedule of Expenditures of Federal Awards
April 30, 2021

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of the City under programs of the federal government for the year ended April 30, 2021. The information in this Schedule is presented in accordance with the requirements of Uniform Guidance, *Audits of States, Local Governments, and Non-Profit Organizations*. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures

Expenditures reported on the Schedule are reported on the accrual basis of accounting.

Pass-Through Entities

Pass-through entity identifying numbers are presented on the Schedule where available.

NOTE 3 – 10% DE MINIMIS INDIRECT COST RATE

The City has selected to use the 10% de minimis indirect cost rate as permitted by 2 CFR Section 200.414.

NOTE 4 – SUBRECIPIENT RELATIONSHIPS

The City provided CFDA #14.228 Community Development Block Grant federal awards to the following:

AGJS (Tiki Tan): $8,000
Brenart Eye Clinic: $25,000
COPA (Salsa Verde): $25,000
Mike & Denise's: $25,000
Heartland School: $25,000
Harmony Aesthetics: $7,500
White Water Ice Cream: $20,000
Duy's Shoes: $25,000
Idea Marketing Group: $17,750
Fast Burrito: $25,000
Ginger & Soul: $14,500
Idea Pro's: $25,000
NDB Enterprises (Sunfield's): $25,000
Taekwondo Korea Center: $25,000
Treasure Breads: $16,500
Baek Lee (BH Martial Arts): $25,000

NOTE 4 – SUBRECIPIENT RELATIONSHIPS – Continued

The City provided CFDA #21.019 Coronavirus Relief Funds federal awards to the following:
American Tire & Auto: $4,775
MNO Fitness: $15,000
RHS Yorkville - Arby's: $5,000
AXT Jiu-Jitsu: $14,600
Burnt Barrel: $12,500
Cocina Madre: $5,000
Dairy Queen: $2,500
Direct Sign Systems: $10,000
Duy Shoe's: $5,000
Exmplify Health Center: $10,000
Flight Team: $19,000
The Heartland School: $5,000
Mike & Denise's Pizza: $5,000
L&Y Nail, Inc.: $2,425
Paradise Cove: $15,000
Parma Pizza Bar: $15,000
Patelli's Yorkville: $8,500
Pepe's Mexican Grill: $19,000
Grand True Value Rental: $4,300
Cornish Chiro: $10,000
Grace Hollistic: $15,000
Razor Sharp Barber Shop: $12,000
Roadhouse: $12,500
Rowdy's: $12,500
Sense of Samadhi: $10,000
Smokey's: $5,000
Southbank Original BBQ: $12,500
Sterchi Chiropractic: $15,000
We Grow Kids: $5,000
Yorkville Auto Body: $10,000
White Water Ice Cream (Foxy's): $2,500
Harmony Aesthetics: $10,600
Heritage Home Décor: $15,00
Lighthouse Centers: $5,000
Little Learner: $5,000
The Idea Pros: $5,000
NCG Movie Theater: $15,000
Prairie Garden Dental: $10,000
BH Martial Arts: $5,000
Advanced Physical Medicine: $15,000
Reichert Medical: $10,000
The Scrap Cabana: $4,800

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

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

October 19, 2021

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the United City of Yorkville, Illinois, as of and for the year ended April 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated October 19, 2021.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

We noted certain other matters that we reported to management of the City in a separate letter dated October 19, 2021.

Purpose of this Report

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

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE AND ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

October 19, 2021

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

Report on Compliance for Each Major Federal Program

We have audited the United City of Yorkville, Illinois' compliance with the types of compliance requirements described in the *Uniform Guidance Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended April 30, 2021. The City's major federal programs are identified in the summary of auditor's results section of the accompany schedule of findings and questioned costs.

Management Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Uniform Guidance, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and Uniform Guidance required that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the United City of Yorkville, Illinois complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended April 30, 2021.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Schedule of Expenditures of Federal Awards

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the United City of Yorkville, Illinois as of and for the year ended April 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated October 19, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Findings and Questioned Costs
Year Ended April 31, 2021

SECTION 1 – SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified:	No
Significant deficiencies identified:	No
Noncompliance material to the financial statements noted:	No

Federal Awards

Type of auditor's report issued on compliance for major programs:	Unmodified
Internal control over major programs:	
Material weakness(es) identified:	No
Significant deficiencies identified:	No
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a):	No

Major programs identified:

CFDA Number(s)	Name of Federal Program/Cluster
14.228	Community Development Block Grant
21.019	Coronavirus Relief Funds

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as a low-risk auditee:	No

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Findings and Questioned Costs – Continued
Year Ended April 30, 2021

SECTION 2 – FINANCIAL STATEMENT AUDIT FINDINGS

None

UNITED CITY OF YORKVILLE, ILLINOIS

Schedule of Findings and Questioned Costs – Continued
Year Ended April 30, 2021

SECTION 3 – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None

SECTION 4 – PRIOR YEAR AUDIT FINDINGS

None

APPENDIX C

AUDITED FINANCIAL STATEMENT LINK

United City of Yorkville

Illinois PWSLP Loan Application

Attachment – Audited Financial Statements

The most recent audited financial statement can be found on the following website:

https://www.yorkville.il.us/ArchiveCenter/ViewFile/Item/5902

APPENDIX D

FINANCIAL PROJECTIONS

(ITEMS 14 & 19)

Account Number	Description	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2024 Actual	FY 2025 Adopted	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected
WATER FUND - 51										
51-000-40-00-4085	PLACES OF EATING TAX	$ -	$ -	$ 350,000	$ 241,229	700,000	714,000	728,280	742,846	757,703
51-000-41-00-4160	FEDERAL GRANTS	-	-	-	225,000	300,000	300,000	-	-	-
51-000-41-00-4166	DCEO - GENERAL INFRA GRANT	-	-	-	100,000	-	-	-	-	-
51-000-44-00-4424	WATER SALES	3,447,225	3,919,451	3,965,500	4,440,648	5,400,000	6,480,000	7,452,000	8,942,400	10,730,880
51-000-44-00-4425	BULK WATER SALES	6,050	-	5,000	-	5,000	5,000	5,000	5,000	5,000
51-000-44-00-4426	LATE PENALTIES - WATER	140,331	163,256	168,920	180,971	206,297	242,013	274,231	323,310	382,089
51-000-44-00-4430	WATER METER SALES	209,245	201,210	100,000	226,203	200,000	125,000	125,000	125,000	125,000
51-000-44-00-4440	WATER INFRASTRUCTURE FEE	858,759	896,683	919,790	926,414	947,600	966,552	985,883	1,005,601	1,025,713
51-000-44-00-4450	WATER CONNECTION FEES	283,084	594,585	300,000	985,872	300,000	230,000	230,000	230,000	230,000
51-000-45-00-4500	INVESTMENT EARNINGS	2,030	44,220	35,000	422,704	300,000	150,000	150,000	60,000	175,000
51-000-45-00-4555	UNREALIZED GAIN(LOSS)	(29,663)	6,819	-	16,438	-	-	-	-	-
51-000-46-00-4662	REIMB - YBSD	-	-	48,500	59,574	550,000	-	-	-	-
51-000-46-00-4664	REIMB - ILLINOIS RTE 47 (IDOT)	-	-	-	40,706	1,090,000	-	-	-	-
51-000-46-00-4665	REIMB - LINCOLN PRAIRIE	-	-	-	179,336	9,295,000	-	-	-	-
51-000-46-00-4690	REIMB - MISCELLANEOUS	2,920	2,021	-	10,681	-	-	-	-	-
51-000-48-00-4820	RENTAL INCOME	102,305	105,351	108,134	119,395	110,996	113,938	116,962	120,072	123,269
51-000-48-00-4850	MISCELLANEOUS INCOME	3,645	1,526	1,000	3,142	2,000	2,000	2,000	2,000	2,000
	Water Fund Revenues	**$ 5,025,931**	**$ 5,935,122**	**$ 6,001,844**	**$ 8,178,313**	**$ 19,406,893**	**$ 9,328,503**	**$ 10,069,356**	**$ 11,556,229**	**$ 13,556,654**
51-000-49-00-4900	BOND PROCEEDS	-	-	9,265,000	9,985,000	22,735,000	-	8,545,565	-	-
51-000-49-00-4903	PREMIUM ON BOND ISSUANCE	-	-	818,705	112,744	338,835	-	-	-	-
51-000-49-00-4905	IEPA LOAN PROCEEDS	-	-	-	-	-	-	-	-	-
51-000-49-00-4908	LOAN PROCEEDS - WIFIA	-	-	-	-	5,500,000	47,912,800	40,185,600	28,277,600	3,601,600
51-000-49-00-4910	SALE OF CAPITAL ASSETS	-	-	-	-	-	18,000	-	60,000	60,000
51-000-49-00-4923	TRANSFER FROM CITY-WIDE CAPITAL	104,558	104,209	104,627	104,627	104,034	55,366	54,738	54,948	55,087
51-000-49-00-4952	TRANSFER FROM SEWER	75,675	73,650	74,125	74,125	69,525	-	-	-	-
	Other Financing Sources	**$ 180,233**	**$ 177,859**	**$ 10,262,457**	**$ 10,276,496**	**$ 28,747,394**	**$ 47,986,166**	**$ 48,785,903**	**$ 28,392,548**	**$ 3,716,687**
	Total Water Fund Revenues & Transfers	**$ 5,206,164**	**$ 6,112,981**	**$ 16,264,301**	**$ 18,454,809**	**$ 48,154,287**	**$ 57,314,669**	**$ 58,855,259**	**$ 39,948,777**	**$ 17,273,341**
Water Operations Department										
51-510-50-00-5010	SALARIES & WAGES	$ 475,333	$ 509,509	$ 576,000	$ 534,605	$ 643,137	$ 675,294	$ 712,435	$ 733,808	$ 755,822
51-510-50-00-5015	PART-TIME SALARIES	3,488	-	15,000	-	45,000	45,000	45,000	45,000	45,000
51-510-50-00-5020	OVERTIME	9,715	9,989	22,000	14,206	20,000	20,000	12,000	12,000	12,000
51-510-52-00-5212	RETIREMENT PLAN CONTRIBUTION	49,803	41,607	40,209	34,455	39,151	40,953	43,901	46,613	49,371
51-510-52-00-5214	FICA CONTRIBUTION	35,808	38,610	45,058	40,531	52,391	55,011	58,037	59,778	61,571
51-510-52-00-5216	GROUP HEALTH INSURANCE	107,445	160,488	174,548	178,588	175,122	191,744	207,084	223,651	241,543
51-510-52-00-5222	GROUP LIFE INSURANCE	781	803	909	836	907	929	938	947	956
51-510-52-00-5223	DENTAL INSURANCE	8,579	12,026	12,759	8,231	13,447	13,084	13,738	14,425	15,146
51-510-52-00-5224	VISION INSURANCE	1,275	1,483	1,705	1,587	1,649	1,682	1,732	1,784	1,838
51-510-52-00-5230	UNEMPLOYMENT INSURANCE	1,479	2,080	2,000	1,833	3,000	3,000	3,000	3,000	3,000

Account Number	Description	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2024 Actual	FY 2025 Adopted	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected
51-510-52-00-5231	LIABILITY INSURANCE	29,294	34,293	38,641	35,028	38,022	40,303	42,721	45,284	48,001
51-510-54-00-5401	ADMINISTRATIVE CHARGEBACK	126,596	133,075	138,174	138,174	108,735	114,172	120,451	124,065	127,787
51-510-54-00-5402	BOND ISSUANCE COSTS	-	-	528,705	93,038	250,000	-	-	-	-
51-510-54-00-5404	WATER METER REPLACEMENT PROGRAM	-	-	900,000	-	800,000	1,000,000	1,000,000	-	-
51-510-54-00-5412	TRAINING & CONFERENCES	2,079	3,027	9,200	3,986	9,200	9,200	9,200	9,200	9,200
51-510-54-00-5415	TRAVEL & LODGING	34	1,322	4,000	1,172	4,000	4,000	4,000	4,000	4,000
51-510-54-00-5424	COMPUTER REPLACEMENT CHARGEBACK	453	8,147	1,112	756	-	11,296	-	-	12,344
51-510-54-00-5426	PUBLISHING & ADVERTISING	-	743	500	1,851	1,000	1,000	1,000	1,000	1,000
51-510-54-00-5429	WATER SAMPLES	8,167	11,952	8,500	12,383	12,000	17,000	12,000	12,000	17,000
51-510-54-00-5430	PRINTING & DUPLICATING	3,690	3,579	3,250	3,191	3,250	3,250	3,250	3,250	3,250
51-510-54-00-5437	VEHICLE MAINTENANCE CHARGEBACK	-	-	-	-	-	-	13,848	12,338	12,833
51-510-54-00-5440	TELECOMMUNICATIONS	47,954	57,531	50,000	84,924	60,000	60,000	60,000	60,000	60,000
51-510-54-00-5445	TREATMENT FACILITY SERVICES	305,648	333,372	360,000	306,536	360,000	360,000	360,000	360,000	110,000
51-510-54-00-5448	FILING FEES	1,541	1,076	2,500	932	2,500	2,500	2,500	2,500	2,500
51-510-54-00-5452	POSTAGE & SHIPPING	18,075	23,855	25,000	26,208	28,000	29,000	30,000	31,000	32,000
51-510-54-00-5453	BUILDINGS & GROUNDS CHARGEBACK	10,843	19,316	27,290	27,290	23,045	24,363	25,836	39,034	27,665
51-510-54-00-5460	DUES & SUBSCRIPTIONS	3,821	1,640	2,500	1,820	2,500	2,500	2,500	2,500	2,500
51-510-54-00-5462	PROFESSIONAL SERVICES	134,702	101,155	160,000	106,976	175,000	173,750	112,500	117,500	112,500
51-510-54-00-5465	ENGINEERING SERVICES	131,407	2,420	137,500	44,062	195,000	99,000	103,000	107,000	111,000
51-510-54-00-5480	UTILITIES	329,524	172,599	337,638	381,204	365,700	387,642	410,901	435,555	461,688
51-510-54-00-5483	JULIE SERVICES	4,002	3,439	4,500	3,777	4,500	4,500	4,500	4,500	4,500
51-510-54-00-5485	RENTAL & LEASE PURCHASE	3,459	2,201	2,500	1,548	2,500	2,500	2,500	2,500	2,500
51-510-54-00-5488	OFFICE CLEANING	1,270	1,260	1,465	1,480	1,801	1,897	9,000	9,450	9,923
51-510-54-00-5490	VEHICLE MAINTENANCE SERVICES	12,141	9,927	12,000	11,302	12,000	12,000	8,040	6,000	6,000
51-510-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	12,709	24,942	10,000	6,886	15,000	15,000	15,000	15,000	15,000
51-510-54-00-5498	PAYING AGENT FEES	1,299	943	900	1,299	16,300	16,300	16,300	16,800	16,800
51-510-54-00-5499	BAD DEBT	1,571	984	5,000	1,800	10,000	10,000	10,000	10,000	10,000
51-510-56-00-5600	WEARING APPAREL	4,484	8,658	9,000	5,457	9,000	9,000	9,000	9,000	9,000
51-510-56-00-5620	OPERATING SUPPLIES	9,651	7,032	17,000	11,487	12,000	12,000	12,000	12,000	12,000
51-510-56-00-5628	VEHICLE MAINTENANCE SUPPLIES	3,287	2,123	2,500	1,698	2,500	2,500	2,500	2,500	2,500
51-510-56-00-5630	SMALL TOOLS & EQUIPMENT	4,326	2,776	4,000	7,413	10,500	4,000	4,000	4,000	4,000
51-510-56-00-5638	TREATMENT FACILITY SUPPLIES	167,223	178,195	199,500	235,677	231,000	242,550	254,678	267,412	100,000
51-510-56-00-5640	REPAIR & MAINTENANCE	28,090	23,467	27,500	43,666	27,500	27,500	27,500	27,500	27,500
51-510-56-00-5664	METERS & PARTS	235,749	222,285	175,000	269,724	225,000	150,000	150,000	150,000	150,000
51-510-56-00-5665	JULIE SUPPLIES	1,196	2,867	3,000	2,289	3,000	3,000	3,000	3,000	3,000
51-510-56-00-5670	LAKE MICHIGAN WATER (DWC)	-	-	-	-	-	-	-	-	5,690,496
51-510-56-00-5695	GASOLINE	25,999	23,796	32,100	28,247	28,890	30,912	33,076	35,391	37,868
51-510-60-00-6011	WATER SOURCING - DWC	-	168,231	2,480,000	2,144,364	10,311,000	48,740,000	47,146,000	32,654,200	872,200
51-510-60-00-6015	WATER TOWER REHABILITATION	21,619	13,389	550,000	657,844	20,000	-	-	-	-
51-510-60-00-6020	BUILDING IMPROVEMENTS	-	-	-	-	100,000	-	17,000	-	-
51-510-60-00-6022	WELL REHABILITATIONS	68,498	267,815	53,500	293,096	-	-	-	-	-

Account Number	Description	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2024 Actual	FY 2025 Adopted	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected
51-510-60-00-6024	LINCOLN PRAIRIE IMPROVEMENTS	-	-	-	179,336	9,295,000	-	-	-	-
51-510-60-00-6025	WATER MAIN REPLACEMENT PROGRAM	807,678	1,365,999	3,874,500	6,222,486	5,461,127	4,176,000	3,318,000	3,516,000	1,872,000
51-510-60-00-6029	WELL #10 / MAIN & TREATMENT PLANT	-	7,485	3,529,000	231,991	6,197,000	748,000	-	-	-
51-510-60-00-6035	RTE 47 IMPROV (WATER PARK WAY / JERICHO)	-	-	-	40,706	1,090,000	-	-	-	-
51-510-60-00-6039	RTE 47 IMPROV (KENNEDY / WATER PARK WAY)	-	-	-	-	931,000	-	-	-	-
51-510-60-00-6044	RTE 47 IMPROV (RTE 71 / CATON FARM)	-	-	-	-	308,000	3,273,000	-	-	-
51-510-60-00-6059	US 34 (IL 47 / ORCHARD RD) PROJECT	-	-	23,000	23,709	-	-	-	-	-
51-510-60-00-6060	EQUIPMENT	-	10,940	87,000	-	57,000	-	7,000	-	7,000
51-510-60-00-6065	BEAVER STREET BOOSTER STATION	190,424	103,554	-	13,260	-	-	-	-	-
51-510-60-00-6066	RTE 71 WATERMAIN REPLACEMENT	-	-	12,025	-	13,000	-	-	-	-
51-510-60-00-6068	WELL #7 STANDBY GENERATOR	-	-	35,000	8,406	560,000	-	-	-	-
51-510-60-00-6070	VEHICLES	-	133,664	48,000	48,437	-	82,666	60,000	160,000	140,000
51-510-60-00-6079	ROUTE 47 EXPANSION	45,372	18,905	-	-	-	-	-	-	-
51-510-60-00-6081	CATION EXCHANGE MEDIA REPLACEMENT	2,912	2,108	-	-	-	-	-	-	-
51-510-75-00-7505	DEVELOPER COMMITMENT	-	-	136,795	-	-	-	-	-	-
Debt Service - 2015A Bond										
51-510-77-00-8000	PRINCIPAL PAYMENT	312,545	323,576	338,284	338,284	349,315	158,111	161,788	169,142	176,496
51-510-77-00-8050	INTEREST PAYMENT	128,254	117,169	102,809	102,809	89,278	75,305	68,981	62,509	55,743
Debt Service - WIFIA Loan										
51-510-83-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	-	-	-
51-510-83-00-8050	INTEREST PAYMENT	-	-	-	-	146,667	625,360	1,079,776	1,342,688	1,475,523
Debt Service - 2016 Refunding Bond										
51-510-85-00-8000	PRINCIPAL PAYMENT	1,040,000	915,000	-	-	-	-	-	-	-
51-510-85-00-8050	INTEREST PAYMENT	58,650	27,450	-	-	-	-	-	-	-
Debt Service - 2023A Bond										
51-510-86-00-8000	PRINCIPAL PAYMENT	-	-	-	-	150,000	165,000	170,000	180,000	190,000
51-510-86-00-8050	INTEREST PAYMENT	-	-	260,918	185,758	451,844	444,344	436,094	427,594	418,594
Debt Service - 2024 Bond										
51-510-88-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	-	-	-
51-510-88-00-8050	INTEREST PAYMENT	-	-	-	-	-	1,582,567	973,888	973,888	973,888
Debt Service - IEPA Loan L17-156300										
51-510-89-00-8000	PRINCIPAL PAYMENT	109,743	112,503	115,333	115,333	118,235	121,209	61,744	-	-
51-510-89-00-8050	INTEREST EXPENSE	15,288	12,527	9,697	9,697	6,795	3,821	772	-	-
Debt Service - 2026 Bond										
51-510-90-00-8000	PRINCIPAL PAYMENT	-	-	-	-	-	-	-	-	-
51-510-90-00-8050	INTEREST PAYMENT	-	-	-	-	-	-	-	636,553	391,725
Debt Service - 2014C Refunding Bond										
51-510-94-00-8000	PRINCIPAL PAYMENT	135,000	135,000	140,000	140,000	135,000	-	-	-	-
51-510-94-00-8050	INTEREST PAYMENT	16,350	12,300	8,250	8,250	4,050	-	-	-	-
	Water Fund Expenses	**$ 5,316,323**	**$ 5,948,207**	**$ 15,934,774**	**$ 13,481,919**	**$ 39,837,558**	**$ 64,124,715**	**$ 57,473,709**	**$ 43,204,859**	**$ 15,015,771**

Account Number	Description	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted	FY 2024 Actual	FY 2025 Adopted	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected
51-510-99-00-9924	TRANSFER TO BUILDINGS & GROUNDS	-	-	97,224	-	368,675	892,911	892,744	893,493	893,410
	Other Financing Uses	**$ -**	**$ -**	**$ 97,224**	**$ -**	**$ 368,675**	**$ 892,911**	**$ 892,744**	**$ 893,493**	**$ 893,410**
	Total Water Fund Expenses	**$ 5,316,323**	**$ 5,948,207**	**$ 15,934,774**	**$ 13,481,919**	**$ 39,837,558**	**$ 64,124,715**	**$ 57,473,709**	**$ 43,204,859**	**$ 15,015,771**
	Transfers In	$ 180,233	$ 177,859	$ 10,262,457	$ 10,276,496	$ 28,747,394	$ 47,986,166	$ 48,785,903	$ 28,392,548	$ 3,716,687
	(Transfers Out)	-	-	(97,224)	-	(368,675)	(892,911)	(892,744)	(893,493)	(893,410)
	Water Fund Net Transfers	**$ 180,233**	**$ 177,859**	**$ 10,165,233**	**$ 10,276,496**	**$ 28,378,719**	**$ 47,093,255**	**$ 47,893,159**	**$ 27,499,055**	**$ 2,823,277**
	Surplus(Deficit)	**(110,159)**	**164,774**	**232,303**	**4,972,890**	**7,948,054**	**(7,702,957)**	**488,806**	**(4,149,575)**	**1,364,160**
	Fi	**$ 3,791,199**	**$ 3,955,973**	**$ 4,085,790**	**$ 8,928,863**	**$ 16,876,917**	**$ 9,173,960**	**$ 9,662,766**	**$ 5,513,191**	**$ 6,877,351**
		71.31%	*66.51%*	*25.49%*	*66.23%*	*41.98%*	*14.11%*	*16.56%*	*12.50%*	*43.23%*

APPENDIX E

DEBT SERVICE SCHEDULE

UNITED CITY OF YORKVILLE, ILLINOIS

Water Fund
Long-Term Debt Requirements

General Obligation Alternate Revenue Source Refunding Bond of 2014C

Total Outstanding at April 30, 2024

Date of Maturity	December 30, 2024
Date of Issuance	August 5, 2014
Authorized Issue	November 24, 5431
Interest Rates	2.00% - 3.00%
Interest Dates	June 30th and December 30th
Principal Maturity Dates	December 30th
Payable at	Amalgamated Bank
Purpose	Refunding of Series 2005C Bonds

PRINCIPAL AND INTEREST REQUIREMENTS

	Debt Service Requirements			Interest Due on			
Fiscal Year	Principal	Interest	Totals	June 30th	Amount	Dec 30th	Amount
2024 - 2025	135,000	4,050	139,050	2024	2,025	2024	2,025
	135,000	4,050	139,050		2,025		2,025

UNITED CITY OF YORKVILLE, ILLINOIS

Water Fund
Long-Term Debt Requirements

IEPA (L17 - 156300) Loan Payable of 2007

Total Outstanding at April 30, 2024

Date of Maturity	August 9, 2026
Date of Issuance	November 9, 2006
Authorized Issue	$1,889,244
Interest Rate	2.50%
Interest Dates	August 9th and February 9th
Principal Maturity Dates	August 9th and February 9th
Payable at	Illinois Environmental Protection Agency
Purpose	Drinking Water Loan

PRINCIPAL AND INTEREST REQUIREMENTS

	Debt Service Requirements			Interest Due on			
Fiscal Year	Principal	Interest	Totals	Aug 9th	Amount	Feb 9th	Amount
2024 - 2025	118,235	6,795	125,030	2024	3,765	2025	3,030
2025 - 2026	121,209	3,821	125,030	2025	2,287	2026	1,534
2026 - 2027	61,744	772	62,516	2026	772	2027	-
	$ 301,188	$ 11,388	$ 312,576		$ 6,824		$ 4,564

UNITED CITY OF YORKVILLE, ILLINOIS

Water Fund
Long-Term Debt Requirements

General Obligation Alternate Revenue Source Bond of 2023A

Total Outstanding at April 30, 2024

Date of Maturity	December 30, 2053
Date of Issuance	August 2, 2023
Authorized Issue	$9,985,000
Interest Rates	4.25% - 5.00%
Interest Dates	June 30th and December 30th
Principal Maturity Dates	December 30th
Payable at	Amalgamated Bank
Purpose	2023 Water Main Replacement Program & Well #10 Rehabilitation and Raw Water Main

PRINCIPAL AND INTEREST REQUIREMENTS

	Debt Service Requirements			Interest Due on			
Fiscal Year	Principal	Interest	Totals	June 30th	Amount	Dec 30th	Amount
2024 - 2025	150,000	451,844	601,844	2024	225,922	2024	225,922
2025 - 2026	165,000	444,344	609,344	2025	222,172	2025	222,172
2026 - 2027	170,000	436,094	606,094	2026	218,047	2026	218,047
2027 - 2028	180,000	427,594	607,594	2027	213,797	2027	213,797
2028 - 2029	190,000	418,594	608,594	2028	209,297	2028	209,297
2029 - 2030	200,000	409,094	609,094	2029	204,547	2029	204,547
2030 - 2031	210,000	399,094	609,094	2030	199,547	2030	199,547
2031 - 2032	220,000	388,594	608,594	2031	194,297	2031	194,297
2032 - 2033	230,000	377,594	607,594	2032	188,797	2032	188,797
2033 - 2034	240,000	366,094	606,094	2033	183,047	2033	183,047
2034 - 2035	260,000	354,094	614,094	2034	177,047	2034	177,047
2035 - 2036	270,000	341,094	611,094	2035	170,547	2035	170,547
2036 - 2037	280,000	327,594	607,594	2036	163,797	2036	163,797
2037 - 2038	295,000	313,594	608,594	2037	156,797	2037	156,797
2038 - 2039	305,000	298,844	603,844	2038	149,422	2038	149,422
2039 - 2040	325,000	283,594	608,594	2039	141,797	2039	141,797
2040 - 2041	340,000	270,594	610,594	2040	135,297	2040	135,297
2041 - 2042	350,000	256,994	606,994	2041	128,497	2041	128,497
2042 - 2043	365,000	241,944	606,944	2042	120,972	2042	120,972
2043 - 2044	385,000	226,249	611,249	2043	113,124	2043	113,124
2044 - 2045	400,000	209,694	609,694	2044	104,847	2044	104,847
2045 - 2046	415,000	192,694	607,694	2045	96,347	2045	96,347
2046 - 2047	435,000	175,056	610,056	2046	87,528	2046	87,528
2047 - 2048	450,000	156,569	606,569	2047	78,284	2047	78,284
2048 - 2049	470,000	137,444	607,444	2048	68,722	2048	68,722
2049 - 2050	490,000	117,469	607,469	2049	58,734	2049	58,734
2050 - 2051	515,000	96,031	611,031	2050	48,016	2050	48,016
2051 - 2052	535,000	73,500	608,500	2051	36,750	2051	36,750
2052 - 2053	560,000	50,094	610,094	2052	25,047	2052	25,047
2053 - 2054	585,000	25,594	610,594	2053	12,797	2053	12,797
	$ 9,985,000	$ 8,267,674	$ 18,252,674		$ 4,133,837		$ 4,133,837

APPENDIX F

Water Rates

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS
AMENDING WATER SERVICE RATES

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 23rd day of April, 2024

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on April 26, 2024.

Ordinance No. 2024- 13

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS AMENDING WATER SERVICE RATES

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, expenses to be paid by the City's water fund include operational expenses and expenses incurred in expansion of the water system, namely repayment of bonds; and

WHEREAS, the City has planned future water infrastructure projects that are anticipated to cause a water fund deficit; and

WHEREAS, to diminish the anticipated water fund deficit, the City now desires to increase the water service rates; and

WHEREAS, Mayor and City Council have determined that the fees established by this ordinance are reasonable to pay for the cost of providing such services.

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

Section 1. The foregoing recitals shall be and are hereby incorporated as findings of fact as if set forth herein.

Section 2. That Title 7 of Chapter 5, Section 7-5-5-1A2. of the Yorkville City Code is hereby amended to read as follows:

"2. The water rates shall be:

$33.00 up to 350 cubic feet of usage, effective May 1, 2024

$5.80 per 100 cubic feet of usage over 350 cubic feet, effective May 1, 2024."

Section 3. This Ordinance shall be in full force and effect on May 1, 2024, after its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 23rd day of April, 2024.

CITY CLERK

KEN KOCH	AYE	DAN TRANSIER	AYE
ARDEN JOE PLOCHER	AYE	CRAIG SOLING	AYE
CHRIS FUNKHOUSER	AYE	MATT MAREK	AYE
SEAVER TARULIS	AYE	RUSTY CORNEILS	AYE

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 25th day of April, 2024.

Mayor

Attest:

City Clerk

APPENDIX G

Authorization of a Loan Applicant's Authorized Representative

APPENDIX H

CERTIFIED BOND ORDINANCE

APPENDIX I

SIGNED TAX CERTIFICATE AND AGREEMENT

FORM OF PARTICIPANT TAX AGREEMENT

INTRODUCTION: RECIPIENT'S TAX LAW OBLIGATIONS UNDER THE LOAN

IN ORDER TO HELP MINIMIZE INTEREST RATES CHARGED IN CONNECTION WITH THE STATE REVOLVING FUND (SRF) PROGRAMS, THE FUNDING FOR THE LOANS IS OBTAINED THROUGH THE ISSUANCE OF FEDERALLY SUBSIDIZED TAX-EXEMPT BONDS BY THE ILLINOIS FINANCE AUTHORITY FOR THE BENEFIT OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA OR AGENCY) AND ITS SRF PROGRAMS. SUCH BENEFICIAL FINANCING COMES WITH CERTAIN FEDERAL TAX LAW COMPLIANCE REQUIREMENTS, WHICH ARE SUMMARIZED IN THE ATTACHED TAX AGREEMENT.

THE TAX AGREEMENT IS REQUIRED FOR ALL RECIPIENTS OF SRF LOANS. IT PROVIDES THAT THE RECIPIENT WILL COMPLY WITH ALL APPLICABLE TAX LAW REQUIREMENTS. MANY OF THESE REQUIREMENTS AFFECT RECIPIENTS ONLY UNDER UNUSUAL CIRCUMSTANCES, SUCH AS WHEN A DEBT SERVICE FUND THAT IS NOT DEPLETED AT LEAST ONCE A YEAR IS ESTABLISHED OR ANY PART OF THE PROJECT IS SOLD OR USED IN A PRIVATE BUSINESS USE OR OTHER USE THAT WAS NOT AUTHORIZED WHEN THE LOAN WAS ORIGINATED.

THE "**DATE OF ISSUANCE OF THE BONDS**" REFERRED TO IN THE TAX AGREEMENT IS APRIL 16, 2019, OR, FOR LOANS FINANCED FROM PROCEEDS OF BONDS ISSUED AFTER THAT DATE, THE DATE OF ISSUANCE OF THOSE BONDS, AS PROVIDED TO THE RECIPIENT BY THE IEPA.

THE "**WEBSITE INSTRUCTIONS**" REFERRED TO IN THE TAX AGREEMENT MAY BE FOUND AT https://www2.illinois.gov/epa/Documents/epa-forms/water/financial-assistance/srf/srf-recipient-tax-certificate-instructions.pdf FOR SPECIFIC QUESTIONS ABOUT THE APPLICATION OF THESE REQUIREMENTS TO THE RECIPIENT'S CIRCUMSTANCES, YOU MAY CONTACT IEPA'S WATER REVOLVING FUND FINANCE MANAGER (FOR PROGRAM MATTERS) AT (217) 524-1340, OR IFA'S TAX COUNSEL (FOR LEGAL MATTERS) AT (312) 902-5564.

TAX COMPLIANCE CERTIFICATE AND AGREEMENT

The United City of Yorkville (the *"Recipient"*) is executing this Tax Compliance Certificate and Agreement (*"Tax Agreement"*) to allow the Illinois Environmental Protection Agency (the *"Agency"*) to fund one or more loans (L17# 17-6789) (the *"Loan"*) to the Recipient with proceeds of tax-exempt bonds.

Section 1. Expectations. The Recipient and the Agency have previously executed or will execute a loan agreement or loan agreements providing that the Agency lend funds to the Recipient to reimburse the Recipient for eligible costs incurred for the Project described therein. This Tax Agreement establishes the expectations and covenants of the Recipient with respect to future events regarding the Loan and the use of Loan proceeds. The Recipient recognizes that the Loan proceeds are derived in whole or in part from the proceeds of tax-exempt bonds. Certain certifications and covenants necessary to preserve the tax-exemption of the bonds are presented here in summary form; additional information is available in the Website Instructions, which are incorporated in this Tax Certificate to the extent relevant to the Project.

Section 2. Internal Revenue Service Audits. The Internal Revenue Service has not contacted the Recipient regarding any bonds or other debt obligations issued by or on behalf of the Recipient in connection with its wastewater or drinking water system and no such obligations are currently under examination by the Internal Revenue Service.

Section 3. Purpose of the Loan. The proceeds of this Loan will be used to finance eligible capital expenditures of the Project, including architectural or engineering costs incurred prior to construction. The Recipient expects to borrow at least 90% of the commitment amount of the Loan and to spend all of the Loan Proceeds on the Project.

Section 4. The Project — Binding Commitment and Timing. The Recipient expects that the work of constructing the Project and the expenditure of Loan proceeds will proceed with due diligence (*i.e.*, without substantial or unnecessary delay) after the Loan is originated. The Recipient expects to draw and spend all of the Loan proceeds no later than the third anniversary of the Date of Issuance of the Bonds (as defined in the Introduction to this Tax Agreement).

Section 5. Reimbursement. None of the proceeds of the Loan will be used to reimburse expenditures actually paid by the Recipient prior to the Date of Issuance of the Bonds (as defined in the Introduction to this Tax Agreement), unless the Recipient has adopted a qualified "official intent resolution" or the expenditures constitute qualified "preliminary expenditures" (see Website Instructions for details).

Section 6. Hedge and Investment Agreements. The Recipient will not enter into any interest rate swap, interest rate cap, futures contract, forward contract, guaranteed investment contract, certificate of deposit, option or similar instrument in connection with the Loan or the proceeds of the Loan unless an exception applies (see Website Instructions).

Section 7. Funds and Accounts. The Recipient will establish and maintain a Repayment Fund, in which all amounts deposited are actually applied to principal and interest payments on the Loan within one year of the deposit date. No other funds pledged to, or expected to be used to pay, the Loan will be maintained by the Recipient. The Loan does not replace any invested funds

of the Recipient that were previously reserved to pay the costs of the Project and the term of the Loan is no longer than 120% of the expected useful life of the Project.

Section 8. Use of Proceeds and Project. None of the Loan proceeds or the Project will be used by any person or entity, other than a state or local government unit, pursuant to any special arrangement that does not include all members of the general public (such as a sale; lease; management, service or output contract; or similar arrangement), unless an exception applies (see Website Instructions). Also, none of the Loan proceeds will be lent to any party other than a state or local government unit.

Section 9. No Sale of the Project. The Recipient will not sell or otherwise dispose of any portion of the Project without prior written approval of the Agency.

Section 10. Purchase of Bonds by Recipient. The Recipient will not purchase any tax-exempt bonds the proceeds of which were, or might have been, used to fund the Loan (if in doubt, contact the Agency).

Section 11. Compliance Procedures. The Recipient will adopt, and periodically monitor its compliance with, written procedures for satisfaction of its covenants hereunder. Such procedures must contain, among other things, the following characteristics to ensure that violations are timely identified and corrected so that the Loan and the Bonds remain in compliance with federal tax requirements from the time they are issued until they are no longer outstanding: (a) due diligence review at specified regular intervals, (b) identification and training of the officer or employee responsible for review, (c) retention of adequate records to substantiate compliance (*e.g.*, records relating to the allocation of proceeds, etc.), (d) procedures reasonably expected to timely identify noncompliance, and procedures to ensure that steps will be taken to timely correct noncompliance. A form of such procedures that may be adapted to the Recipient's circumstances is contained in the Website Instructions.

Section 12. Records. The Recipient will keep and retain adequate records to demonstrate compliance with all of the covenants in this Tax Agreement (including the Website Instructions, if applicable), at least until the third anniversary of the payment in full of the Bonds.

Dated: 11/18, 2024

Bart Olson

Name of Authorized Representative

By 

Authorized Representative Signature

Exhibit B-1
Original Ordinance

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2024-53

AN ORDINANCE AUTHORIZING THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 12th day of November, 2024

Published in pamphlet form by the authority of the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois on November 15, 2024.

STATE OF ILLINOIS
COUNTY OF KENDALL
- FILED -
DEC 17 2024
Debbie Gillette COUNTY CLERK
KENDALL COUNTY

Ordinance No. 2024-53

AN ORDINANCE AUTHORIZING THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM

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

WHEREAS, the City operates its public water supply system ("the System") and in accordance with the provisions of the Illinois Municipal Code, 65 ILCS 5/11-129-1 and the Local Government Debt Reform Act, 30 ILCS 350/1 (collectively, "the Act"), and

WHEREAS, the MAYOR AND CITY COUNCIL of the City ("the Corporate Authorities") have determined that it is advisable, necessary and in the best interests of public health, safety and welfare to improve the System, including the following:

A Water Main Replacement Program to be undertaken in calendar year 2025

together with any land or rights in land and all electrical, mechanical or other services necessary, useful or advisable to the construction and replacement of water mains ("the Project"), all in accordance with the plans and specifications prepared by consulting engineers of the City; which Project has a useful life of one hundred (100) years ; and

WHEREAS, the estimated cost of construction and installation of the Project, including engineering, legal, financial and other related expenses is $4,660,000, and there are insufficient funds on hand and lawfully available to pay these costs; and

WHEREAS, the loan shall bear an interest rate as defined by 35 Ill. Adm. Code 662, which does not exceed the maximum rate authorized by the Bond Authorization Act, as amended, 30 ILCS 305/0.01 et seq., at the time of the issuance of the loan; and

WHEREAS, the principal and interest payment shall be payable semi-annually, and the loan shall mature in thirty (30) years, which is within the period of useful life of the Project; and

WHEREAS, the costs are expected to be paid for with a loan to the City from the Public Water Supply Loan Program through the Illinois Environmental Protection Agency, the loan to be repaid from: (i) the net revenues derived from the operation of the water supply system; (ii) all collections of any non-home rule "places of eating" tax imposed and collected by the City and deposited into the City's Water Fund; and (iii) certain moneys on deposit from time to time in the funds and accounts held within the Water Fund (collectively, "*Pledged Revenues*"). The loan is authorized to be accepted at this time pursuant to the Act; and

WHEREAS, in accordance with the provisions of the Act, the City is authorized to borrow funds from the Public Water Supply Loan Program in the aggregate principal amount of $ 4,660,000 to provide funds to pay the costs of the Project;

WHEREAS, the loan to the City shall be made pursuant to a Loan Agreement, including certain terms and conditions, between the City and the Illinois Environmental Protection Agency;

NOW THEREFORE, be it ordained by the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois, as follows:

SECTION 1. INCORPORATION OF PREAMBLES

The Corporate Authorities hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

SECTION 2. DETERMINATION TO BORROW FUNDS

It is necessary and in the best interests of the City to construct the Project for the public health, safety and welfare, in accordance with the plans and specifications, as described; that the

System continues to be operated in accordance with the provision of the Act; and that for the purpose of constructing the Project, it is hereby authorized that funds be borrowed by the City in an aggregate principal amount (which can include construction period interest financed over the term of the loan) not to exceed $4,660,000.

SECTION 3. PUBLICATION

This Ordinance, together with a Notice in the statutory form (attached hereto as Exhibit A), shall be published once within ten days after passage in The Beacon, a newspaper published and of general circulation in the City, and if no petition, signed by electors numbering 10% or more of the registered voters in the City (i.e., 1,667) asking that the question of improving the System as provided in this Ordinance and entering into the Loan Agreement therefore be submitted to the electors of the City, is filed with the City Clerk within 30 days after the date of publication of this Ordinance and notice, then this Ordinance shall be in full force and effect. A petition form shall be provided by the City Clerk to any individual requesting one.

SECTION 4. ADDITIONAL ORDINANCES

If no petition meeting the requirements of the Act and other applicable laws is filed during the 30-day petition period, then the Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance providing for entering into the Loan Agreement with the Illinois Environmental Protection Agency, prescribing all the details of the Loan Agreement, and providing for the collection, segregation and distribution of the Pledged Revenues, so long as the maximum amount of the Loan Agreement as set forth in this Ordinance is not exceeded and there is no material change in the Project or purposes described herein. Any additional ordinances or proceedings shall in all instances become effective in accordance with the Act or other applicable law. This Ordinance, together with such

additional ordinances or proceedings, shall constitute complete authority for entering into the Loan Agreement under applicable law.

However, notwithstanding the above, the City may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference, or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the City to pay the principal and interest due to the Public Water Supply Loan Program without the written consent of the Illinois Environmental Protection Agency.

SECTION 5. LOAN NOT INDEBTEDNESS OF THE CITY

Repayment of the loan to the Illinois Environmental Protection Agency by the City pursuant to this Ordinance is to be solely from the revenue derived from the Pledged Revenues, and the loan does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation.

SECTION 6. APPLICATION FOR LOAN

The City Administrator is hereby authorized to make application to the Illinois Environmental Protection Agency for a loan through the Public Water Supply Loan Program, in accordance with the loan requirements set out in 35 Ill. Adm. Code 662.

SECTION 7. ACCEPTANCE OF LOAN AGREEMENT

The Corporate Authorities hereby authorize acceptance of the offer of a loan through the Public Water Supply Loan Program, including all terms and conditions of the Loan Agreement as well as all special conditions contained therein and made a part thereof by reference. The Corporate Authorities further agree that the loan funds awarded shall be used solely for the

purposes of the Project as approved by the Illinois Environmental Protection Agency in accordance with the terms and conditions of the Loan Agreement.

SECTION 8. OUTSTANDING BONDS

The City has outstanding bonds, payable from revenues of the system, that are senior to the loan authorized by this Ordinance, and the City establishes an account, coverage and reserves equivalent to the account(s), coverage(s) and reserve(s) as the senior lien holders in accordance with 35 Ill. Adm. Code 662.350(a)(9)(C)(PWS).

SECTION 9. AUTHORIZATION OF MAYOR TO EXECUTE LOAN AGREEMENT

The Mayor is hereby authorized and directed to execute the Loan Agreement with the Illinois Environmental Protection Agency. The Corporate Authorities may authorize by resolution a person other than the Mayor for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the Illinois Environmental Protection Agency in connection with this loan.

SECTION 10. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 11. REPEALER

All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

PASSED by the Corporate Authorities

on November 12, 2024.

Approved November 15, 2024.

MAYOR
United City of Yorkville
Kendall, County, Illinois

KEN KOCH	AYE	DAN TRANSIER	AYE
ARDEN JOE PLOCHER	AYE	CRAIG SOLING	AYE
CHRIS FUNKHOUSER	AYE	MATT MAREK	AYE
SEAVER TARULIS	AYE	RUSTY CORNEILS	AYE

PUBLISHED in The Beacon on November 17, 2024.
RECORDED in the City's Records on November 15, 2024.

ATTEST:

City Clerk
United City of Yorkville
Kendall County, Illinois

Exhibit A

NOTICE OF INTENT TO BORROW FUNDS
AND RIGHT TO FILE PETITION

NOTICE IS HEREBY GIVEN that, pursuant to Ordinance Number 2024-53, adopted on November 12, 2024, the United City of Yorkville, Kendall County, Illinois (the "ENTITY"), intends to enter into a Loan Agreement with the Illinois Environmental Protection Agency in an aggregate principal amount not to exceed $4,660,000 and bearing annual interest at an amount not to exceed the maximum rate authorized by law at the time of execution of the Loan Agreement, for the purpose of paying the cost of certain improvement to the public water supply system of the City. A complete copy of the Ordinance accompanies this notice.

NOTICE IS HEREBY FURTHER GIVEN that if a petition signed by **1,667** or more electors of the City (being equal to 10% of the registered voters in the City), requesting that the question of improving the public water supply system and entering into the Loan Agreement is submitted to the City Clerk within 30 days after the publication of this Notice, the question of improving the public water supply system of the City as provided in the Ordinance and Loan Agreement shall be submitted to the electors of the City at the next election to be held under general election law on April 1, 2025. A petition form is available from the office of the City Clerk.

City Clerk
United City of Yorkville
Kendall County, Illinois

CERTIFICATION

I, Jori Behland, do hereby certify that I am the duly elected, qualified and acting Clerk of the United City of Yorkville. I do further certify that the above and foregoing, identified as Ordinance Number 2024-53, is a true, complete and correct copy of an ordinance otherwise identified as AN ORDINANCE AUTHORIZING THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM, passed by the City Council of the United City of Yorkville on the 12th day of November, 202 4 , and approved by the Mayor of the United City of Yorkville on the same said date, the original of which is part of the books and records within my control as Clerk of the United City of Yorkville.

Dated this 17th day of December, 2024.

NO REFERENDUM CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified, and acting City Clerk of the United City of Yorkville, Kendall County, Illinois (the "ENTITY"), and as such officer I am the keeper of the books, records, files and journal of proceedings of the City and of the MAYOR and CITY COUNCIL of the City.

I do further certify that Ordinance Number 2024-53, being the Ordinance entitled: AN ORDINANCE AUTHORIZING THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS TO BORROW FUNDS FROM THE PUBLIC WATER SUPPLY LOAN PROGRAM (the "Ordinance") was presented to and passed by the MAYOR and CITY COUNCIL of the City at its legally convened meeting held on the 12th day of November, 2024 and signed by the MAYOR of the City on said day.

I do further certify that the Ordinance was duly and properly published in The Beacon, a newspaper published and of general circulation within the City, on the 17th day of November, 2024, being a date within ten days from the date of passage of the Ordinance.

I do further certify that publication of the Ordinance was accompanied by a separate publication of notice of (1) the specific number of voters required to sign the petition requesting the question of constructing improvements to the public water supply system as provided in the Ordinance; (2) the time in which such petition must have been filed; and (3) the date of the prospective referendum.

I do further certify that I did make available and provide to any individual so requesting a petition form, which petition form provided for submission to the electors of the City of the question as set forth therein. Such petition forms were available from me continuously from November 17, 2024, up to and including December 16, 2024.

I do further certify that no Petition has been filed in my office within 30 days after publication of the ordinance or as of the time of the signing hereof as provided by statute asking that the question of improving the public water supply system as provided in the Ordinance and the Loan Agreement therefore be submitted to the electors of the City.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the corporate seal of the United City of Yorkville, Kendall County, Illinois, this 17th day of December 2024.

City Clerk
United City of Yorkville
Kendall County, Illinois

(SEAL)

Exhibit B-2 - Original Application

Illinois Environmental Protection Agency

1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Illinois Public Water Supply Loan Program (PWSLP) Loan Application

For IEPA's use:
Loan Number: L17 6789
Date Received:

The Loan Application, plus all accompanying materials, should be submitted to the attention of your Project Manager at the address below prior to bidding the project and should reflect the latest pre-bid estimated project costs. Biddable plans and specifications, accompanied by the IEPA Certification of Plans and Specifications, may be submitted with this package or submitted separately prior to bidding the project.

Mail three copies of the Loan Application and two copies of all applicable attachments (page 9) to the attention of your Project Manager at:

Illinois Environmental Protection Agency
Bureau of Water, Infrastructure Financial Assistance Section
1021 North Grand Avenue East
PO Box 19276
Springfield, IL 62794-9276

Please use the guide below to ensure you are including all required materials in your submittal to IEPA.

- ☑ Loan Applicant and Project Information – Pages 1 - 6.
- ☑ Comprehensive financial projections, including historical information for the last three (3) years and projections for the next five (5) years, starting with the current fiscal year (8 years total). Instructions on page 7.
- ☑ All required/applicable attachments – detailed listing on page 9.

Appendix: Ensure you have filled in all boxes and included your signature wherever requested.

- ☑ Amount and source of any local funds to be used for project (Pg . 1)
- ☑ Intent Regarding National Flood Insurance (Pg. 2)
- ☑ Certification Regarding Project Site, Rights - of - Way, Easements and Permits (Pg. 3)
- ☑ Taxpayer Identification Number (Pg. 4)
- ☑ Executive Compensation Data (5 Officer Form) (Pg. 5)
- ☑ Authorization of a Loan Applicant's Authorized Representative (Pg. 6)
- ☑ Certification of Information on All Previous Pages (Pg. 7), including
  - Debarment, Suspension and Other Responsibility Matters (Pg. 2)
  - Use of American Iron and Steel Products, and U.S. made Manufactured Products and Construction Materials (Pg. 3)

Refer to Loan Application Instructions for additional information. Questions? Please contact us:

General questions: Your Project Manager or Heidi.Allen@illinois.gov
Financial questions: Jacob.Poeschel@Illinois.gov
Legal questions: Stephanie.Flowers@illinois.gov

Illinois Environmental Protection Agency

1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Illinois Public Water Supply Loan Program (PWSLP) Loan Application

For IEPA's use:
Loan Number: L17 6789
Date Received:

APPLICANT INFORMATION

Applicant Name: United City of Yorkville

Applicant Address: 651 Prairie Pointe Drive

City: Yorkville Zip+4: 60560-6500 County: Kendall

Mailing Address (if different):

City: Zip+4: County:

Applicant type: ⊘ Municipal ○ County ○ Cooperative ○ Private ○ Other

If Other, enter type here

Public Water System Number IL0930250

Public Water System Name United City of Yorkville

Unique Entity ID Number E646HGMGZF83

U.S. Congressional District(s) 14

Illinois Representative District 75, 83 Illinois Senate District 38, 42

PROJECT INFORMATION

Project Title: 2025 Water Main Replacement Program

Project Address: Various Locations in the City (as indicated in Project Plan submittal)

City: Yorkville Zip+4: 60560-6500 County: Kendall

County or Counties Served by Project: Kendall

U.S. Congressional District(s): 14 ☐ Same as applicant

Illinois Representative District: 75, 83 Illinois Senate District: 38, 42

Is this a multi-phased project? ○ Yes ⊘ No

If yes, include previous loan number: L17

CONTACT INFORMATION

Loan Applicant's Authorized Representative (please refer to application instructions)

Name: Bart Olson
Title: City Administrator
Phone: (630) 553-8537 ◯ Cell ⊘ Office
Email: bolson@yorkville.il.us

Project Engineer

Name: Christopher Walton, P.E.
Firm: Engineering Enterprises, Inc.
Address: 52 Wheeler Road
Sugar Grove, IL 60554
Phone: (630) 466-6700 ◯ Cell ⊘ Office
Email: cwalton@eeiweb.com

Attorney

Name: Kathleen Field Orr
Firm: Ottosen DiNolfo & Castaldo, Ltd.
Address: 1804 North Naper Boulevard
Naperville, IL 60563
Phone: (630) 682-0085 ◯ Cell ⊘ Office
Email: kfo@ottosenlaw.com

Finance Director

Name: Rob Fredrickson
Firm: United City of Yorkville
Address: 651 Prairie Pointe Drive
Yorkville, IL 60560
Phone: (630) 553-8534 ◯ Cell ⊘ Office
Email: rfredrickson@yorkville.il.us

Other (describe role)

Name:
Firm:
Address:
Phone: ◯ Cell ◯ Office
Email:

PROJECT SCHEDULE

1. Schedule for bidding and construction

Submit IEPA Certification of Plans and Specifications	11/1/2024
Advertise for Bids	1/1/2025
Open Bids	2/15/2025
Initiation of Construction	6/1/2025
Completion of Construction	6/30/2026

ESTIMATED PROJECT COSTS AND REQUESTED FINANCING

2. Pre-bid estimate of itemized project costs

Project Planning	
Legal/Financial	
Design Engineering	$318,720.00
Construction Engineering	$357,280.00
Construction	$3,236,364.00
Other	
Construction Contingency (suggested 10% of total construction costs)	$323,636.00
Total Pre-Bid Estimate of Project Costs	$4,236,000.00
Construction Period Interest (anticipated to be 1.5% of total project costs) *	$63,540.00
Total Project Cost and Construction Period Interest	$4,299,540.00

* Applicant has the option to add construction period interest to the total amount financed or pay construction period interest with local funds.

3. Requested PWSLP loan funding $4,236,000.00

4. List any other proposed sources of funding in addition to the PWSLP request

Source	Amount	Applied for	Approved	Received
N/A		○	○	○
		○	○	○
		○	○	○

LOAN REPAYMENT PERIOD AND PLEDGED REVENUES

5. Pledged revenues. Federal and state law requires that a specific source(s) of revenue be dedicated and pledged to make the loan repayments. Provide a description of the source(s) of revenue pledged to repay the proposed financing agreement (e.g., system revenues, sales taxes, property taxes) and method used to secure collection. Please ensure that the Ordinance Authorizing Debt to be Incurred names the same pledged revenues as the source of repayment proposed in the comprehensive 5-year financial projections requested in Question 19.

Revenues pledged to repay the proposed financing agreement (i.e., loan) include: (i) the net revenues derived from the operation of the water supply system; (ii) all collections of any non-home rule "places of eating" tax imposed and collected by the City and deposited into the City's Water Fund; and (iii) certain moneys on deposit from time to time in the funds and accounts held within the Water Fund.

6. Loan repayment period requested 30 years

SYSTEM INFORMATION

7. Active service connections. ☐ Not applicable

Connection Type	Number of Connections	Current Monthly User Charge	Projected Monthly User Charge
Residential	8,140	$35.35	$35.35
Commercial	370	$122.35	$122.35
Industrial	46	$484.85	$484.85
Other	45	$252.85	$252.85
Total	8,601	$894.40	$894.40

8. User charges. Please provide the following dates:

When did current user charges go into effect? 5/1/2024

What is the effective date for the projected monthly user charges? 5/1/2025

9. Is an annual review of the revenue system and other related user charges being performed?

☑ Yes ○ No

10. When was the most recent revenue system study performed? 2024 (Ongoing)

11. Largest customers. Provide information on customers accounting for at least 5% of system revenues. Only include non-residential customers.

Customer	Type of Business	% of System Revenues
N/A - No customers individually	equal or exceed 5%	

12. Are other entities substantially benefiting (greater than 5%) from the project?

○ Yes ☑ No

If Yes, submit copies of any applicable service agreement(s) with substantial beneficiaries.

CURRENT AND FUTURE DEBT

13. Debt obligations. For the revenue source(s) pledged to repay the proposed PWSLP loan in #5 above, list all debt obligations currently being paid by the same revenue source(s). (Use additional pages if needed.)

Title of Debt	Amount	Annual Payment	Maturity Date
2014C Bond	$1,290,000.00	$70,000.00	12/30/2024
2023A Bond	$9,985,000.00	$610,000.00	12/30/2053
IEPA Loan L17-156300	$1,889,243.63	$125,000.00	8/9/2026

14. Planned debt issuance. Please describe current plans for debt issuance over the next three years for the public water supply system. Include any authorized debt which is not project-related. Indicate whether the debt will be parity or subordinate to PWSLP financing, if known, and the anticipated revenue source for repayment.

Projected EPA WIFIA Loan $127,451,915 Projected 2025 Bond $25,000,000 The anticipated revenue sources for repayment are net revenues of the Water system, local places of eating tax proceeds and the Water Fund's reserve. PWSLP financing would be subordinate to this proposed debt.

15. Current bond ratings (if available)

	Standard & Poor's	Moody's	Fitch
G.O.	AA	n/a	AA+
Revenue	n/a	n/a	n/a

PROPERTY TAX INFORMATION

Complete only if General Obligation bond is pledged to repay the loan.

16. Property tax information. Provide valuation and collection data for the most recent three years.

Year _____

Assessed Value of Property _____

Market Value of Property _____

Property Tax Revenues Levied _____

Property Taxes Collected _____

Property Tax Collection Rate _____

SALES TAX INFORMATION

Complete only if sales taxes are pledged to repay the loan

17. Sales tax collection data. Please complete for the most recent twelve (12) months.

Month/Year	Amount Collected

Month/Year	Amount Collected

FINANCIAL PROJECTIONS

ALL *applicants must complete the following.*

18. Start of system fiscal year May 1

19. Submit a comprehensive five (5) year financial projection demonstrating that the dedicated source(s) of revenue is sufficient to cover the PWSLP debt service costs. Projections must begin with the current fiscal year. Historical information for the last three (3) years must be provided and must tie to information in audited financial statements. A sample worksheet in Microsoft Excel can be found at www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/Pages/state-revolving-fund-forms.aspx. You may add rows to the worksheet to demonstrate additional sources of revenues or expenditures.

    If you wish to submit projections using your own worksheets, ensure that they include the following:
    - Revenues and expenses, including operations and maintenance expenses, from the previous three (3) years and projections for the next five (5) years, starting with the current fiscal year (8 years total).
    - Projected revenues for the dedicated source of revenues to be used for repaying the PWSLP loan.
        - If system revenues will be pledged for the loan, ensure the revenues include all applicable service revenues. Ensure that any anticipated rate increases are included.
        - If another source of revenues will be pledged for the loan (e.g., property taxes, sales taxes, special assessments), demonstrate that sufficient revenues will be raised and transferred to the water fund for the purposes for repaying the IEPA loan.
        - If revenues are insufficient, the applicant will be asked to raise rates or find other capital to infuse into the system.
    - Projected expenses. If system revenues will be pledged, ensure that the budget includes operations, maintenance, and replacement reserves, as well as current and future debt costs.
    - Ensure the new amount available for repayment of the SRF loan is included.
    - If applicant is a private entity, use Federal tax returns for the previous three (3) years.
    - Refer to the IEPA PWSLP Loan Application and Approval Process for additional clarification.

20. Provide a written narrative detailing the major assumptions used in arriving at the current and proposed projections (e.g. additional customers, rate increases, other revenues, changes in operations and maintenance costs, and debt service). If rate increases are anticipated, explain when those will go into effect, and what the revised rates will be. Any variances greater than 10% from year to year must be explained. Attach additional pages if needed.

The projected revenue sources to fulfill loan repayments consists of net revenues from the Water System, proceeds from the local places of eating tax, and Water Fund reserves. Financial analysis indicates that the cash flows will be sufficient to support this project, as outlined by the following key points:

Current Water Fund Reserves: The Water Fund Reserves are approximately $8.93 million at FYE 2024, providing a strong financial foundation.

Expected Growth in Water Sales Revenue: Water sales are projected to increase by 15% to 25% over the next five fiscal years. This growth is anticipated through a combination of customer base expansion and water rate increases, which will generate additional revenue to support loan repayment.

Recent Water Rate Adjustment: The City has approved a water rate increase for Fiscal Year 2025, which became effective on May 1, 2024. The base rate, which covers the first 350 cubic feet of water usage, was increased from $24 to $33. In addition, the volumetric rate, which applies to every 100 cubic feet of usage above 350, was increased from $4.80 to $5.80. This rate adjustment is projected to yield an additional $960,000 in revenue, bringing the total expected water sales for FY 2025 to $5.4 million.

Ongoing Water Rate Study: To ensure sustainable revenue growth, the City is conducting a comprehensive water rate study. This study, scheduled for completion by the end of 2024, aims to develop a multi-year rate plan that aligns with future financial requirements. Approval of the multi-year rate plan is expected by early 2025.

Retirement of Debt Obligations: The 2014C Refunding Bond will be retired in FY 2025, and an IEPA Loan will be fully repaid in FY 2027.

Together, these factors support a strong financial outlook, indicating that the projected revenue streams and available reserves within the Water Fund are well-aligned to meet the loan repayment obligations associated with this project.

ATTACHMENTS

Item Attached?	Complete and submit the following attachments. Please check the box next to each item to confirm that the item is attached to your application.
☑	Audited financial statements. Please provide the most recent audited financial statement. If posted online at the entity's website or the State Comptroller's Local Government Warehouse (http://warehouse.illinoiscomptroller.com), provide links. IEPA may request additional audit reports. If applicant is a private entity, submit Federal tax returns.
☑	Single Audit report. If a Single Audit has been completed within the last 3 years, provide the most recent one. If posted online, provide links.
☑	Projected revenues, expenses and debt coverage for pledged revenue. Provide 5 year projected revenues, beginning with the current fiscal year. See #19 above for guidance. The projections must show that there are sufficient revenues to offset relevant costs and SRF debt service. See the IEPA PWSLP Financial Capability Review Criteria instructions for additional information.
☐	If any other entities are substantially benefiting (more than 5%) from the project, provide copies of applicable service agreement(s) with these beneficiaries.
☑	Amortization schedules for all debt obligations listed in #13.
☑	Copy of a certified ordinance (bond ordinance) authorizing the debt to be incurred and identifying a dedicated source of repayment. Required for publicly owned entities. Sample ordinances can be found at www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/guidance/Pages. The applicant may use an ordinance developed by its bond counsel. Refer to the Loan Application and Approval Process for more information on this requirement, and for requirements for nonpublic applicants. If an applicant is not using the IEPA sample ordinance, it is highly encouraged to submit the draft ordinance for pre-approval to Stephanie Flowers at Stephanie.Flowers@illinois.gov to avoid delays in loan closing. Please ensure that the ordinance authorizing debt to be incurred names the same pledged revenues as the source of repayment that is proposed in the comprehensive 5-year financial projections requested in #19.
☑	Water rate ordinances defining user charges. Alternatively, provide the website address.
☑	Signed tax certificate and agreement (www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/Pages/state-revolving-fund-forms.aspx).
☐	Corporate resolution to apply, borrow, and to grant security (required for corporations).
☐	Federal non-profit certification (required for non-profit applicants).
☐	If the system is involved in a lawsuit or pending litigation that is in excess of $10,000, attach a statement from the system's attorney describing the situation.
☑	Loan program certifications and related forms (Appendix). The applicant must agree to the loan certifications and related forms listed in the appendix starting on the next page.

APPENDIX: LOAN PROGRAM CERTIFICATIONS

Loan Applicant's Authorized Representative shall complete and sign in all areas indicated.

- The loan applicant hereby agrees to pay all project costs not covered by the loan. If the project costs provided by the applicant exceed the lesser of 5% of the total project cost or $100,000, please provide the following information:

  Amount to be provided by applicant: _____

  Source of funds: _____

- The loan applicant hereby certifies that it has analyzed the costs and the financial impacts of the proposed project and that it has the legal, institutional, managerial and financial capability to insure adequate building, operation, maintenance and replacement of the treatment works project.
- The loan applicant hereby certifies that no unlawful or corrupt practice has taken place in the planning or design of the proposed project.
- The loan applicant hereby certifies that it has complied with all applicable State and Federal statutory and regulatory requirements in regard to the proposed project.
- The loan applicant hereby certifies that it is not barred from being awarded a contract or subcontract under Section 10.1 of the Illinois Purchasing Act.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

The prospective participant to the best of its knowledge and belief that it and its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.

c. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in fine of up to $10,000 or imprisonment for up to 5 years, or both.

INTENT REGARDING NATIONAL FLOOD INSURANCE

- Whereas application provisions for loans from the Public Water Supply Loan Program require compliance with the National Flood Insurance Act 1968, as amended, and
- Whereas the costs of securing and maintaining flood insurance are eligible for loan participation during the approved construction period, and
- Whereas failure to secure flood insurance for eligible construction located in designated flood hazard areas will cause this construction to become ineligible for loan funds:
- Now therefore, be it resolved that the City of Yorkville will cooperate and coordinate with the National Flood Insurance Program to acquire and maintain any flood insurance made available for Project L17 6789 for the entire useful life of the insurable construction pursuant to the Flood Insurance Act of 1968, as amended, and that it will secure said flood insurance for each insurable structure, as soon as said insurance is available and will notify the Illinois Environmental Protection Agency in writing that the National Flood Insurance requirement has been satisfied.

CERTIFICATION REGARDING PROJECT SITE, RIGHTS-OF-WAY, EASEMENTS AND PERMITS

1. The applicant has investigated and ascertained the location of the site or sites, rights-of-way and easements being provided for the facilities in its application for loan assistance. In my opinion, the applicant has a sufficient legal interest in the said site or sites, rights-of-way and easements to permit the building of such facilities thereon and to permit the operation and maintenance of such facilities thereon during the estimated life of the facility by the applicant after the completion of construction.

2. The loan applicant has compiled with the provisions of 49 CFR 24 as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (42 USC 4601 et seq.).

3. The loan applicant has obtained all the necessary permits as indicated below:

Type of Permit	Permit Number	Date Issued
Army Corps of Eng. 404		
IL Dept. of Trans.	TBD	
County Highway	TBD	
Other	IEPA Permit TBD	

Acknowledgment of Federal Build America, Buy America Act (BABAA) and American Iron and Steel Requirements (AIS)

1. I am aware that all iron and steel products along with manufactured products and construction materials used for this project must be produced in the United States. This applies to all portions of the project.

2. I understand the term "iron and steel products" refers to the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete and construction materials.

3. I understand that all manufactured products used in the project must be produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product.

4. I understand that construction materials for this project must be manufactured in the United States. This means all manufacturing processes for the construction materials occurred within the United States.

5. I am aware that loan recipients must be able to verify that products used in their State Revolving Fund (SRF) projects comply with the BABAA and AIS requirements.

Information regarding the Build America, Buy America Act and the American Iron and Steel Requirements is available on IEPA's website, https://www2.illinois.gov/epa/topics/grants-loans/state-revolving-fund/guidance/Pages/default.aspx, or by calling the Infrastructure Financial Assistance Section at (217) 782-2027.

TAXPAYER IDENTIFICATION NUMBER

I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

- *If you are an individual, enter your name and SSN as it appears on your Social Security Card.*
- *If you are a sole proprietor, enter the owner's name on the name line followed by the name of the business and the owner's SSN or EIN.*
- *If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's name on the name line and the d/b/a on the business name line and enter the owner's SSN or EIN.*
- *If the LLC is a corporation or partnership, enter the entity's business name and EIN and for corporations, attach IRS acceptance letter (CP261 or CP277).*
- *For all other entities, enter the name of the entity as used to apply for the entity's EIN and the EIN.*

Name: United City of Yorkville

Business Name: United City of Yorkville

Taxpayer Identification Number:

Social Security Number: _____

or

Employer Identification Number: 36-6006169

Legal Status (check one):

- ◯ Individual
- ◯ Sole Proprietor
- ◯ Partnership
- ◯ Legal Services Corporation
- ◯ Tax-exempt
- ◯ Corporation providing or billing medical and/or health care services
- ◯ Corporation **NOT** providing or billing medical and/or health care services
- ⊘ Governmental
- ◯ Nonresident alien
- ◯ Estate or trust
- ◯ Pharmacy (Non-Corp.)
- ◯ Pharmacy/Funeral Home/Cemetery (Corp.)
- Limited Liability Company (select applicable tax classification):
  - ◯ D = disregarded entity
  - ◯ C = corporation
  - ◯ P = partnership

Signature: _____ Date: 12/19/2024

EXECUTIVE COMPENSATION DATA (5 OFFICER FORM)

Unique Entity ID: E646HGMGZF83 CCR/Cage Number: 7VUG5

Loan Recipient Name: United City of Yorkville

Name of Project: 2025 Water Main Replacement Program

Federal Reporting Contact Information:

Name: Bart Olson Phone: (630) 553-8537 Email: bolson@yorkville.il.us

Requirements to report five most highly compensated officers:

When all three of the following conditions are met in the previous fiscal year, you must report the five most highly compensated officers of the entity.

1. The recipient received 80 percent or more of its annual gross revenues in Federal awards, and
2. The recipient received $25,000,000 or more in annual gross revenue from Federal awards, and
3. The public does not have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. §78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 (26 U.S.C. §6104).

Check either box A or B below and complete the requested information.

☑ A. I certify that in the preceding fiscal year, 2024 (Fiscal year), United City of Yorkville (Loan recipient name)

☑ 1. **DID NOT** receive 80 percent or more of its annual gross revenues in Federal awards, or

☑ 2. **DID NOT** receive $25,000,000 or more in annual gross revenue from Federal awards, or

☐ 3. The public **DOES** have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. § 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986 (26 U.S.C. §6104).

And is therefore not required to report the names and compensation of the five most highly compensated officers.

Signature	Title	Date
	City Administrator	11-18-24

○ B. The five most highly compensated officers of _____ are:

Name	Compensation Amount [1]

[1] Compensation includes: (1) Salary and bonus. (2) Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with FAS 123R. (3) Earnings for services under non-equity incentive plans. Does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees. (4) Change in present value of defined benefit and actuarial pension plans. (5) Above-market earnings on deferred compensation that is not tax-qualified. (6) Other compensation. For example: severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property if the value for the executive exceeds $10,000.

AUTHORIZATION OF A LOAN APPLICANT'S AUTHORIZED REPRESENTATIVE
TO SIGN PWSLP LOAN APPLICATION DOCUMENTS

Whereas, application provisions for loans from the Public Water Supply Loan Program require that the United City of Yorkville authorize a representative to sign the loan application forms and supporting documents; therefore, be it resolved by the City Council of the United City of Yorkville that City Administrator Bart Olson is hereby authorized to sign all loan application forms and documents.

Resolved this 15th day of November, 2024.

Signature	11/15/2024 Date
John Purcell	Mayor
Printed Name	Title

Certified to be a true and accurate copy, passed and adopted on the above date.

11/18/24

OFFICIAL SEAL
MONICA CISIJA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 6/5/2025

Signature & Stamp/Seal of Notary Public

CERTIFICATION OF INFORMATION ON ALL PREVIOUS PAGES
BY LOAN APPLICANT'S AUTHORIZED REPRESENTATIVE

I, Bart Olson, hereby verify that the above information is, to the best of my knowledge, true and correct.

Signature of Authorized Representative	11-18-24 Date
Bart Olson Printed Name	City Administrator Title

Attested by Municipality Official or Notary

11/18/24

OFFICIAL SEAL
MONICA CISIJA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 6/5/2025

Signature & Stamp/Seal

United City of Yorkville, Illinois

IEPA L17-6789

Estimated

Exhibit C - Revised Debt Service Schedule

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/01/2025	-	-	-	-	-
03/01/2026	64,241.00	1.870%	47,346.53	111,587.53	-
04/30/2026	-	-	-	-	111,587.53
09/01/2026	64,062.00	1.870%	47,525.69	111,587.69	-
03/01/2027	65,431.00	1.870%	46,156.76	111,587.76	-
04/30/2027	-	-	-	-	223,175.45
09/01/2027	65,283.00	1.870%	46,304.98	111,587.98	-
03/01/2028	66,395.00	1.870%	45,192.94	111,587.94	-
04/30/2028	-	-	-	-	223,175.92
09/01/2028	66,524.00	1.870%	45,063.67	111,587.67	-
03/01/2029	67,876.00	1.870%	43,712.05	111,588.05	-
04/30/2029	-	-	-	-	223,175.72
09/01/2029	67,791.00	1.870%	43,796.70	111,587.70	-
03/01/2030	69,134.00	1.870%	42,453.99	111,587.99	-
04/30/2030	-	-	-	-	223,175.69
09/01/2030	69,082.00	1.870%	42,505.93	111,587.93	-
03/01/2031	70,415.00	1.870%	41,172.29	111,587.29	-
04/30/2031	-	-	-	-	223,175.22
09/01/2031	70,397.00	1.870%	41,190.91	111,587.91	-
03/01/2032	71,501.00	1.870%	40,086.77	111,587.77	-
04/30/2032	-	-	-	-	223,175.68
09/01/2032	71,734.00	1.870%	39,853.26	111,587.26	-
03/01/2033	73,049.00	1.870%	38,538.28	111,587.28	-
04/30/2033	-	-	-	-	223,174.54
09/01/2033	73,099.00	1.870%	38,488.41	111,587.41	-
03/01/2034	74,405.00	1.870%	37,183.03	111,588.03	-
04/30/2034	-	-	-	-	223,175.44
09/01/2034	74,490.00	1.870%	37,097.91	111,587.91	-
03/01/2035	75,785.00	1.870%	35,802.30	111,587.30	-
04/30/2035	-	-	-	-	223,175.21
09/01/2035	75,906.00	1.870%	35,681.29	111,587.29	-
03/01/2036	77,002.00	1.870%	34,585.68	111,587.68	-
04/30/2036	-	-	-	-	223,174.97
09/01/2036	77,348.00	1.870%	34,239.85	111,587.85	-
03/01/2037	78,623.00	1.870%	32,964.34	111,587.34	-
04/30/2037	-	-	-	-	223,175.19
09/01/2037	78,818.00	1.870%	32,769.54	111,587.54	-
03/01/2038	80,083.00	1.870%	31,504.36	111,587.36	-
04/30/2038	-	-	-	-	223,174.90
09/01/2038	80,316.00	1.870%	31,271.60	111,587.60	-
03/01/2039	81,571.00	1.870%	30,016.96	111,587.96	-
04/30/2039	-	-	-	-	223,175.56
09/01/2039	81,842.00	1.870%	29,745.52	111,587.52	-
03/01/2040	82,929.00	1.870%	28,659.07	111,588.07	-
04/30/2040	-	-	-	-	223,175.59
09/01/2040	83,395.00	1.870%	28,192.25	111,587.25	-
03/01/2041	84,628.00	1.870%	26,959.26	111,587.26	-
04/30/2041	-	-	-	-	223,174.51
09/01/2041	84,979.00	1.870%	26,608.32	111,587.32	-
03/01/2042	86,201.00	1.870%	25,386.46	111,587.46	-
04/30/2042	-	-	-	-	223,174.78
09/01/2042	86,593.00	1.870%	24,994.63	111,587.63	-
03/01/2043	87,803.00	1.870%	23,784.12	111,587.12	-
04/30/2043	-	-	-	-	223,174.75
09/01/2043	88,237.00	1.870%	23,350.63	111,587.63	-
03/01/2044	89,314.00	1.870%	22,274.06	111,588.06	-
04/30/2044	-	-	-	-	223,175.69
09/01/2044	89,911.00	1.870%	21,676.88	111,587.88	-
03/01/2045	91,098.00	1.870%	20,489.69	111,587.69	-
04/30/2045	-	-	-	-	223,175.57
09/01/2045	91,617.00	1.870%	19,970.54	111,587.54	-
03/01/2046	92,792.00	1.870%	18,795.35	111,587.35	-
04/30/2046	-	-	-	-	223,174.89
09/01/2046	93,355.00	1.870%	18,232.14	111,587.14	-
03/01/2047	94,518.00	1.870%	17,069.18	111,587.18	-
04/30/2047	-	-	-	-	223,174.32
09/01/2047	95,127.00	1.870%	16,461.09	111,588.09	-
03/01/2048	96,192.00	1.870%	15,395.16	111,587.16	-
04/30/2048	-	-	-	-	223,175.25
09/01/2048	96,930.00	1.870%	14,657.55	111,587.55	-
03/01/2049	98,068.00	1.870%	13,519.73	111,587.73	-
04/30/2049	-	-	-	-	223,175.28
09/01/2049	98,768.00	1.870%	12,819.34	111,587.34	-
03/01/2050	99,893.00	1.870%	11,694.44	111,587.44	-
04/30/2050	-	-	-	-	223,174.78
09/01/2050	100,641.00	1.870%	10,946.59	111,587.59	-
03/01/2051	101,753.00	1.870%	9,834.85	111,587.85	-
04/30/2051	-	-	-	-	223,175.44
09/01/2051	102,549.00	1.870%	9,038.65	111,587.65	-
03/01/2052	103,603.00	1.870%	7,984.20	111,587.20	-
04/30/2052	-	-	-	-	223,174.85
09/01/2052	104,492.00	1.870%	7,095.29	111,587.29	-
03/01/2053	105,577.00	1.870%	6,010.63	111,587.63	-
04/30/2053	-	-	-	-	223,174.92
09/01/2053	106,473.00	1.870%	5,115.00	111,588.00	-
03/01/2054	107,543.00	1.870%	4,044.26	111,587.26	-
04/30/2054	-	-	-	-	223,175.26
09/01/2054	108,490.00	1.870%	3,097.50	111,587.50	-
03/01/2055	109,547.00	1.870%	2,040.96	111,587.96	-
04/30/2055	-	-	-	-	223,175.46
09/01/2055	110,546.00	1.870%	1,042.10	111,588.10	-
04/30/2056	-	-	-	-	111,588.10
Total	**$5,105,765.00**	**-**	**$1,589,491.46**	**$6,695,256.46**	**-**

Yield Statistics

Bond Year Dollars	$84,952.95
Average Life	16.639 Years
Average Coupon	1.8710255%
Net Interest Cost (NIC)	1.8710255%
True Interest Cost (TIC)	1.8709730%
Bond Yield for Arbitrage Purposes	1.8709730%
All Inclusive Cost (AIC)	1.8709730%

IRS Form 8038

Net Interest Cost	1.8710255%
Weighted Average Maturity	16.639 Years

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

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2025-17

Agenda Item Summary Memo

Title: PFAS Litigation

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: March 5, 2025
Subject: PFAS Litigation

Summary

Approval of a contract to join PFAS class action litigation.

Background

The City has been approached by its current litigator, Tom Gardiner of Gardiner, Koch, Weisberg & Wrona (GKWW) with an offer to join current class action litigation settlements against four different national companies that manufacture PFAS (commonly known as forever chemicals). Background on the issue and details of the court case are included in the attached informational flyer. In short, existing court cases around the country have determined settlement amounts in the billions of dollars will be awarded to impacted public water supply entities.

While the City is on a deep aquifer source (usually not impacted by PFAS) and has tested our water supply for PFAS (including as recently as last year) and not found any PFAS, the City still may be eligible for some award funding. In order to determine if the City is eligible for award funding, the City needs to engage GKWW and their companion firm. An engagement letter / contract is attached for City Council consideration.

This contract simply designates the law firms as the City's representatives on filing the claims. The firms will work on a contingent fee basis, meaning if no award funding is available for the City, the City will owe no fees. If the City is successful in receiving an award, the fees due to the firms will be 1/3 the amount of the award plus all of the attorney's fees and costs for the work product.

Recommendation

Staff recommends approval of the contract for legal services.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS APPROVING AN AGREEMENT FOR LEGAL SERVICES RELATED TO AFFF PFAS LITIGATION

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

WHEREAS, Per- and polyfluoroalkyl substances ("PFAS", colloquially known as *forever chemicals*) are a common ingredient in certain aqueous film-forming foam ("AFFF"), a foam commonly used to extinguish fires resulting from the ignition of flammable liquids, and as a result have been detected in water systems across the State of Illinois; and

WHEREAS, it has been discovered that exposure to PFAS is linked to health problems, including cancer; and

WHEREAS, a national class action lawsuit is currently pending, with certain AFFF suppliers agreeing to compensate municipalities for costs related to protecting public water systems from PFAS contamination (the "Lawsuit"); and

WHEREAS, to aid in filing a settlement claim in the Lawsuit, the City desires retain legal counsel that specializes in water contamination cases; and

WHEREAS, Stag Liuzza, L.L.C., a law firm that is handling settlement claims for units of local government nationwide and Attorney Thomas G. Gardiner of Gardiner Koch Weisberg & Wrona, serving as Illinois co-counsel, (collectively, "PFAS Counsel") have provided a *Contract for Legal Services AFFF PFAS Litigation* (the "Agreement"), attached hereto as *Exhibit A*, wherein the City would authorize PFAS Counsel to act on the City's behalf and represent the City in the Lawsuit; and

WHEREAS, the Mayor and City Council of the United City of Yorkville believe it is in the best interests of the health, safety and welfare of the City's residents to enter into the Agreement with PFAS Counsel.

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

Section 1. The recitals set forth above are incorporated into this Resolution as if fully restated herein.

Section 2. That the *Contract for Legal Services AFFF PFAS Litigation,* by and between the City, Stag Liuzza, L.L.C and Gardiner Koch Weisberg & Wrona, attached hereto as *Exhibit A* and made a part hereof by reference, is hereby approved, and the Mayor and City Clerk are hereby authorized to execute said Agreement on behalf of the United City of Yorkville.

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

[Remainder of page intentionally blank. Roll call vote follows.]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

CONTRACT FOR LEGAL SERVICES
AFFF PFAS LITIGATION

UNITED CITY OF YORKVILLE, (hereinafter the "Client") hereby retains, STAG LIUZZA, L.L.C., (through attorney Michael Stag, LLC) and GARDINER KOCH WEISBERG & WRONA (through attorney Thomas Gardiner) (hereinafter the "Attorneys") for the purpose of providing legal services related to the filing of a civil action and/or claims in the pending settlements for recovery of costs associated with damages to the public drinking water system and/or public wastewater system against Defendants who manufactured, marketed, distributed, and/or sold aqueous film-forming foam ("AFFF"), (hereinafter the "Client's Claims").

CLIENT DESIGNATES FOR COMMUNICATION PURPOSES THE FOLLOWING:

Water Department: _____ _____ _____
Name Telephone E-mail

Business Matters: _____ _____ _____
Name Telephone E-mail

Client acknowledges and understands that court ordered deadlines and documentation requirements exist for the pending DuPont and 3M settlements. Client agrees to provide the required documentation and assist in performing testing in a timely matter sufficient to allow Attorneys time to process and file the settlement claim within the court ordered deadlines. Any failure of Client to comply with the testing and documentation requirements of the settlement may result in forfeiture of the Client's right to recover money from 3M and DuPont. Documentation requirements and deadlines may further apply to settlements currently pending court approval or approved in the future.

The Client specifically authorizes the Attorneys to undertake negotiations, file suit, file settlement claims, or institute legal proceedings necessary on the Client's behalf. The Client further authorizes the Attorneys to retain and employ the services of any experts, as well as the services of other outside contractors, as the Attorneys deem necessary or expedient in representing the interests of the Client. The Client understands and authorizes Attorneys to share attorney fees with any legal counsel Attorneys choose to associate to assist with providing the legal services contracted herein.

Unless otherwise agreed in writing by Client and Attorneys, Attorneys will not provide legal services with respect to (a) defending any legal proceeding or claim against the Client commenced by any person unless such proceeding or claim is filed against the Client in the Action or (b) proceedings before any federal or state administrative or governmental agency, department, or board including, but not limited to, the United States Environmental Protection Agency. With Client's permission, however, Attorneys may elect to appear at such administrative proceedings to protect Client's rights. Client acknowledges that the Attorneys are not tax, regulatory, or bankruptcy legal experts. If Client wishes to retain Attorneys to provide any legal services not provided under this Agreement for additional compensation, a separate written agreement between Attorneys and Client will be required.

The Attorneys are not the attorneys for any officials, officers, agents, employees, attorneys, or consultants of the Client regarding this matter, and shall not become so unless the Attorneys specifically agree in the future in writing to undertake such representation. The Attorneys will confer, as needed, with such persons to perform the services specified in this Agreement, but no attorney-client relationship shall be created with such persons merely because the Attorneys work with and/or request or receive information from any such persons during their representation of the Client.

The Client has disclosed all potential adverse parties to the Attorneys, and neither the Attorneys nor the Client perceive any conflict of interest in the Attorneys undertaking this engagement on behalf of the Client. If either the Client or the Attorneys, during the course of the representation, receive information indicating that a potential conflict of interest may develop or exist, the Client and the Attorneys agree to bring such information to the immediate attention of the other, and the Attorneys shall proceed to take such steps as may be appropriate in the circumstances.

1. ATTORNEYS' FEES. As compensation for legal services, the Client agrees to pay the Attorneys for legal services rendered and to be rendered on account of the Client's Claims, the Client shall pay the Attorneys' fees (hereinafter "Attorneys' Fees"). The Attorneys' Fees shall be one-third (1/3) of the Gross Amount Recovered if the Client's Claims. These Attorneys' Fees shall all be calculated before the deduction of costs and expenses, as set forth in Section 2 herein. "Gross amount recovered" herein means principal, interest, penalties, punitive damages, treble damages, attorney's fees, and all other amounts recovered, including the value of any structured settlement, future payments, or other relief achieved, whether by settlement, judgment or otherwise. "Constituent claims" herein means any one or more claims of the Client constituting less than the entirety of the Client's Claims, including a partial settlement or judgment with less than all defendants. The Client agrees to pay all costs and expenses, as set forth in Section 2 herein, which, in the event of a successful recovery, shall be deducted from the Client's share of that recovery. The Client acknowledges that multiple lawsuits have been filed relating to the same subject matter as Client's Claims. The Client acknowledges that these suits, including any suit for the Client's Claims, might be removed to a federal court as part of multi-district litigation. Further, the Client acknowledges that the court governing the multi-district litigation might appoint committees of attorneys to litigate common issues of law and fact to facilitate the resolution of those lawsuits for common benefit of all claimants, including the Client. As a result, the Client might be obliged to pay from any Gross Amount Recovered a share of its recovery to satisfy an assessment of common benefit fees, costs, and expenses in an amount as determined by the court. Neither the Attorneys nor the Client shall have the right, without the written consent of the other, to settle, compromise, release, discontinue, or otherwise dispose of the Client's Claims.

2. COSTS AND EXPENSES. In addition to paying Attorneys' Fees, in the event of a successful recovery, the Client agrees to reimburse all costs and expenses, as set forth herein only in the event of a successful, sufficient recovery, shall be deducted from the Client's share of that recovery. Attorneys shall advance all litigation expenses on behalf of Client, and Client shall not be responsible for incurring or reimbursing costs of the litigation even if the amount of recovery is less than the costs incurred. Client shall only reimburse litigation costs or expenses in the event of a recovery by settlement or judgment. If no recovery is made, Attorneys shall bear all unreimbursed costs and expenses incurred, and client shall not be liable for any such costs or

expenses incurred by Attorneys. Further, if recovery is insufficient to fully reimburse litigation costs, Attorneys shall bear, and Client shall not be liable for, all costs in excess of the amount of recovery. Subject to the foregoing terms, the Client agrees to reimburse the Attorneys' litigation costs and expenses upon receipt of any settlement funds or collected judgment.

The Attorneys shall have the right and authority, without prior approval of the Client, to incur such litigation costs and expenses as may be necessary or advisable in furtherance of Client's Claims. Litigation costs and expenses may include (but are not limited to) the following: filing fees; deposition costs; expert witness fees; transcript costs; witness fees; subpoena costs; sheriff's and service of process fees; trial consultant fees; mock trial costs; shadow jury fees; mediation fees; court costs; trial exhibit costs; copy costs; photographic, electronic or digital evidence production or presentation; investigation fees; travel expenses; and any other case-specific expenses directly related to the representation undertaken. Additionally, the Client specifically authorizes the Attorneys to charge as recoverable costs such items such as: computer legal research charges (e.g. Westlaw and/or Lexis); long distance telephone expenses; postage charges; Federal Express, UPS, and other delivery service charges; internal photocopying at a rate of $ .30 per page; facsimile costs at a rate of $ .25 per page; and mileage and outside courier charges, all of which must be incurred solely for the purposes of the representation undertaken. Finally, the Client acknowledges that Client will not be charged costs and expenses for any overhead costs of the Attorneys' practice, including office rent; utility costs; charges for local telephone service; office supplies; fixed asset expenses; and ordinary secretarial and staff services.

3. NO GUARANTEE. The Client acknowledges that the Attorneys have made no promise or guarantee regarding the outcome of my legal matter. The Client acknowledges that the Client's Claims may be subject to defenses that could lead to dismissal before, at, or after trial, and no recovery. The Client further acknowledge that the Attorneys shall have the right to cancel this agreement and withdraw from this matter if, in the Attorneys' professional opinion, the matter does not have merit, the Client does not have a reasonably good possibility of recovery, the Client refuses to follow the recommendations of the Attorneys, the Client fails to abide by the terms of this agreement, the Client fails to provide requested information or to produce witnesses to appear for deposition or trial, if the Attorneys' continued representation would result in a violation of the Rules of Professional Conduct, or at any other time as permitted under the Rules of Professional Conduct. No guarantee or representation has been made to the Client as to what type or amount of recovery, if any, may be expected on the Client's Claims.

4. ELECTRONIC DATA COMMUNICATION AND STORAGE. In the interest of facilitating our services to the Client, the Attorneys may communicate by facsimile transmission, send data over the internet, store electronic data via computer software applications hosted remotely on the internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to the Client may be transmitted or stored using these methods. The Attorneys may use third-party service providers to store or transmit this data. In using these data communication and storage methods, the Attorneys employ measures designed to maintain data security. The Attorneys will use reasonable efforts to keep such communications and data access secure in accordance with the Attorneys' obligations under applicable laws and professional standards. The Attorneys also require all of the Attorneys' third-party vendors to do the same. However, the Client acknowledges that some information transmitted to the Attorneys

will be public records, and the Client has no expectation that public records will be confidential. Client acknowledges that the Attorneys have no control over the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors, and the Client consents to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement.

5. PRIVILEGE. The Client acknowledges that this contract is intended to and does hereby assign, transfer, set over, and deliver unto the Attorneys as its fee for representation of the Client in this matter an interest in the claim(s), the proceeds, or any recovery therefrom under the terms and conditions aforesaid, in accordance with the provisions any state law that applies to this contract.

6. MODIFICATION. It contains the entire and complete understanding between the parties and can only be modified by written amendment signed by all parties.

7. TERMINATION OF REPRESENTATION. The Client acknowledges that the Client has the right to terminate the representation upon written notice to that effect. The Client acknowledges that Client will be responsible for any fees or costs incurred prior to the discharge or termination, based on all the facts and circumstances, including the risk taken by the Attorneys in accepting Client's legal representation on a contingency fee basis. The Client agrees to cooperate with Attorneys and to comply with all reasonable requests of Attorneys. The Client warrants and represents to the Attorneys that all information the Client has provided to, or will in the future provide to, the Attorneys regarding the Client's Claim is true and correct to the best of the Client's knowledge, information, and belief. The Attorneys have the right to withdraw from this representation after giving reasonable notice. If the Attorneys resign, are discharged, or are disqualified or otherwise cease to serve as the Client's legal counsel prior to a settlement or final judgment, then the withdrawing, discharged, or disqualified Attorneys shall receive as compensation for services reasonable fees based on all of the facts and circumstances of its representation. At the conclusion of this matter, the Attorneys will retain the Client's legal files for a period of five (5) years after the Attorneys close their files. At the expiration of the five-year period, the Attorneys may destroy these files unless the Client notifies the Attorneys in writing that the Client wishes to take possession of the files. The Attorneys reserve the right to charge administrative fees and costs associated with retrieving, copying, and delivering such files.

8. ENTIRE AGREEMENT. The undersigned Client Representative has read this agreement, a copy of which he has received, in its entirety and he agrees to and understands the terms and conditions set forth herein. The Client acknowledges that there are no other terms or oral agreements existing between the Attorneys and the Client. This agreement may not be amended or modified in any way without the prior written consent of the Attorneys and the Client.

9. AUTHORITY. The Client acknowledges having been advised to and given the full opportunity to obtain independent representation in the making of this agreement and voluntarily entering into this agreement after such opportunity. The Client representative signing below represents that the Client enters into this agreement with proper authorization and approval under

state and local law, and that the Client representative is specifically authorized to execute this agreement.

EFFECT OF SIGNING

The Client understands that this is a binding legal document. The Client further understands that this Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

UNITED CITY OF YORKVILLE

Date	**By: John Purcell, Mayor**

STAG LIUZZA, L.L.C.

Date	**By: Michael Stag**

GARDINER KOCH WEISBERG & WRONA

Date	**By: Thomas G. Gardiner**

#

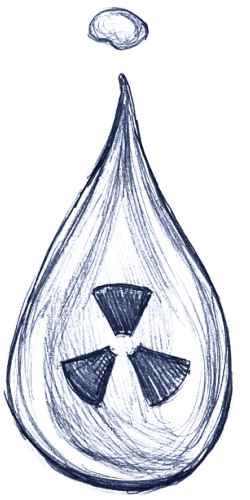
PFAS IN ILLINOIS WATER SUPPLIES

Your PWS Can Take Action

STAG LIUZZA

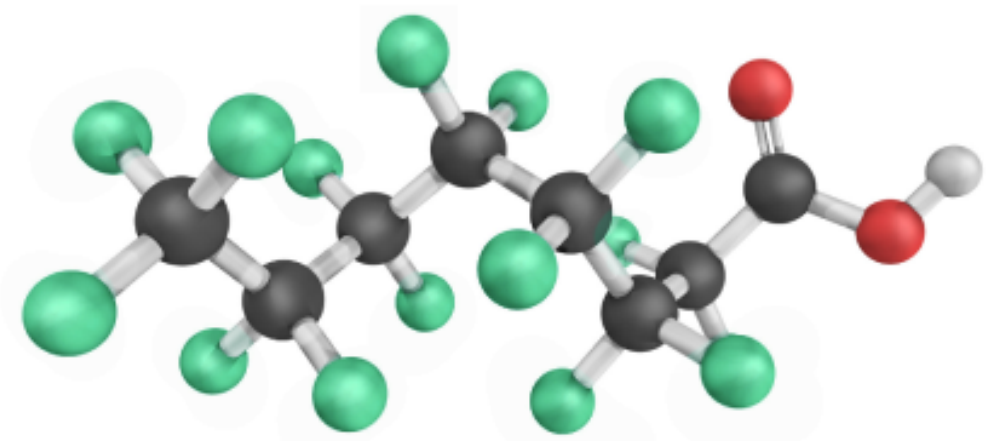
GKWW

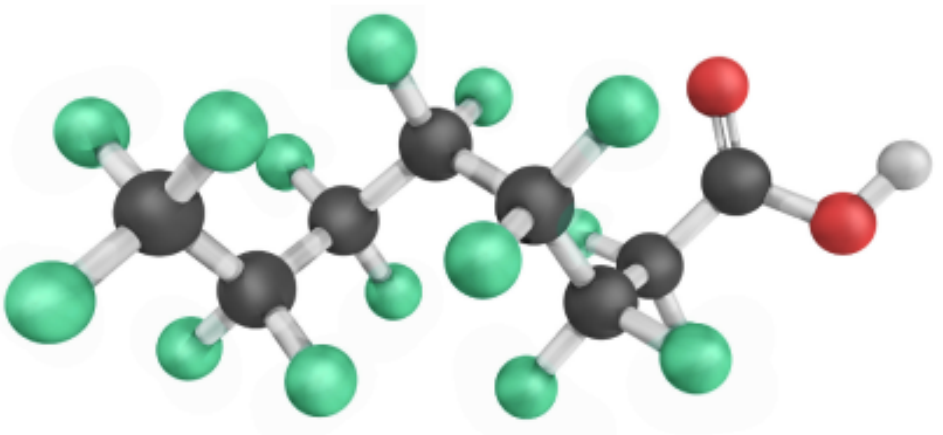
HISTORY OF PFAS



Invented by 3M in the 1950s, per- and poly-fluoroalkyl substances (PFAS) are synthetic chemicals used in various products.

They were a new class of chemicals at the time, and little was understood about their effect on humans and the environment. While multiple products have contained PFAS in the past, especially problematic is the Aqueous Film Forming Foam (AFFF), which contains a high level of PFAS. Firefighting foam was created in 1969. Military bases, airports, and industry used it extensively to combat fires. Over time, this contaminated public water supplies.





In 2018, the Environmental Protection Agency (EPA) issued guidelines stating that PFAS concentrations of up to 70 parts per trillion in drinking water were considered safe and unlikely to cause adverse health effects.

The United States Panel on Multidistrict Litigation consolidated damage claims concerning AFFF contamination before one Federal Judge in South Carolina. Defendants, 3M and DuPont agreed to pay up to $13.6 billion to settle damage claims of public water suppliers.

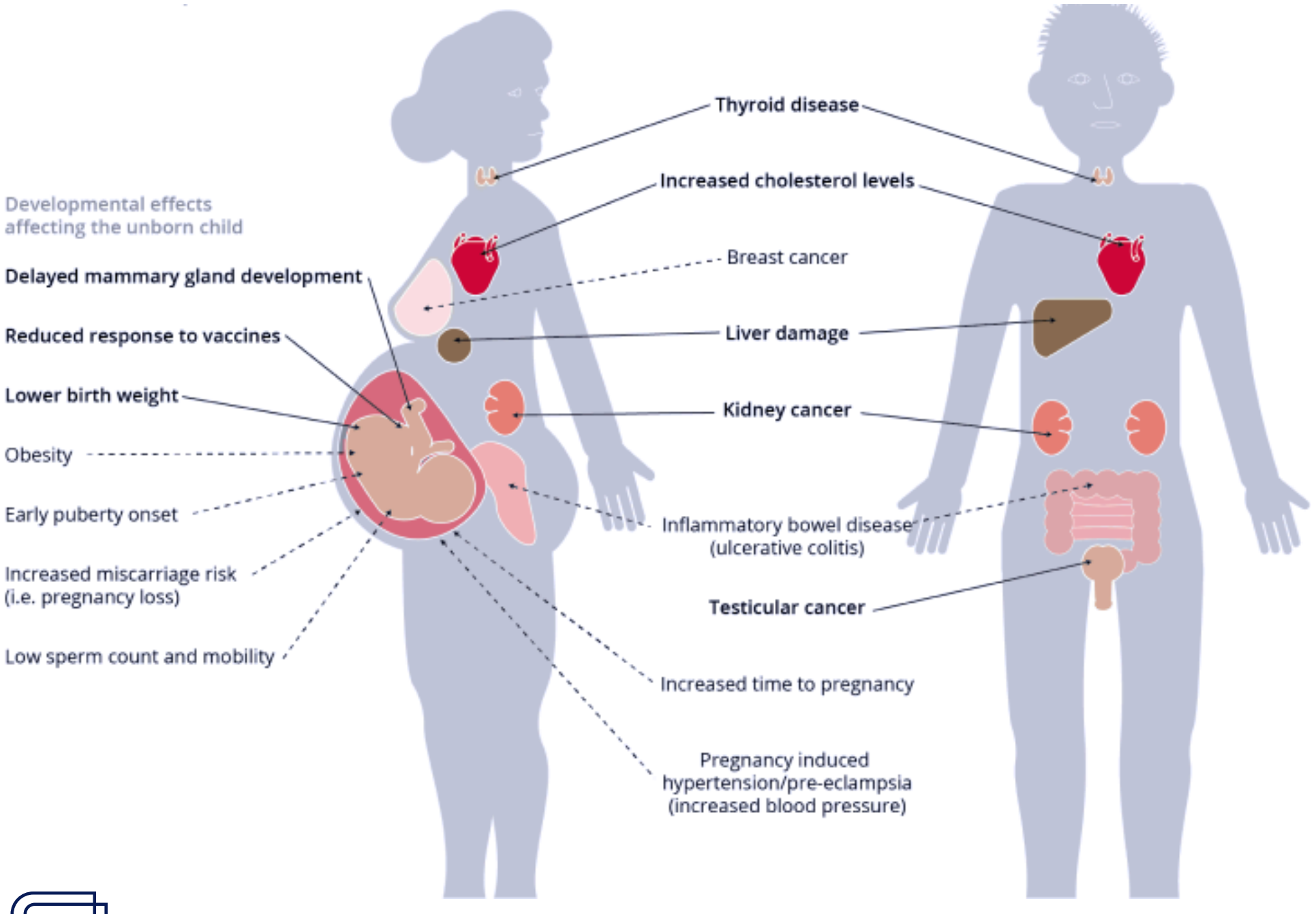
In 2024, the EPA establishes the first national drinking water standards for PFAS, setting enforceable limits at 4 parts per trillion. These new standards require public water systems to monitor and mitigate PFAS levels within three to five years, to protect public health. The EPA's goal is zero.

"The science is clear: ***These chemicals are shockingly toxic at extremely low doses."***

Erik Olson, Senior Strategic Director for Health and Food at The Natural Resources Defense Council

PFAS CAUSE CANCER AND OTHER HEALTH EFFECTS LIKE:

- Liver Cancer
- Kidney Cancer
- Thyroid Cancer
- Testicular Cancer
- High Blood Pressure
- Pregnancy Complications



HISTORY

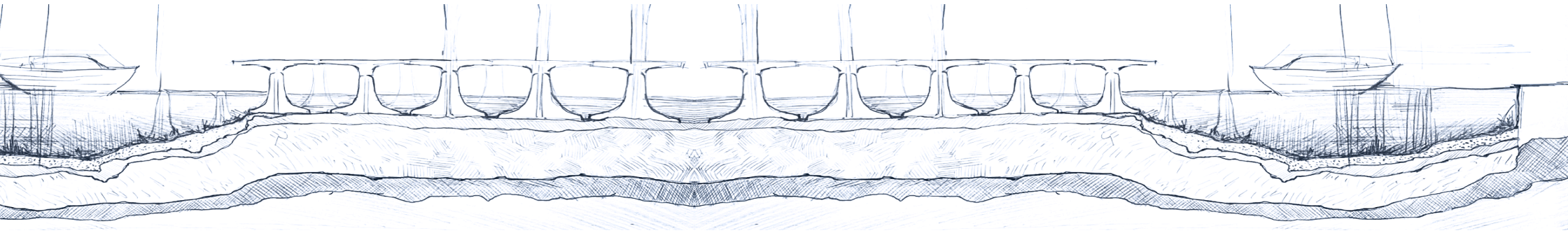
In December 2018, a federal judicial panel selected Federal District Judge Richard Gergel to oversee claims against various responsible chemical companies for PFAS contamination of public water supplies. Since then, numerous public water suppliers have filed suit seeking reimbursement of costs to remediate their water supplies from PFAS contamination.

In September 2022, the Judge overseeing the cases denied the chemical manufacturers' motion to dismiss the claims. Judge Gergel cited 3M's delay in disclosing critical information to the government:

> ***The record before the Court contains material factual disputes concerning whether 3M's delay for decades in disclosing its internal studies on the health and environmental effects of PFOS and related compounds retarded the government's knowledge and understanding of the danger PFOS posed to human health and the environment and resulted in a significant delay in the government discontinuance of the use of 3M's AFFF.***

One month later, the Court appointed Layn Phillips, a retired federal judge and professional national mediator, to negotiate resolution within the parties. Judge Phillips has successfully mediated many national litigations, including the NFL Players' Concussion Injury Litigation.

Mediation resulted in several class settlements for water providers. The Court approved settlements totaling $13.6 Billion with 3M and DuPont. The claims process is underway. Additionally, Tyco and BASF also agreed to settle with public water providers. Tyco will pay $750 Million. BASF agreed to pay $316 Million. These settlements are awaiting final judicial approval. Additional defendants remain unsettled. Legal experts anticipate future settlements are likely.



PFAS NATIONAL SUIT TIMELINE

1950's
PFAS Chemical Created by 3M

1969
3M Creates AFFF using PFAS

2009
EPA Issues a Provisional Health Advisory for PFAS

2016
EPA Issues Lifetime Health Advisory of 70 ppt PFAS

2016
Military Issues New Standards for Handling and Disposal of AFFF

2018
PFAS/AFFF Claims Placed Into Single National Court

June 2022
EPA Issues an Updated Drinking Water Health Advisory

September 2022
Judge Rejects Motion to Dismiss Claims

October 2022
Judge Overseeing National Claims Assigns National Mediator

July 2023
3M and DuPont Settlements Announced

April 2024
EPA enacts the first national drinking water standards for PFAS, enforceable for all municipalities within 3-5 years

July 2024
Deadline for Phase 1 Claims

January 2026
Deadlines for Phase 2 claims

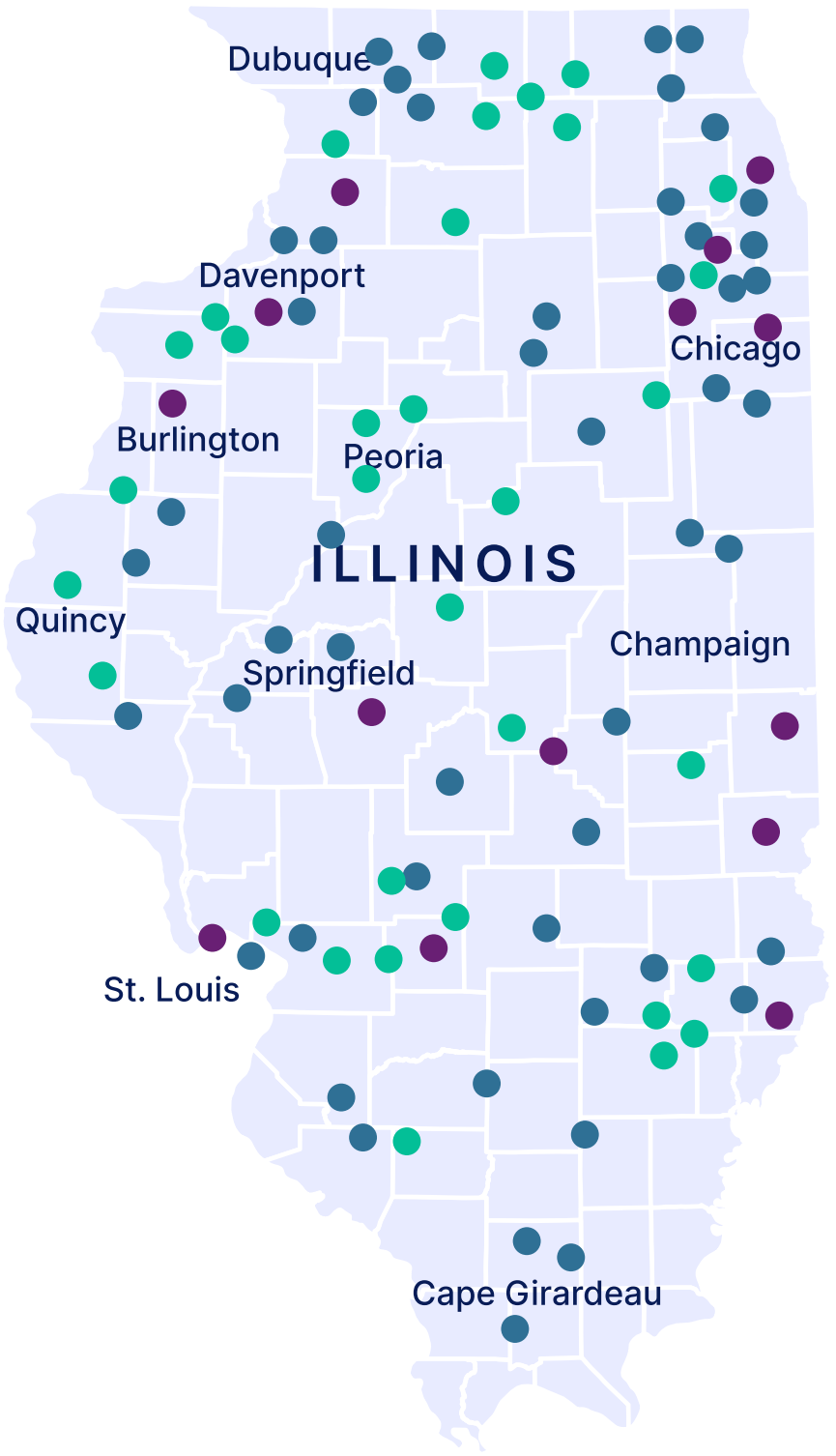


CURRENT PFAS ISSUES: ILLINOIS

In an investigation by the Illinois Environmental Protection Agency (EPA), more than 100 public water systems across the state, including in the Chicago suburbs, were found to contain toxic, man-made chemicals known as PFAS (per- and polyfluoroalkyl substances). These chemicals, often referred to as “forever chemicals,” have been linked to serious health concerns, including cancer, liver damage, and high blood pressure.

Preliminary testing revealed 68 entry points to community water systems with PFAS concentrations exceeding health-based guidance levels. Areas impacted include Lake Forest, Waukegan, North Chicago, and Crest Hill. In some cases, contamination has forced local water systems to provide bottled water to residents while addressing the issue.

The Illinois EPA continues its efforts to monitor PFAS contamination and assist municipalities in reducing exposure, as the state works toward implementing regulatory standards in alignment with evolving federal guidelines.



Identified contaminated water system

Identified contaminated military water system

Other known sites

PFAS Have Been Detected Across the State’s Drinking Water Supplies

Aqueous Firefighting Foam (AFFF), which contains a high level of PFAS, has been used extensively by military bases, airports, industrial locations, and firefighters to combat fires.

NATIONAL PFAS SUIT FUNDS PUBLIC WATER REMEDIATION

Stag Liuzza works with towns and cities across the country to put the cost of a new water treatment plants on the companies that polluted it. Join us.

By filing a claim in this national suit, a public water supplier can seek damages for remediation of any PFAS contamination in their water supply. A North Carolina PWS anticipates spending $75 Million to upgrade its PFAS removal. Such remediation will be necessary to meet the United States EPA 4 PPT national clean drinking water standard. Such a regulation is consistent with the EPA's 2022 statement that adverse health risks can be experienced at near-zero levels of PFAS.

$13.6 BILLION IN SETTLEMENTS

3M is paying up to $12.5 billion in settlement to public water suppliers. DuPont is paying an additional $1.19 billion.

The companies will distribute the settlement funds to cities, counties, and other entities nationwide. These funds are intended to compensate for costs related to PFAS contamination of public water systems.

WHY FILE?

Filing a settlement claim in this nationwide lawsuit allows public water suppliers to recover damages for remediation of PFAS contamination in their water supply. This is particularly vital since the U.S. EPA enacted an MCL of 4 parts per trillion (ppt) in its current PFAS regulation.

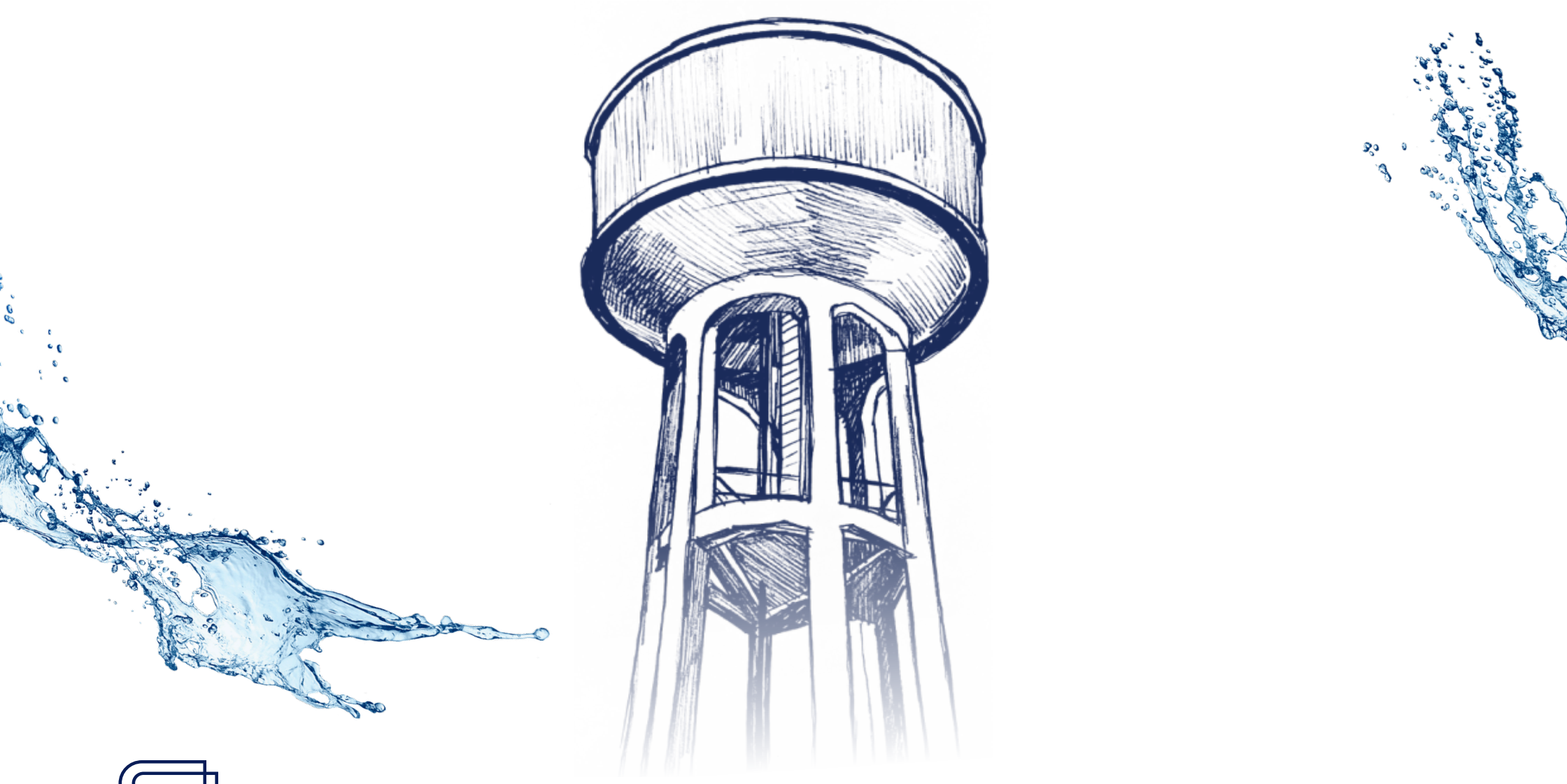
In this intricate landscape, being proactive and well-informed is the key for municipalities to safeguard their interests and ensure the well-being of their residents.

NATIONAL PFAS SUIT SETS ASIDE MONEY FOR PUBLIC WATER

Understanding Phase 1 and Phase 2 in the PFAS Settlement

The settlement identifies thousands of water systems nationwide as 'Phase One' eligible entities. The deadlines have expired for these systems to submit their claims. Phase One claimants that applied should receive funds this year. ‘Phase One’ PWS Claimants who did not file a claim will not receive any money from 3M and DuPont.

The settlement further identifies 'Phase Two' Claimants and provides a later timeline. Phase Two Claimants must perform tests on their systems and submit their claims before the end of 2025. Notably, although the submission timeline differs, ‘Phase Two’ compensation is calculated in a similar way to the ‘Phase One’ Claimants. This ensures equity in the allocation of settlement money for all affected entities. These settlement funds will assist PWS to comply the new EPA regulations.



PHASED FILING FOR PFAS REMEDIATION FUNDING

PHASED FILING FOR MUNICIPALITIES: Navigating the PFAS Settlement

3M's $12.5 billion settlement introduces a phased approach for municipal water seeking compensation. Here's a guide to understanding and navigating the phases:

The deadline to file Phase I claims has expired. No additional settlement claims can be filed.

Phase 2 settlement claimants, must file all required information by the designated deadlines in 2026.

THE CLOCK IS TICKING TO FILE

MAPPING OUT PHASE 2 SUBMISSION

For Phase 2 entities, identifying claims, testing for PFAS, and is complicated but necessary essential. The path to filing is complicated but necessary to secure your community's future health. Here's a distilled guide to your next steps:

- Reach out to an attorney to help you test your water by the Phase 2 deadline.
- Get your water tested.
- Work with your attorney to submit required claim forms and documentation.
- File your claim.

THE POWER OF FILING NOW

By actively participating in this nationwide lawsuit, state or local water providers stand to seek redress for any PFAS-related impurities afflicting their water sources.

CRITERIA FOR PHASE 2 ELIGIBILITY IN THE PFAS WATER SUPPLIER SETTLEMENT:

If you're a water system aiming to secure funding for PFAS remediation, understanding the eligibility criteria for Phase Two is the first step.

Here's what you need to qualify:

01. ACTIVE PUBLIC WATER SYSTEM STATUS:

The entity must be an operational Public Water System within the United States serving 3,300 people or more.

02. MANDATORY PFAS TESTING:

The water provider must conduct PFAS testing on all of its water sources.

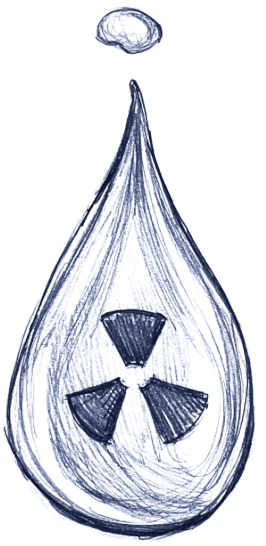
03. SUBMISSION OF DETAILED TEST RESULTS:

The water system must procure all analytical results from the testing laboratory. These detailed PFAS test results must be presented to the Claims Administrator either by the water provider or the testing laboratory.

04. SUBMISSION OF FLOW RATE DATA:

The test results, flow rates, and other required documentation must be submitted by the dates specified by the settlement. Timeliness is crucial for Phase 2 eligibility with filing deadlines starting January 1, 2026.

KEY STEPS TO FILE FOR PHASE 2



JULY 26, 2024

Phase One Public Water System Settlement Claims Form

AUGUST 26, 2024

Phase One Special Needs Claims Form

JANUARY 1, 2026

Phase Two Testing Claims Form

JULY 1, 2026

Phase Two Baseline Testing

JULY 31, 2026

Phase Two Action Fund Claims Form

AUGUST 1, 2026

Phase Two Special Needs Claims Form

DECEMBER 31, 2030

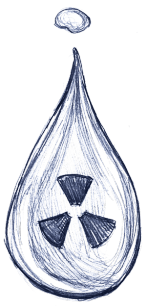
Phase One Supplemental Fund Claims Form

DECEMBER 31, 2030

Phase Two Supplemental Fund Claims Form

FILE YOUR CLAIM

DETECTING PFAS IN YOUR WATER SOURCE



Accurate determination of the presence of PFAS in public drinking water supplies can only be done using accepted industry standard methods of testing.

Liquid Chromatography with tandem mass spectrometry (LC-MS/MS) is the accepted industry standard method for detecting PFAS in a water supply, as established by the EPA .

Failing to use industry standard testing methods makes it impossible to produce reliable results upon which to make important decisions about the safety of your town's drinking water supply or potential remediation measures.

Choosing the right testing facility is imperative. To do so, one must understand the testing protocol and settlement agreement.

UNDERSTANDING TEST RESULTS

Not all tests are created equal. The settlement requires testing of each water source. This testing must be done before water is processed in any way. Therefore, test results for settlement purposes do not mean customers are drinking unsafe water.

Instead, it means your PFAS is taking steps to ensure water is safe to drink and polluters are held accountable for your increased operating costs.

LC–MS/MS is the most effective testing method to accurately determine the presence of PFAS in public drinking water systems.

1. https://www.epa.gov/water-research/pfas-analytical-methods-development-and-sampling-research, 2023

FAQ

ABOUT THE PUBLIC WATER SYSTEMS AFFF/ PFAS SETTLEMENT

URGENT POTENTIAL DEADLINES TO BE PART OF THE SETTLEMENT

Recent settlements with AFFF manufacturers have deadlines set to start 60 days after the Court's approval. Failure to timely file claims could result in delayed or denied compensation.

Michael Stag has been appointed to leadership for the AFFF litigation. **Stag Liuzza** is currently representing thousands of clients in the litigation and is helping public water suppliers file the necessary claims to receive compensation to remediate water systems.

WHAT ARE PFAS AND WHY IS THERE A NATIONAL SETTLEMENT?

Since 2018, a nationwide lawsuit has been ongoing in South Carolina Federal Court concerning PFAS water contamination. PFAS are known as 'forever chemicals' because they resist degradation in the natural environment. Several agreed to a settlement fund of at least $14 billion to pay public water systems (PWS) who qualify.

WHO IS PAYING THE SETTLEMENT?

Currently, 3M has agreed to contribute $12.5 billion to the settlement fund to be made available to 'eligible' PWS. The Dupont-related companies agreed to contribute an additional $1.185 billion to fund a water district settlement fund. Tyco and BASF have agreed to pay a combined additional $1 billion. It is possible more than 15 other companies could add additional amounts into the fund at later dates as the case is continuing against these chemical manufacturers and distributors.

CAN OUR WATER SYSTEM QUALIFY FOR A SETTLEMENT PAYMENT?

Public Water Systems servicing at least 3,300 people may qualify. If your system has any detectable level of several PFAS chemicals in it, your system should qualify for a payment.

SHOULD WE REALLY TEST FOR THIS CHEMICAL?

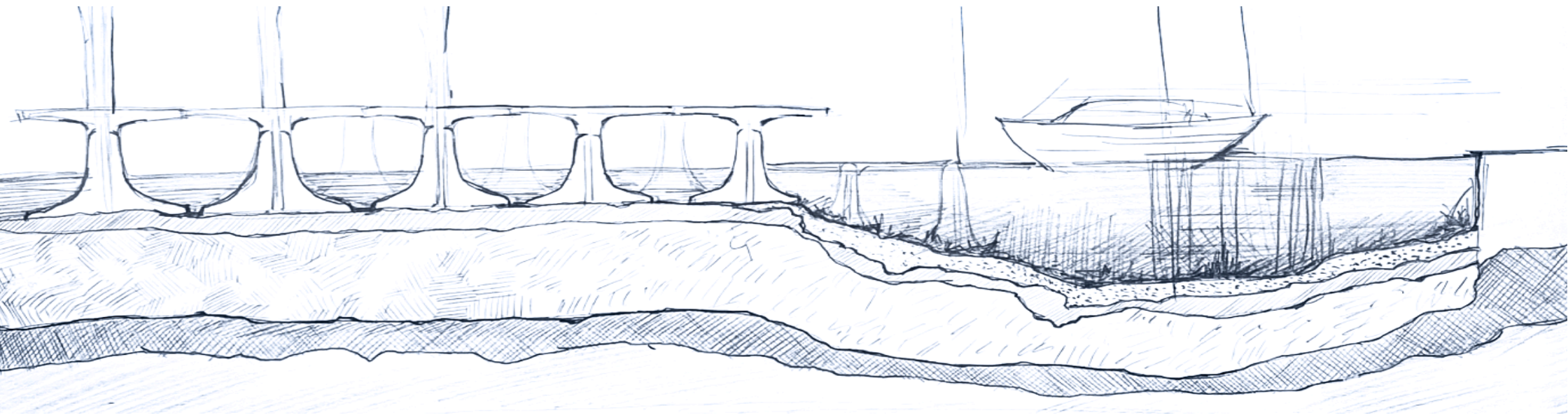
Yes. The EPA has enacted an MCL of 4 parts per trillion (ppt) for PFAS in its current PFAS regulation. Your PWS will be legally required to test and show less than 4 ppt in your system. Settlement funds are allocated for testing Phase 2 entities as well as paying response costs.

HOW MUCH MAY WE RECEIVE IN SETTLEMENT?

A Court Appointed Settlement Administrator will consider many factors to allocate funds, including:

- Concentration of PFAS
- Adjusted flow rates with averaging for three highest rates in a 10-year period

The goal is to calculate a ‘Capital Costs Component’ and an ‘Operations and Maintenance Costs Component’ for each settlement award. From there, your award may also qualify for a 4x multiplier if your PFAS test result reaches a certain level. Individual awards could be substantial, totaling millions of dollars for highly contaminated water systems.



EXECUTIVE COMMITTEE FOR NATIONAL PFAS LITIGATION

MEET EXECUTIVE COMMITTEE MEMBER, MIKE STAG

Among a select group, Mike Stag is one of the attorneys in this nationwide case chosen by Judge Gergel for the **Executive Committee overseeing the National PFAS litigation.**

Mike and his firm, Stag Liuzza, have fiercely advocated for cities and municipalities, notably in the recent national opioid cases. Currently, he's championing the cause for numerous cities and municipalities from multiple states in the PFAS national settlement.

Stag Liuzza is deeply rooted in plaintiff-focused environmental and complex litigation. Beyond environmental pursuits, Stag Liuzza has expanded its expertise to maritime law, personal injury, toxic torts, mineral royalties, and litigation surrounding defective pharmaceuticals and medical devices.

With over 30 years of active litigation, the firm has consistently advocated for cities and municipalities.



ILLINOIS CO-COUNSEL



Thomas G. Gardiner
GKW&W
(312)362-0000
tgardiner@gkwwlaw.com

Attorney Thomas G. Gardiner

Tom Gardiner is a founding partner of GKWW with over four decades of experience representing individuals, municipalities, and businesses. A Northwestern University School of Law graduate, Tom co-founded GKWW in 1992 and has handled high-profile cases, including Illinois v. Wardlow before the Supreme Court.

Recognized as an Illinois Super Lawyer every year since 2007, a Leading Lawyer, and a member of the Million Dollar Advocates Forum, Tom has secured millions of dollars for clients in catastrophic injury, wrongful death, and civil rights cases. Notable victories include a $2.75 million settlement in the Richmond case and a $21 million wrongful conviction verdict.

Tom also advises businesses on transactions, contracts, and litigation and is an Adjunct Professor of Trial Advocacy at Northwestern. A member of the International Practice Group, he presents regularly on legal developments.

WHY STAG LIUZZA?

Stag Liuzza is a top national environmental law firm with decades of experience protecting the rights of communities against harmful toxins.

01. A LEADERSHIP ROLE IN THE PFAS NATIONAL CLAIMS.

Stag Liuzza has been appointed to the leadership committee for the national suit governing PFAS from AFFF.

02. EXPERTISE AND EXPERIENCE

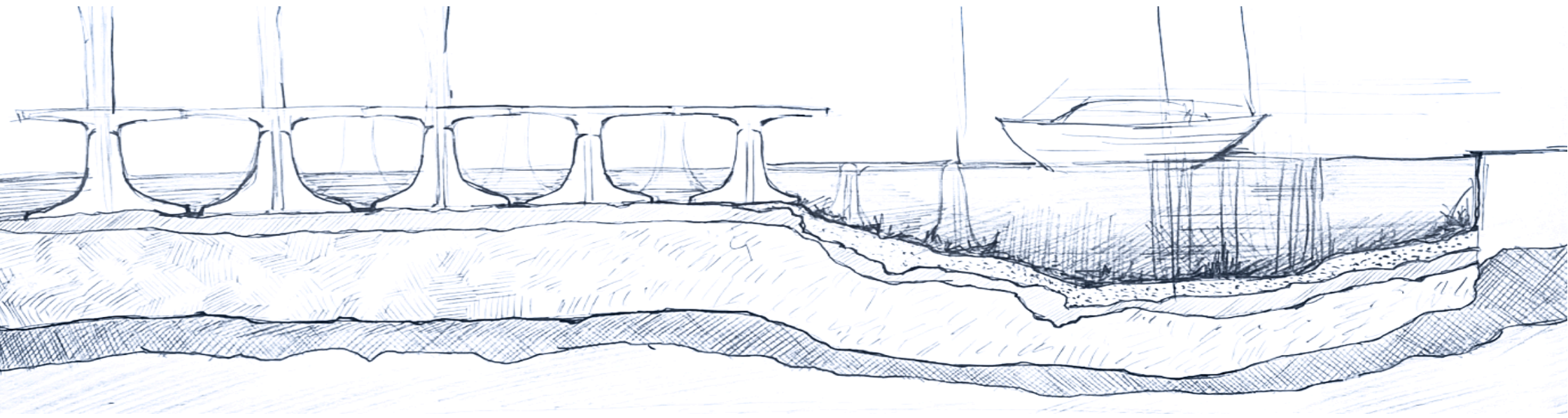
Stag Liuzza has litigated numerous water contamination cases and specializes in this niche area of law

03. MULTI-DISTRICT LITIGATION EXPERIENCE

Stag Liuzza litigates cases on behalf of large communities and governmental bodies. They understand what it means to represent municipalities in national lawsuits.

04. EXPERIENCE REPRESENTING GOVERNMENTAL ENTITIES

Representing a state or local entity differs from representing individuals and corporate clients. Stag Liuzza has represented governmental entities for years and understands the unique concerns and requirements of their clients.



BIG CHEM TAKES US SERIOUSLY



HERE'S WHY

Leadership
position on the Executive Committee overseeing the National PFAS litigation

$14 Billion+
settlements (and counting!)

100
years of combined experience

Stag Liuzza works with towns and cities across the country to hold chemical companies accountable for the pollution they cause.

We represent a PWS serving 200,000+ customers that is estimated to receive a settlement totaling **$14 million**. Stag Liuzza also represents a PWS serving 15,000 customers that is estimated to receive a settlement totaling **$3 million**. Another PWS serving 5,000 and represented by Stag Liuzza is estimated to receive **$4.7 million**.

PFAS CONSULTATION
Scan this QR code to schedule your PFAS consultation with Mike Stag & Ashley Liuzza

PFAS INFORMATIONAL WEBINAR
Scan this QR visit us online and learn more about our initiative.

AV PREEMINENT Martindale-Hubbell Lawyer Ratings · Louisiana Association for JUSTICE MEMBER · Super Lawyers · AMERICAN ASSOCIATION for JUSTICE · TOP 10 TRIAL LAWYERS

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

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2025-18

Agenda Item Summary Memo

Title: Parks & Recreation Forester Woodchipper Attachment Purchase Approval

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Supermajority (6 out of 9)

Council Action Requested: Approval

Submitted by: Tim Evans (Name) Parks and Recreation (Department)

Agenda Item Notes:

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

Memorandum

To: Yorkville City Council
From: Tim Evans, Director of Parks and Recreation
CC: Bart Olson, City Administrator
Date: March 6, 2025
Subject: Parks & Recreation Forester Woodchipper Attachment Purchase Approval

---

Subject

Parks & Recreation Forester Woodchipper Attachment Purchase Approval

Background

As part of the of the approved Fiscal Year 2025 City budget, the City designated funds in the Parks & Recreation capital fund for a new forester woodchipper attachment. An image is attached of the equipment piece.

A forester woodchipper attachment is designed to promote easy operation, high efficiency and operator safety. The proposed woodchipper will assist Parks & Recreation staff in optimizing the process of clearing tree and wood debris, logs and limbs with small to medium diameters throughout the City parks, natural and wooded sites.

As part of the Parks' regular operations, Parks staff spends hundreds of hours each year pruning and clearing debris at all of the City's parks, natural and wooded sites. This includes both park trees and parkway trees within a park site. Additionally, Park staff also work at the City's wooded and natural areas trimming and clearing trees and underbrush. All of this tree work generates a significant amount of debris and brush. By purchasing a woodchipper, it will save a notable amount of staff time and improve efficiencies within in the parks, wooded and natural areas. Staff will also be able to use the wood chips in the City's chipped pathways and tree rings. Finally, the use of the chipper will also allow staff to quickly clean up certain sized downed trees and branches after storms.

To catch the debris from the woodchipper, staff will build a wooden box and place it on the Parks dump truck that also pulls the woodchipper. An image of this setup is attached.

As part of this purchase process, Parks and Recreation staff received the attached purchase quote from Sourcewell, contract # 031721-VRM. The attached quote for the equipment is $43,033.18 which is within the $45,000 the City budgeted. The sales order is attached.

Please be advised that the Parks and Recreation Capital cost center within the (25) Vehicle and Equipment Fund is projected to exceed its overall budget by approximately $12,000. This variance arises from the acquisition of a new skid steer at a total cost of $72,440. As part of this purchase, the City traded in an older unit, which was valued at $27,000, effectively reducing the net purchase price to $45,440. Per Generally Accepted Accounting Principles (GAAP), the trade-in value must be recorded as revenue (classified as a sale of capital assets) rather than being deducted directly from the expenditure. Consequently, this results in a corresponding increase of $27,000 in both the revenue and expense line items within the Parks and Recreation Capital account. However, while this accounting treatment leads to a reported budget overage in the cost center, it has a positive impact on overall fund balance, increasing it by approximately $15,000.

Recommendation

Staff seeks City Council approval to purchase the 2024 Vermeer BC1000XL DEUTZ G2.9 PETROL DOM VAL PKG Forester Woodchipper from Vermeer Midwest (Sourcewell, Contract # 031721-VRM) in the amount of $43,033.18.

Resolution No. 2025-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE PURCHASE OF A WOODCHIPPER IN AN AMOUNT NOT TO EXCEED $43,034

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, the City's Municipal Code provides that the City may approve contracts for supplies and equipment that have not been competitively bid by a two-thirds affirmative vote of the City Council; and

WHEREAS, the City's Parks Department routinely prunes and clears trees, bushes, underbrush and debris at all the City's parks and on natural and wooded City property; and

WHEREAS, the Parks Department desires to purchase a woodchipper to aid in the process of clearing trees, bushes, underbrush and debris; and

WHEREAS, $45,000 was designated in the Fiscal Year 2025 budget for a new forester woodchipper attachment that could be pulled by the Parks Department's Ford F-450 dump truck; and

WHEREAS, the City has obtained a quote (the "Quote") from Vermeer Midwest of Aurora, Illinois, attached hereto as "Exhibit A", for the purchase of a 2024 Vermeer BC1000XL DEUTZ G2.9 PETROL DOM VAL PKG Forester Woodchipper; and

WHEREAS, the Quote was obtained through Sourcewell, a cooperative purchasing program that procures equipment for states and local governments; and

WHEREAS, the Mayor and City Council (the "Corporate Authorities") have determined that it is in the best interests of the health and safety of the City and its residents to waive the competitive bidding requirement and to authorize and approve the purchase of a woodchipper attachment from Vermeer Midwest in accordance with the provisions of the Quote.

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

Section 1. The foregoing recitals are hereby incorporated in this Resolution as the findings of the Corporate Authorities.

Section 2. The Corporate Authorities hereby waive the competitive bidding requirements in accordance with the City's Municipal Code and pursuant to the foregoing recitals, and the City Administrator and Parks Department are authorized and directed to proceed with the purchase of the woodchipper attachment, as described in the Quote, from Vermeer Midwest of Aurora, Illinois, in an amount not to exceed $43,034.

Section 3. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

2801 Beverly Drive
Aurora, IL 60502
630-820-3030
www.vermeermidwest.com

9/23/2024

Quote #: Q-29251-2
PO #:

Bill To:
Yorkville Parks & Recreation
Scott Sleezer
185 Wolf Street
Yorkville, IL 60560
630-878-7291

Ship To:
Yorkville Parks & Recreation
Scott Sleezer
185 Wolf Street
Yorkville, IL 60560
630-878-7291

To Whom It May Concern:

I would like to submit this quote to you.

1 New 2024 Vermeer BC1000XL DEUTZ G2.9 PETROL DOM VAL PKG **$42,194.18**

~ 72 h.p. Deutz Gas Engine
~ 12” Capacity Drum Style Brush Chipper, 12 X 17” Opening
~ EcoIdle System: Automatically lowers engine RPMs and stops feed rollers
~ Air Cleaner 2 Stage Dry with Safety Element
~ Machine Weight 4,680lbs.
~ 150” Long, 101” Tall and 66.5” Wide
~ 20 Gallon Fuel Tank
~ Live Hydraulics with 7 Gallon Hydraulic Tank
~ Patented Vermeer Smartfeed System
~ 5200 lbs. Rubber Torsion Axle
~ Tires ST 225/75/R15 Load Range D
~ Clutchless PTO with Belt Tensioner
~ 20” Diameter Feed Wheel. 17” Wide.
~ 2 Double Sided Cutter Knives.
~ Chute Rotation Angle 270 Degrees
~ Upper and Lower Feed Stop Bar for Safety
~ Electric Brakes with Breakaway Switch
~ 1 Year/1,000 Hour Limited GM Engine Warranty
~ 3 Year/3,000 Hour Extended Limited Warranty on Chipper Drum
~ 1 Year/1,000 Hour Parts and Labor Standard Vermeer Limited Warranty.
~ Sorcewell Contract # 031721-VRM

Untaxed Machine	**$42,194.18**
Freight and Prep	**$839.00**
Grand Total	**$43,033.18**
----------	**----------**
Total Due	**$43,033.18**
----------	**----------**

Initials: _____

Finance Options with Approved Credit

Payment Details	Monthly Payment
Approximate payment on 0 months based on $0 down	

Additional Options

Quantity	Product Name	Net Total	Additional Price Per Month
1.00	CP PREM 12 MOS, UNLIMITED HRS - 500 HRS MAINT	$3,142.00	

CONFIDENCE PLUS PREMIUM PACKAGE
~ 12 Additional Months of Extended Warranty Coverage with NO HOUR RESTRICTIONS on your Vermeer Equipment Components. Engine Warranty Not Included.

PLANNED MAINTENANCE
~ Parts & Labor rates are locked in and pre-paid for up to the selected hours of maintenance coverage or 5 years from date of purchase, whichever occurs first.
~ Number and hours of planned maintenance intervals vary by model. See Vermeer Midwest Rep for details.
~ Includes comprehensive inspections with each planned maintenance service.

TRAVEL
~ 60% discount from published travel rates at the time of occurrence for PMs and warranty services for Extended Warranty term. Charge is per occurrence.

DIAGNOSTICS
~ Diagnostics offered at no charge for entire Extended Warranty term.

1.00	CP PREM 24 MOS, UNLIMITED HRS - 500 HRS MAINT	$3,939.00	

CONFIDENCE PLUS PREMIUM PACKAGE
~ 24 Additional Months of Extended Warranty Coverage with NO HOUR RESTRICTIONS on your Vermeer Equipment Components. Engine Warranty Not Included.

PLANNED MAINTENANCE
~ Parts & Labor rates are locked in and pre-paid for up to the selected hours of maintenance coverage or 5 years from date of purchase, whichever occurs first.
~ Number and hours of planned maintenance intervals vary by model. See Vermeer Midwest Rep for details.
~ Includes comprehensive inspections with each planned maintenance service.

TRAVEL
~ 60% discount from published travel rates at the time of occurrence for PMs and warranty services for Extended Warranty term. Charge is per occurrence.

DIAGNOSTICS
~ Diagnostics offered at no charge for entire Extended Warranty term.

Proposal good for 30 days; we reserve the right at any time prior to acceptance to revoke this quotation.

Accepted by: _____ Date: _____

Thank you for your consideration.

Sincerely,

Initials: _____ Quote #:Q-29251


Vermeer
BC 1000 XL


Vermeer
BC1000

Park & Recreation Capital (25-225) - Vehicles / Equipment / Park Improvements Summary

Account Number / Description	FY 2025 Projected	FY 2026 Proposed	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	Totals
25-225-60-00-6070							
Vehicles	**$ 91,840**	**$ 229,000**	**$ 147,000**	**$ 180,000**	**$ 225,000**	**$ 226,000**	**$ 1,098,840**
Pickup Truck	39,680	-	55,000	56,000	-	60,000	210,680
Pickup Truck	52,160	54,000	54,000	54,000	-	60,000	274,160
Bucket Truck	-	175,000	-	-	-	-	175,000
Recreation Van	-	-	38,000	-	45,000	46,000	129,000
Pickup Truck	-	-	-	-	60,000	60,000	120,000
Dump Truck	-	-	-	70,000	-	-	70,000
Utility Truck	-	-	-	-	60,000	-	60,000
Utility Truck	-	-	-	-	60,000	-	60,000
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
25-225-60-00-6060							
Equipment	**$ 192,010**	**$ 72,000**	**$ 188,000**	**$ 81,000**	**$ 44,000**	**$ 104,000**	**$ 681,010**
Mower	15,520	16,000	16,000	17,000	17,000	17,000	98,520
Boom Sprayer	-	-	30,000	-	-	-	30,000
Skid Steer	72,440	-	-	-	-	-	72,440
Watering Trailer and Tank	12,650	-	-	-	-	-	12,650
Safety Barriers	-	-	-	-	-	-	-
Lightening Detectors	31,200	-	-	-	-	-	31,200
Gator	-	-	20,000	-	-	-	20,000
Forester Woodchipper Attachment	45,000	-	-	-	-	-	45,000
Wing Mower	-	-	70,000	-	-	-	70,000
Fork Truck	-	30,000	-	-	-	-	30,000
Miscellaneous Recreation Equipment	5,000	16,000	15,000	15,000	15,000	15,000	81,000
Utility Brush Mower	-	-	10,000	-	-	-	10,000
Replace Trash Cans	10,200	10,000	10,000	12,000	12,000	12,000	66,200
Trailer	-	-	7,000	-	-	-	7,000
Trailer	-	-	10,000	-	-	-	10,000
Paint Sprayer	-	-	-	20,000	-	-	20,000
Mower	-	-	-	17,000	-	-	17,000
John Deere 4500 Tractor	-	-	-	-	-	60,000	60,000
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	

Park & Recreation Capital (25-225) - Vehicles / Equipment / Park Improvements Summary (continued)

Account Number Description	FY 2025 Projected	FY 2026 Proposed	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	Totals
25-225-60-00-6010							
Park Improvements	**$ 229,080**	**$ 173,900**	**$ 230,000**	**$ 330,000**	**$ 270,000**	**$ 630,000**	**$ 1,862,980**
Playgrounds - Rotary Park	191,369	-	50,000	-	-	-	241,369
Playgrounds - Prestwick Park	-	50,000	-	-	-	-	50,000
Riverfront Park Projects	-	-	50,000	-	-	-	50,000
Playground Installation Funds	37,711	-	25,000	25,000	25,000	25,000	137,711
Playgrounds - Cannonball Park	-	123,900	-	-	-	-	123,900
Playgrounds - Sunflower Park	-	-	105,000	-	-	-	105,000
Grande Reserve - Park C	-	-	-	40,000	-	-	40,000
Playgrounds - Bridge Park	-	-	-	90,000	-	-	90,000
Playgrounds - Raintree A Park	-	-	-	-	90,000	-	90,000
Playgrounds - Stepping Stones Park	-	-	-	125,000	-	-	125,000
Playgrounds - Bristol Bay Park	-	-	-	50,000	-	-	50,000
Playgrounds - Hiding Spot Park	-	-	-	-	-	165,000	165,000
Playgrounds - Gilbert Park	-	-	-	-	-	80,000	80,000
Playgrounds - Bristol Station Park	-	-	-	-	155,000	-	155,000
Grande Reserve - Park F	-	-	-	-	-	120,000	120,000
Grande Reserve - Park G	-	-	-	-	-	120,000	120,000
Grande Reserve - Park H	-	-	-	-	-	120,000	120,000
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
Grand Totals	**$ 512,930**	**$ 474,900**	**$ 565,000**	**$ 591,000**	**$ 539,000**	**$ 960,000**	**$ 3,642,830**

All purchases existing Vehicles and Equipment, unless noted otherwise (highlighted in blue).

New additions

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

Agenda Item Number

Mayor's Report #6

Tracking Number

CC 2025-19

Agenda Item Summary Memo

Title: Ordinance Amending the School Transition Fee

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

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

Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: March 5, 2025
Subject: Ordinance Amending the School Transition Fee

Summary

Consideration of an ordinance amending the City's school transition fee, which is due at time of residential building permit.

Background

A school transition fee is a type of an impact fee paid to a school district to offset the lag between when a student moves into the house and enrolls in the school district, compared to the timing of the first property tax bill (a school district's main source of funding). The City last modified the transition fee in 2002, bringing it from $1,500 per home to $3,000 per home. This transition fee has not been touched since 2002, and the Yorkville School District is in the middle of finalizing an analysis and recommendation to significantly increase those transition fees to reflect 2025 financial impacts of property tax timing, the cost of providing an education to each student, and the School District's capital needs. The timing of said study is expected to occur in late April or early May, and would impact all residential subdivisions that do not have a fee lock.

The City has two new residential subdivisions up for consideration, and these subdivision approvals could be delayed until the school's transition fee analysis is completed. Rather than delay projects, the City approached the current developers of the 1115 LLC project and explained the issue of the timing of that analysis and made an offer to apply an interim school transition fee of $5,000 per home (or to wait out the school's analysis). The developer expressed interest in a more immediate City Council action on the development and the $5,000 transition fee.

Attorney Orr has drafted the transition fee ordinance that would change the fee from $3,000 to $5,000. The justification for this change is that the School District's early estimate of the requested transition fee will be in the $8,000 to $10,000 range. When the School District's analysis is complete, the City will review the analysis and consider the feasibility of increasing the fee to at or around the School District's requested amount. Of note, the proposed ordinance will only apply to the Yorkville School District currently, as no request or information has been provided by the Plano School District at this time.

Recommendation

Staff recommends approval of the ordinance amending the school transition fees.

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AMENDING SCHOOL TRANSITION FEES

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

WHEREAS, the City has experienced substantial residential growth since 2000 having a population at that time of approximately 6,000 and growing to a population of over 25,000 in 2025, thereby impacting Yorkville Community School District #115 (" SD #115") which serve the entire City; and

WHEREAS, in 1993, the City imposed a fee per new permit issued for a residential unit in the amount of $1,500 (the "School Transition Fee") to assist SD #115 to address the need for additional classroom space and facilities as a result of the continuing growth of its student population; and

WHEREAS, as the City continued to grow, in 2002, the City increased the School Transition Fee to $3,000 per residential unit permit where it has remained to this date despite the increase in all costs to meet the educational need of its students; and

WHEREAS, since 2002, the City has issued over 6000 permits for residential units which has had a significant impact on the Sd #115 mandating substantial expansion to all of its facilities and operations and an increase in its staffing requirements; and

WHEREAS, given the projections for continuing growth, it is necessary that an immediate increase in the School Transition Fee to $5,000 be imposed which the City is prepared to consider; however, it is also evident that such increase does not take into account the continuing annual growth SD #115 has experienced over the past decade and shall continue to experience in the years to come; and

WHEREAS, in response to this, SD #115 has undertaken an assessment of the current facilities and operating expenditures required per student including projections on the future demands being placed on SD #115 as the growth of the City continues at an annual average rate of 4.07%; and

WHEREAS, the City hereby agrees to review the assessment study from SD #115 upon its completion and to review and amend School Transition Fee to reflect the actual impact on SD #115 as a direct result of the continuing growth of the City.

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

Section 1. The foregoing preambles are hereby incorporated into this Section 1 as if fully restated.

Section 2. Ordinance 2002-4 passed by the Mayor and City Council is hereby amended to increase the School Transition Fee from $3,000 to $5,000, effective immediately.

Section 3. The School Transition Fee as increased pursuant to Section 2 of this Ordinance shall be reviewed by the City upon receipt of an assessment from the SD #115 with statistics substantiating current costs and future projections of all costs resulting from the continuing growth of the City.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

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

Agenda Item Number

Mayor's Report #7

Tracking Number

CC 2025-20

Agenda Item Summary Memo

Title: Well Number 9 Emergency Work

Meeting and Date: City Council – March 11, 2025

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Eric Dhuse (Name) Public Works (Department)

Agenda Item Notes:

If additional packet materials become available after the creation of the packet, they will be distributed as a supplemental packet before the City Council meeting.

Memorandum

To: Mayor and City Council
From: Eric Dhuse, Director of Public Works
CC: Bart Olson, City Administrator
Date: March 5, 2025
Subject: Well 9 Emergency Work

Summary

An update on the status of Well 9 emergency repairs.

Background

As of the end of day on March 5th, the well pump and motor assembly has been successfully pulled and will be transported to the contractor's shop on March 6th for diagnosis and inspection. At the time of packet publication, there is not definitive answer as to what is wrong with the assembly. I hope to get answers tomorrow and be able to share with everyone to keep you informed. I would also hope to have a full written report for the City Council meeting on March 11th which would allow us to take action that night instead of holding another special meeting or waiting until the next scheduled meeting.

It has been 8 years since we have had that well pulled and inspected, so we are going to check the pipe, cables, wires, starter, and all other components of the well to make sure everything is in good working order before we reinstall the unit. Once everything is completed and the well in back in service, we should not have to pull it again for another 10-15 years for routine service.

Recommendation

There is no recommendation currently.

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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2024-29 & EDC 2025-06

Agenda Item Summary Memo

Title: 1115, LLC (Rezone & PUD)

Meeting and Date: City Council – March 11, 2025

Synopsis: Request for rezoning to R-4 and PUD approval of a townhome development.

Council Action Previously Taken:

Date of Action: PZC – 2/12/25 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2024-29 & EDC 2025-06

Type of Vote Required:

Council Action Requested:

Submitted by: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

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

Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
David Hansen, Senior Planner
Sara Mendez, Planner I
Date: March 3, 2025
Subject: **PZC 2024-29 1115, LLC (Rezone & PUD)**
Proposed "Fox Haven" Multi-Family Residential Townhome Development

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REQUEST SUMMARY:

Richard L. Williams, attorney, on behalf of Patrick Winninger, contract purchaser/petitioner and Brent and Tracy Schalhamer, property owner, intends to purchase and redevelop approximately 14 acres of land comprised of two (2) parcels: a 1-acre rectangular parcel and a 13-acre irregularly-shaped parcel, previously operated as Parfection Park and located at 1115 South Bridge Street. The proposal seeks to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community, known as Fox Haven, with 18 buildings totaling 105 townhome units. The one-acre parcel will remain zoned as B-3 General Business District, with plans for a future commercial development.

As part of the Planned Unit Development agreement, staff recommends **increasing the one-time school transition fee from $3,000 to $5,000 per dwelling unit**, **payable at the time of the building permit and fixed for three years**. This increase aims to help offset the immediate impact of new school-aged residents on the district before the homes generate property tax revenue. The school district is currently analyzing the impact of new home construction on student enrollment and will update its transition fee assumptions, which the City will likely adopt and apply to future residential developments without existing fee agreements.

REZONING AND PUD AGREEMENT:

Below is a summary of the requested deviations from the United Development Ordinance (UDO) and conditions for the proposed Fox Haven townhome development:

1. **Underlying Zoning**: Townhome land use will have a R-4 General Multi-Family Residence District underlying zoning and the commercial parcel will retain its current B-3 General Business zoning.

2. **Landscaping Requirement**:
    a. Transition Zone "C" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and Transition Zone "A" Landscape Buffer between the Prairie Garden subdivision to the south.
    b. Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.
    c. No Transition Zone Landscape buffer is required between the agricultural land use to the north.

3. **Appearance Standards**: Reduction of the required minimum 50% masonry products or premium siding on the front façade of 75% of the townhome buildings to 25%.

4. **Signage**: Approval of a signage plan for the proposed townhome development which consists of approximately 25 signs with the following condition:

a. Development Project sign on B-3 parcel shall have a maximum sign area of 120 square feet (10'x12').

5. **Permit Fee Schedule**: Attached Fee Schedule provided as an Exhibit to PUD Agreement.

6. **Roadways**: Internal roadways will remain private, however cross-access easements will be required. Additionally, a secondary access point is recommended for emergency and public safety purposes.

7. **Engineering Review**: Approval of the proposed PUD will be contingent upon compliance with the comments outlined in EEI's January 8, 2025.

PLANNING & ZONING PUBLIC FEEDBACK:

In response to public comments from the owner of the agriculturally zoned property located north of the proposed development, the petitioner has agreed to install a fence along the shared property line, accompanied by "No Trespassing" signage. The specific details, including the type of fencing material, will be determined at a later date.

Additionally, the petitioner has conducted and submitted its own School District Impact Analysis, utilizing data from a 2020 study by the National Association of Home Builders. It is important to emphasize that this analysis is independent of the population estimates generated through the City's Land Cash Ordinance calculations, which are used to determine park and school land dedications or cash-in-lieu fees.

PLANNED UNIT DEVELOPMENT (PUD)/REZONING REQUESTS:

The Planning and Zoning Commission held a public hearing regarding the proposed Planned Unit Development (PUD) and Rezoning request for the subject property on February 12, 2025. The commission made the following actions on the motions below:

1. *Planned Unit Development (PUD)*
   In consideration of testimony presented during a Public Hearing on February 12, 2025 and standards for Planned Unit Development Approval, the Planning and Zoning Commission recommends approval to the City Council of a request to develop a 13-acre townhome community with 17 buildings totaling 105 townhome units with a deviation from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25% and a signage plan allowing for certain temporary signs to exceed the permitted maximum sign area and sign height for the property generally located west of IL Route 47 (S. Bridge Street), east of the Green Briar subdivision, and north of the Prairie Garden development with a common address of 1115 South Bridge Street, subject to the conditions enumerated in a staff memorandum dated February 6, 2025.

   Action Item:
   Green-aye; Linnane-aye; Forristall-aye; Vinyard-aye; Williams-aye; Hyett-aye; Crouch-aye
   7 ayes; 0 no

2. *Rezone*
   The Planning and Zoning Commission recommends approval to the City Council to rezone a 13-acre parcel generally located west of IL Route 47 (S. Bridge Street), east of the Green Briar subdivision, and north of the Prairie Garden development with a common address of 1115 South Bridge Street from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District.

Action Item:
Green-aye; Linnane-aye; Forristall-aye; Vinyard-aye; Williams-aye; Hyett-aye; Crouch-aye
7 ayes; 0 no

Attachments:

1. Draft Ordinance Approving PUD
2. Draft PUD Agreement
3. Draft Rezoning Ordinance
4. Fox Haven – School District Impact Analysis submitted by Petitioner dated Feb. 2025
5. Application for Rezoning
6. Application for Planned Unit Development
7. Legal Description
8. Letter of Transmittal, dated November 15, 2024 and prepared by Richard L. Williams, Attorney
9. Letter of Authorization, dated November 5, 2024 and prepared by Brent and Tracy Schalhamer
10. Concept PUD Plans – dated 12/17/24 and prepared by HR Green
11. Greenbriar Screening Photos
12. Response Letters from HR Green dated January 2, 2025
13. Proposed Signage Guidelines and Examples
14. Proposed Elevation/Rendering
15. EEI Review Letter dated January 8, 2025
16. Plan Council Packet dated 12-12-24
17. Land Cash Fee Schedule
18. Public Hearing Notice Affidavit
19. Community Meeting Sign-In Sheet

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS APPROVING A PLANNED UNIT DEVELOPMENT AGREEMENT WITH 1115, LLC

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

WHEREAS, 1115, LLC, an Illinois limited liability company ("1115 LLC"), submitted a proposal to the City to develop approximately 14 acres of land located at 1115 South Bridge Street and comprised of two parcels: a 1-acre parcel and a 13-acre irregularly-shaped parcel (the "Development Site") for the purpose of developing a townhome community with 18 buildings totaling 105 townhome units on the 13-acre parcel, and a future commercial development on the 1-acre parcel (Collectively, the "Project"); and

WHEREAS, as part of their proposal, 1115 LLC submitted an application to the City for a special use planned unit development for the Development Site which the City has found to be complete and consistent with the City's purpose and intent of the planned unit development regulations and policies for development along Bridge Street (Illinois Route 47); and

WHEREAS, in order to establish the specific development standards, regulations, limitations and conditions regarding the construction of the Project, the City and 1115 LLC have negotiated a Planned Unit Development Agreement (the "PUD Agreement") substantially in the form attached hereto, setting forth all development regulations and conditions for the construction and operation of the Project; and

WHEREAS, the City and 1115 LLC have reviewed the PUD Agreement, as attached, and are prepared to proceed with the Project in accordance with the standards and the requirements for its construction and operation as set forth therein; and

WHEREAS, the City is prepared with approve the PUD Agreement, as herein provided, as it believes that the construction of the Project shall bring desirable affordable housing to the area and benefit the City and its residents.

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

Section 1. All of the Preambles set forth above are incorporated herein as if restated.

Section 2. Planned Unit Development Agreement By and Between the United City of Yorkville and 1115, LLC is hereby approved substantially in the form attached hereto and made a part hereof.

Section 3. The Mayor and City Clerk are hereby authorized to executed said Agreement and the City Administrator, City Engineer and City Attorney are hereby authorized to finalize the terms and take any action required to implement said Agreement.

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 _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

Planned Unit Development
Agreement By and Between The
United City of Yorkville and
1115, LLC
(FOX HAVEN)

This Planned Unit Development Agreement by and between the United City of Yorkville, Kendall County, Illinois and 1115, LLC, an Illinois limited liability company, is entered into this ____ day of _____, 2025.

Article 1. Preambles

1.1 The United City of Yorkville, Kendall County, Illinois (the *"City"*) is a duly organized and validly existing non-home rule municipality pursuant to the 1970 Constitution of the State of Illinois and the laws of the State.

1.2 The Project. 1115, LLC, an Illinois limited liability company (the *"Developer"*) is the contract purchaser of 14 acres of land comprised of two (2) parcels, located at 1115 South Bridge Street: a one-acre rectangular parcel identified as parcel number 05-05-226-013 ("*Parcel A*"); and a 13-acre irregularly-shaped parcel, identified as parcel number 05-05-201-004 ("*Parcel B*"), (collectively, the *"Subject Property"*). The Developer intends to develop Parcel B as a townhome community (the "*Project*"), with future plans to develop Parcel A as a commercial development. The Project is generally depicted on the site plan attached hereto as Exhibit A (the "*Site Plan*") and consists of 17 buildings totaling 105 townhome units.

1.3 Zoning. Parcel A is and would remain zoned B-3 General Business District. Parcel B is currently zoned R-1 Residential District. The Developer desires to re-zone Parcel B as an R-4 General Multi-Family Residence District for the purpose of developing the Project.

1.4 The Planned Unit Development. Under the City's Unified Development Ordinance (*"UDO"*), any development encompassing four (4) or more acres shall be approved as a planned unit development. The Developer has submitted an application for a special use planned unit development for the Project (the "Application"). The Application does not require any variances from the R-4 General Multi-Family Residence District or B-3 General Business District standards. The City has reviewed the Application and found it to be complete and consistent with the purpose and intent of the planned unit development regulations. The Project is compatible with the surrounding uses.

Article 2. Development Standards

2.1 PUD Approval. The City has reviewed the Developer's Application and found it to be complete. The Project is consistent with the purpose and intent of the planned unit development regulations; facilitating a unified development that is consistent with the City's plans and policies for residential and commercial development along Route 47. The Project will preserve a mature, densely vegetated tree line that provides a buffer between the Subject Property and the Greenbriar Subdivision to the west, thereby providing necessary justification for the modifications to standards as required under the UDO. The Project meets the standards for the approval of a

special use, the additional standards of review for a planned unit development, and the standards for approval of variations under the planned unit development. The City hereby approves a special use for a planned unit development with specified variations for the Subject Property as generally depicted on the Site Plan, subject engineering review comments provided in a letter dated January 8, 2025, attached hereto as Exhibit B, and to the terms more specifically herein set forth.

2.2 Building Setbacks. The Project shall adhere to all bulk regulations and building setbacks set forth in Section 10-3-9 of the City's UDO. Specifically, the following standards shall be adhered to as a guideline but more specifically depicted on Exhibit A.

R-4 Zoning Regulations

Minimum Lot Area:	15,000 sq. ft. (N/A)
Minimum Lot Size per Dwelling Unit:	5,000 sq. ft. (N/A)
Minimum Lot Width:	90 feet (N/A)
Front Yard Setback:	30 feet (Per Plan)
Rear Yard Setback:	40 feet
Side Yard Setback:	12 feet or 60% of building height (20 ft. corner)
Maximum Density:	8 dwelling units per acre
Maximum Lot Coverage:	70%
Maximum Dwelling Height:	40 feet

B-3 Zoning Regulations

Minimum Lot Area:	10,000 sq. ft.
Front Yard Setback:	50 feet
Rear Yard Setback:	20 feet
Side Yard Setback:	20 feet
Corner Yard Setback:	30 feet

2.3 Multi-Family Residential Use Standards. Per the City's UDO, the main entrance to a multi-family dwelling shall face the primary perimeter or internal street and the entrance to a townhome shall face the primary public street unless otherwise approved. The City hereby grants Developer's request that Units 5 and 6 feature a motor court-style arrangement, as depicted on Exhibit A to this Agreement. Streets shall be privately owned and maintained by the Homeowners Association.

2.4 Vehicle Access to the Subject Property. There shall be two (2) access points off IL Route 47 for both the Project and the future commercial uses. One access point is currently depicted on Developer's Site Plan. Developer shall also install a secondary right-in access point for emergency access to the Subject Property. The Developer shall adhere to the requirements of Section 10-5-1-F of the UDO for cross-access easements between the residential and commercial parcels. Pending jurisdictional agency review (IDOT) for final location and access permit approval.

2.5 Parking Requirements. The Developer shall adhere to the Minimum Parking Requirements set forth in Section 10-5-1 of the UDO. Specifically, Developer shall provide a

minimum of 2.25 parking spaces per dwelling unit, of which a minimum of one (1) parking space per dwelling unit shall be provided in an attached or detached garage located at the rear or side façade of the building.

2.6 Pedestrian Circulation. The City's UDO requires connections between off-street parking, on-site pedestrian circulation systems, and existing and future planned trails. The Developer shall install an internal sidewalk network that is attached to an existing sidewalk network along IL Route 47, as depicted in Exhibit A to this Agreement.

2.7 Street Design. Per the City's UDO, blocks shall not exceed 1,320 feet in length. Streets shall be privately owned and maintained by the Homeowners Association, and shall otherwise be in conformance with Exhibit A..

2.8 Landscaping. Section 10-5-3 of the UDO establishes landscaping standards for new developments. Developer shall be required to submit a landscape plan in conformance with the following requirements: A Transition Zone "C" landscape buffer will be required between the Project and the adjacent Greenbriar subdivision to the west, including a minimum zone width of 15 feet, minimum fence/wall height of 6 (six) feet, and at least four (4) Understory trees, four (4) Canopy trees, and 25 shrubs. A Transition Zone "A" landscape buffer will be required adjacent to Prairie Garden subdivision to the south, including a minimum zone width of 8 feet, and at least four (4) Canopy trees. A Transition Zone "B" landscape buffer will be required between the Project and the adjacent commercial land uses to the east, including a minimum zone width of 10 feet, and at least three (3) Understory trees, three (3) Canopy trees, and 15 shrubs.

2.9 Appearance Standards. The Developer has submitted prototype building elevations for the Project, a copy of which is attached hereto as Exhibit C (the "*Building Elevations*"). The Building Elevations are representative of architectural design and building materials to be utilized for the Project but are not intended to be an exact depiction of any building that may be constructed as part of the Project. The Developer shall provide updated elevations with any application for final plat or at such time as Developer submits for a Building Permit, as may be applicable. The City shall approve updated elevations which are consistent with the quality and character of the Building Elevations. The UDO requires that at least 75% of the total buildings in the approved community shall incorporate a minimum of 50% premium siding material on the front façade, at least half of which (25% of the whole) shall incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned through the use of major architectural features. The Building Elevations incorporate decorative dormers, projecting bay windows and covered porches, all of which are major architectural features that result in a 30% credit toward the premium siding material, reducing the amount of premium siding material required to 20%.

2.10 Signage. Developer shall be permitted to install four (4) flag/banner signs 13 feet in height and one (1) development project sign measuring 10'x12' in size. Any additional signs installed by Developer shall comply with the requirements of Section 10-6 of the UDO as detailed in the signage plan attached hereto as Exhibit D (the "Signage Plan").

Article 3. Developer Obligations

3.1 Permits. The Developer covenants and agrees to obtain all required permits for the development of the Project and to construct all improvements in accordance with applicable City ordinances and all permits as issued. The Developer further agrees to obtain all approvals and permits from any other governmental units or agencies as may be required in connection with the construction and operation of the Project.

3.2 Fees. The Developer acknowledges the fees provided in the Fee Schedule, including a school transition fee of $5,000 per dwelling for a period of three (3) years, as depicted in Exhibit E to this Agreement, shall apply to the Project.

3.3 Dedications. The City acknowledges that it has already secured necessary and appropriate right-of-way dedications associated with the development of the Subject Property. The City agrees that it shall not require any additional right-of-way dedications associated with the development of the Subject Property. The City makes no representation with respect to any right-of-way dedication that may be required by the Illinois Department of Transportation associated with the improvement of IL Route 47.

3.4 Maintain Improvements in Good and Clean Condition. The Developer shall maintain the Subject Property in reasonably good and clean condition at all times during the development by the Developer, which shall include promptly removing all mud, dirt, and debris that is deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by the Developer or any agent of or contractor hired by, or on behalf of the Developer and repair any damage to any public property that may be caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, the Developer.

3.5 No Liability for City Review. Developer acknowledges and agrees that (i) the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development of the Project or use of any portion of the Subject Property or the improvements and (ii) the City's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

3.6 Hold Harmless and Indemnification. Developer shall hold harmless the City, and all of its elected, appointed officials, and employees (collectively the "City Parties") from any and all third-party claims that may asserted against the City Parties in connection with (i) the City's review and approval of any plans or improvements or (ii) the City's issuance of any approval, permit or certificate.

Article 4. City Obligations

4.1 Challenges. In the event of any challenge to the City's zoning of the Subject Property, the City agrees that, in cooperation with the Developer, the City shall undertake such process as is necessary and appropriate to correct any deficiency associated with the zoning of the Subject Property. In such event, the City agrees that the Parties shall not be required to await adjudication

of any such challenge, but that the Parties should proactively undertake such process as is necessary to reapprove the zoning on terms consistent with the approvals set forth herein.

4.2 City Assistance. The City agrees to cooperate and provide any reasonable assistance requested by Developer in applying for and obtaining any and all approvals or permits necessary for the development of the Subject Property as long as the Developer reimburses whatever costs and expenses the City incurs in providing assistance. The City will cooperate with Developer's specified vendors to assert applicable tax exemptions relating to purchase of materials to be incorporated into the public improvements, consistent with the Illinois Department of Revenue Regulations, the Retailers' Occupation Tax and with all requirements of law (including providing the City's form tax exempt letter as may be required).

4.3 UDO Freeze. For the term of this Agreement no amendment to the UDO which imposes more stringent requirements on the development or use of the Subject Property shall be applicable to the Subject Property. Upon the expiration of this Agreement pursuant to terms set forth in this Agreement, the Subject Property shall be governed by the underlying R-4 and B-3 zoning as modified by the approved planned unit development and shall be subject to the prevailing terms of the City's Code.

4.4 Equal Treatment. The City acknowledges that Developer is making a substantial up-front investment in the Subject Property in consideration of the rights herein granted to construct multiple buildings on the Subject Property over a twenty (20) year period. While the City will not freeze permit fees or building codes applicable to the Subject Property, the City hereby agrees not to impose new fees, requirements, or code provisions which would uniquely burden (i.e. not generally applicable to other commercial users) Developer's intended development, use, and operation of the Subject Property or the development, use and operation of data centers in general.

4.5 Certificate of Occupancy. The City shall issue a certificate of occupancy for each building constructed on the Subject Property when the building is fully capable of being served by sanitary sewers, storm sewers, water main, public/private roads, natural gas (as may be applicable), and electric utilities, and is otherwise in conformance with City Codes and other applicable state laws, and all applicable fees have been paid. The City agrees to issue temporary or conditional occupancy permits in the event that weather conditions prohibit the installation of certain subdivision improvements such as sidewalks, private drive aisles, and required landscaping.

Article 5. Term

The term of this Planned Unit Development Agreement commences and will be in full force and effect upon its execution by the parties and terminate on the first to occur: (i) development of all acreage of the Subject Property per Site Plan; or, (ii) the twentieth anniversary of the issuance by the City of the first Building Permit for the Subject Property.

Article 6. Notices

All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, returned receipt requested, at the address set forth below, or (c) by email transmission, when transmitted to email address set forth below, when actually received provided that any email transmission shall be accompanied by a delivery of a written notice via first class mail to the addresses below.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

	With a copy to:
Patrick Winninger 1115, LLC 1211 Deer Street Yorkville, Illinois 60560	Griffin Williams McMahon & Walsh LLP 21 N. Fourth St. Geneva, Illinois 60134 Attn: Richard L. Williams

Notices and communications to the City shall be addressed to and delivered at these addresses:

	With a copy to:
United City of Yorkville 651 Prairie Pointe Yorkville, Illinois 60560 Attn: City Administrator	Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. 1804 N. Naper Blvd., Ste. 350 Naperville, Illinois 60563 Attn: Attorney Kathleen Field Orr

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

Article 7. Mutual Understandings

7.1 Violations. In the event of a material breach of this Agreement, the Parties agree that the defaulting Party shall have thirty (30) days after notice of said breach to correct the same or diligently commence to cure said breach prior to the non-breaching Party's seeking of any remedy provided for herein. However, any breach by Developer reasonably determined by the City to involve health or safety issues may be the subject of immediate action by the City without notice of thirty (30) day delay. The failure of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

7.2 Amendments. This Agreement and the zoning applicable to the Subject Property may not be amended without the mutual consent of the Parties. Any amendment to the terms, covenants and agreements as set forth in this Planned Unit Development Agreement shall be in accordance with the provisions of Section 10-8-8G of the UDO

7.3 Governing Law. This Planned Unit Development Agreement and the terms, provisions, and conditions herein shall be governed by and construed and enforced in accordance with the laws of the State of Illinois and if enforced by judicial proceedings, the parties agree that such proceedings shall be conducted in the Circuit Court of Kendall County, Illinois.

7.4 Counterparts. This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

7.5 Force Majeure. In the event the performance of any covenant to be performed hereunder by a Party is delayed for causes which are beyond the reasonable control of the Party responsible for such performance (which causes shall include, but not be limited to, acts of God; inclement weather conditions; global pandemic; strikes; material shortages; lockouts; the revocation, suspension, or inability to secure any necessary governmental permit, other than a City license or permit; and any similar case), the time for such performance shall be extended by the amount of time of such delay.

7.6 Successor and Assigns. This Agreement shall inure to the benefit of, and be valid and binding upon, the Parties and their successors and assigns for the term of the Agreement. It is understood and agreed by the Parties hereto that in the event any part of the Subject Property is sold or conveyed at any time during the term of this Agreement, all unaccrued obligations and responsibilities of the prior title holder to said part of the Subject Property conveyed shall be released and be assumed by such purchaser of the part of the Subject Property conveyed, and the prior title holder shall be fully released from all unaccrued obligations which relate thereto. Notwithstanding the foregoing, the City shall not be required to release any Surety until the successor owner has posted replacement Surety for the improvement obligations being assumed by said successor owner, which Surety shall be in a form and amount acceptable to the City. In the event that part of the Subject Property is to be conveyed, the respective owners may enter into an agreement parsing respective obligations under this Agreement between the respective owners and the City shall not unreasonably withhold its consent to any such agreement.

7.7 Severability. Should any provision of this Agreement or application thereof to any party or circumstance be held invalid, and such invalidity does not affect other provisions or applications of this Agreement which can be given effect without the invalid application or provision, then all remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville *Attest:*

By: _____ By: _____
Mayor

Date: _____, 2025

1115, LLC

By: _____

Date: _____, 2025

EXHIBIT LIST

Exhibit A - Site Plan
Exhibit B - Engineering Review Letter dated January 8, 2025
Exhibit C - Building Elevations
Exhibit D - Signage Plan
Exhibit E - Fee Schedule

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO R-4 GENERAL MULTI-FAMILY RESIDENCE ZONING DISTRICT OF CERTAIN TERRITORY KNOWN AS 1115 SOUTH BRIDGE STREET, YORKVILLE, ILLINOIS (FOX HAVEN)

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

WHEREAS, 1115, LLC, an Illinois limited liability company ("Applicant"), desires to purchase from Brent and Tracy Schalhamer (the "Property Owners") and develop approximately 14 acres of land located at 1115 South Bridge Street and comprised of two parcels: a 1-acre parcel and a 13-acre irregularly-shaped parcel located within the corporate limits of the City.

WHEREAS, the Applicant wishes to develop the 13 acre irregularly-shaped parcel (the "Subject Property"), legally described in Section 2 and as shown on Exhibit A attached hereto and made a part hereof, into a townhome community; and

WHEREAS, the Applicant desires to rezone the Subject Property, which is currently classified in the R-1 Single Family Suburban Residence District into the R-4 General Multi-Family Residence Zoning District; and

WHEREAS, the Property Owners have provided a letter of authorization for the requested rezoning; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on February 12, 2025, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-8-12 of the City's Unified Development Ordinance and made findings of fact and recommendation to the Mayor and City Council ("Corporate Authorities") for approval of the rezoning; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

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

Section 1. The above recitals are incorporated herein and made a part of this Ordinance.

Section 2. That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 188.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 18.0 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 415.57 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 118.53 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 100.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 219.0 FEET TO A LINE DRAWN SOUTH 88 DEGREES 52 MINUTES

07 SECONDS WEST FROM A POINT ON SAID CENTER LINE WHICH IS 611.12 FEET SOUTHERLY OF SAID POINT "A"; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 859.67 FEET TO AN OLD CLAIM LINE; THENCE NORTH 11 DEGREES 59 MINUTES 56 SECONDS EAST ALONG SAID OLD CLAIM LINE 645.91 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 838.91 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83): COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (711.89 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 18.288 METERS (60.00 FEET) TO THE POINT OF BEGINNING, BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 7.315 METERS (24.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 7.315 METERS (24.00 FEET); THENCE NORTH 86 DEGREES 05 MINUTES 31 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

with Property Index Number 05-05-201-004 into the R-4 General Multi-Family Residence Zoning District.

Section 3. That this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

“Exhibit A”

PT NE 1/4 SEC 5-36-7 COM NE COR NE 1/4 W TO C/L RT 47, S 464.33', W 446.87' TO POB, S 70', E 138.57', S 188.12' E 249.93', S 18, E 415.57', S 118.53' W 100', S 219', W 859.67', NLY 645.91 E 838.91' TO POB CITY OF YORKVILLE

GWMW | LLP
GRIFFIN WILLIAMS McMAHON & WALSH

Attorneys and Counselors at Law

Richard L. Williams

Direct: 630. 457.1205
rwilliams@gwmwlaw.com

March 5, 2025

Hon. John Purcell, Mayor
Hon. Daniel Transier, Alderman
Hon. Ken Koch, Alderman
Hon. Craig Soling, Alderman
Hon. Arden Plocher, Alderman
Hon. Chris Funkhouser, Alderman
Hon. Seaver Tarulis, Alderman
Hon. Rusty Corneils, Alderman

Re: Fox Haven Development
1115 South Bridge Street, Yorkville, IL 60560

Dear Mayor and Aldermen:

Please be advised that our firm represents 1115, LLC, the developer of the approximately 14-acre Fox Haven Development, consisting of an approximately 13 acre townhome project containing 105 units and 1 acre commercial outlot. The purpose of this correspondence is to provide you with additional information regarding any neighbor concerns regarding the project prior to the upcoming March 11, 2025, City Council meeting. As you know, the Planning and Zoning Commission unanimously recommended approval after the February 12, 2025, public hearing on the proposed rezoning.

1. **School Children Generation**.

   We understand that the school district believes that the Development will generate in excess of 75 school children. However, the School District modelled the school district calculation based upon the assumption that all units will be 3-bedroom units, whereas there will be a blend of 2 and 3 bedroom units in Fox Haven.

   Additionally, at the Public Hearing, Developer presented evidence that the anticipated number of school age children to be generated from the project is 23.1, which number was generated based upon a 2020 study conducted by the National Association of Home

Builders that .22 school children are generated from newly constructed single family attached homes (see attached). While actual student count may vary from the study (more or less), this count is consistent with what the builder (Ryan Homes) has experience in the marketplace.

The project will pay significant impact fees to the School District, as well as generating substantial real estate revenues to the School District with what we believe will be a minimal impact on the School District. *Finally, Developer has voluntarily agreed to pay an additional $2,000 per unit school impact fee ($5,000 per unit total) in excess of current City requirements, to address and defray any impact on the schools*.

2. **Traffic**

The main entrance to the development will be located off of IL Route 47. The Illinois Department of Transportation (IDOT – District 3) has jurisdiction over access and permitting requirements must be approved by IDO for access control of the existing/proposed site entrance. IDOT has recently improved the IL Rte. 47 corridor to a five (5) lane roadway cross section knowingly that they are to accept various traffic that is generated along the corridor and future planning such as this development. At this time the development is under initial review to begin the permitting requirements to meet the policy set forth by the State. The proposed plan has two (2) access points along the available frontage with plans for future cross access areas to the north and south to meet the requirement of fire and life safety measures that the City and Professional Districts will require moving forward as part of the City review process as well.

3. **Stormwater**

The City has adopted the Kendall County Stormwater Management Ordinance (KCSMO) to regulate stormwater management and governing the location, width, course, and release rate of all stormwater runoff channels, streams, and basins within the City. In summary, any proposed development or increase in the amount of imperviousness of a site must comply with stormwater review and approval by the City. The City has qualified and licensed professional staff/consultants that review and approve each submittal based solely on this requirement of stormwater review. The proposed development must demonstrate various steps as part of the accepted ordinance requirement as mentioned above while also complying with Illinois Drainage Law relating to the existing and proposed drainage patterns, increases in runoff volumes,

release rates, overflow routes, water conveyance depths, and other factors to honor the upstream/downstream adjacent land(s).

Stormwater detention facilities proposed at Fox Haven are in compliance with the City code, was designed by registered professional engineers who perform the required calculations, and the stormwater design and calculations are ultimately then reviewed by the City's engineer before approval or any permit is issued. Fox Haven will enhance the existing onsite stormwater management basin to current designed standards which have evolved over the years to account for rainfall intensity increases, account for the change in the development area, and maintain existing drainage patterns to the north (current release from existing basin) as well. As such the location of the proposed detention basin is centrally located along the north property line to be in concert with the existing drainage patterns and convey the existing/proposed tributary flows to/from the storm water management basin area.

In summary, Fox Haven will not increase the flow of stormwater onto neighboring properties and will help slow the rate of release from existing conditions.

4. **Rentals**

As stated in the public hearing on the project, the price point for the townhomes will begin in the upper $300,000, and as such the economic are such that these homes are not designed or intended as a rental community. Moreover, to the extent that any townhome owner desires to lease a townhome, there will be significant restricts on the ability and term of the lease in the underlying Declaration of Covenants, Conditions and Restrictions (the "Declaration") for the development, limiting leases to terms of at least one (1) year in duration. We anticipate the Declaration to read substantially as follows:

> 2.15 LEASE OF HOME: Any Owner shall have the right to lease all (and not less than all) of his Home subject to the following provisions:
>
> (a) No Home shall be leased for less than twelve (12) months, and shall in no event be used for hotel or transient purposes; and
>
> (b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(c) Each Owner who leases his Home shall be required to furnish the Association with a copy of the lease and shall promptly notify the Association of any change in status of the lease. The Association shall maintain a record of such information with respect to all leased Homes.

5. **Trespassing**

At the Public Hearing, the owner of the unincorporated property to the north expressed concerns about trespassers from Fox Haven over her property. While this appears to be an existing issue from Green Briar residents, we have agreed to install a split rail fence with decorative "No Trespassing" signs, which fence will connect to the 6-foot privacy fence planned on the western boundary.

6. **Zoning**

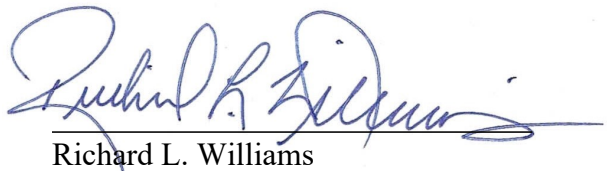
There is a need and demand for single family attached product in the southern portion of the City. The project is a logical transitional zoning from the existing R-2 single family residential properties to the west, R-3 zoned property to the south, and the commercial zoning to the east. Additionally, Fox Haven was designed to maximize the distance to the existing Greenbriar Subdivision to the west (over 100 feet of buffer), significant existing screening exists to the west, and the existing screening which will be further supplemented by additional landscaping and a 6-foot privacy fence.

The City's Comprehensive Plan, last updated in 2016, identifies the property as future commercial/office. However, since the plan's last update, there has been a dramatic shift away from the need for office/commercial space and toward affordable housing. An R-4 (PUD) townhome development is consistent with the character and trend of development in the area, and the needs for housing that the City is attempting to address. The City has recognized there is a shortage of R-4 zoned housing product. Moreover, the property has remained undeveloped despite being available for sale since 2018. The trend and character of development in the area suggests that the R-4 zoning is the appropriate zoning classification for this area.

Thank you for your time and consideration. We look forward to seeing you all at the March 11th and will be prepared to answer any questions you may have.

Very truly yours,

GRIFFIN WILLIAMS
MCMAHON & WALSH, LLP

By: 
Richard L. Williams

cc: Krysti Barksdale-Noble
Client
Ryan Homes

Fox Haven
School District Impact Analysis (Feb. 2025)

Units	Students *	EAV/Unit (AVG)**	Impact/Land Cash Fees	Total Impact/Land Cash	District Rate (2023)	Total EAV	Total RE Tax
105	23.1	$116,666.67	$4,494.49	$471,921.45	0.062177	$12,250,000.35	$761,668.27

Total Number of Students Projected **	**23.1**
Total Impact Fees/Land Cash	**$471,921.45**
Total Annual RE Taxes at full buildout	**$761,668.27**
Per child	**$32,972.65**

* Average townhome value averaged at $350,000

** Student count based upon 2020 National Association of Home Builders study
https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2020/special-study-one-public-school-child-for-every-three-homes-may-2020.pdf

Table 1. Average Number of Public School Children per Housing Unit By Structure Type

	All	Single-family Detached	Single-family Attached	Manufactured
All Housing Units	0.34	0.39	0.31	0.33
New Construction	0.32	0.43	0.21	0.34
Existing Homes	0.34	0.39	0.31	0.33
All Occupied Units	0.39	0.44	0.34	0.42
Recent Movers	0.35	0.50	0.37	0.44
Into New construction	0.37	0.51	0.24	0.35
Into Existing Homes	0.35	0.50	0.38	0.44
Non-movers	0.39	0.44	0.34	0.42
Owner Occupied Units	0.38	0.40	0.24	0.36
Recent Movers	0.39	0.44	0.21	0.32
Into New construction	0.45	0.50	0.22	0.33
Into Existing Homes	0.38	0.43	0.21	0.32
Non-movers	0.38	0.40	0.24	0.37
Renter Occupied Units	0.41	0.68	0.53	0.59
Recent Movers	0.33	0.61	0.47	0.55
Into New construction	0.22	0.54	0.28	0.34
Into Existing Homes	0.33	0.61	0.47	0.55
Non-movers	0.44	0.70	0.56	0.60

Fox Haven
School District Impact Analsyis (Feb. 2025)

Units	Students*	EAV/Unit (AVG)**	Impact/Land Cash Fees	Total Impact/Land Cash	District Rate (2023)	Total EAV	Total RE Tax
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** Student count based upon 2020 Natioanl Association of Home Builders study

https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2020/special-study-one-public-school-child-for-every-three-homes-may-2020.pdf

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Into Existing Homes	0.35	0.50	0.38	0.44
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Owner Occupied Units	0.38	0.40	0.24	0.36
Recent Movers	0.39	0.44	0.21	0.32
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Into Existing Homes	0.38	0.43	0.21	0.32
Non-movers	0.38	0.40	0.24	0.37
Renter Occupied Units	0.41	0.68	0.53	0.59
Recent Movers	0.33	0.61	0.47	0.55
Into New construction	0.22	0.54	0.28	0.34
Into Existing Homes	0.33	0.61	0.47	0.55
Non-movers	0.44	0.70	0.56	0.60

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process, outlines required submittal materials, and contains the application for rezoning.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 8, Section 12: Map Amendments" of the Yorkville, Illinois Unified Development Ordinance.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete application is received, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2
PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.
The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone 630-553-4350
Fax 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Posting Public Hearing Sign(s)
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

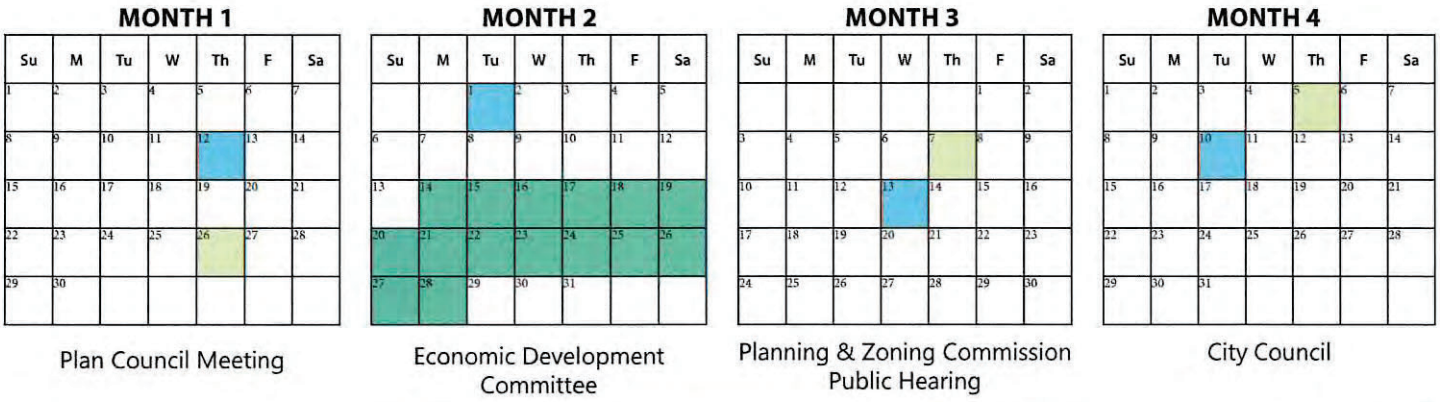
CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone 630-553-4350
Fax 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)

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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation ☐ Plan ☐ Plat ☐ P.U.D.	$500.00 $500.00 $500.00 $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres _____ (# of Acres) - 5 = _____ (Acres over 5) x $10 = _____ (Amount for Extra Acres) + $250 = $ _____ (Total Amount)		Total: $
REZONING	☑ $200.00 + $10 per acre for each acre over 5 acres *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* 13 (# of Acres) - 5 = 8 (Acres over 5) x $10 = 80 (Amount for Extra Acres) + $200 = $ 280.00 (Total Amount)		Total: $ 280.00
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres _____ (# of Acres) - 5 = _____ (Acres over 5) x $10 = _____ (Amount for Extra Acres) + $250 = $ _____ (Total Amount)		Total: $
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre ☐ Over 1 acre, less than 10 acres ☒ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	$5,000.00 $10,000.00 $15,000.00 $20,000.00 $25,000.00	Total: $ 15,000
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres ☐ Over 2 acres, less than 10 acres ☒ Over 10 acres	$1,000.00 $2,500.00 $5,000.00	Total: $ 5,000
TOTAL AMOUNT DUE:			~~$280.00~~ 20,280.00

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APPLICATION FOR REZONING

DATE: 10/18/2024	PZC NUMBER: ?	DEVELOPMENT NAME: ?

PETITIONER INFORMATION

NAME: Patrick Winninger	COMPANY: 1115 LLC
MAILING ADDRESS: 1211 Deer St	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: ◉ BUSINESS ○ HOME 630-699-5877
EMAIL: pwinninger@winningerexcavating.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Brent and Tracy Schalhamer

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 1115 S. Bridge Street Yorkville, IL

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
West Side of Route 47 between route 126 and 71.

CURRENT ZONING CLASSIFICATION: R-1	REQUESTED ZONING CLASSIFICATION: R-4
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Commerical Office	TOTAL ACREAGE: 13

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: B-3/A-1

EAST: B-3

SOUTH: R-3/B-3

WEST: R-2

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-201-004			

United City of Yorkville
651 Prairie Pointe Drive
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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Richard Williams	COMPANY: Griddin Willaims McMahon & Walsh
MAILING ADDRESS: 21 North 4th Street	
CITY, STATE, ZIP: Geneva, IL, 60134	TELEPHONE: 630-262-0544
EMAIL: rwilliams@gwmwlaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630.553.7560
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630.553.7560
EMAIL: dschultz@hrgreen.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

The existing zoning classification of the property is currently R1 and the property currently borders both R2 and R3 developed properties. The current comprehensive plan for the property is commercial office with the abundance of office retail space currently sitting vacant and the shortage of R4 zoning we feel as if this would be a good fit for the location.

PLEASE STATE HOW THE MAP AMENDEMENT IS CONSISTENT WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

The subject property currently has R2 and R4 zoning to the south and West. The property to the North is currently zoned A1.

PLEASE STATE HOW THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE PROPOSED ZONING DISTRICT:

The current project borders existing residential developments and will fit in with the surrounding neighborhoods.

PLEASE STATE HOW THE PROPOSED MAP AMENDEMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

The adjacent parcels to the west and south are both currently zoned for residential. Rezoning this parcel to R4 will fit in with the existing surrounding residential neighborhoods.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE:

The rezoning of the parcel will comply with the typical R4 bulk and dimensional standards within the unified development ordinance.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

There is currently a shortage of R4 zoned property in Yorkville. Residential development has slowed down considerably on the south side of Yorkville, this development will spark new growth.

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

This subject property has sat vacant since around 2018 with not much interest.

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APPLICATION FOR REZONING

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE — DATE: 10/25/24

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE — DATE: 10/25/24

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

NOTARY PUBLIC STATE OF ILLINOIS
JENNIFER WINNINGER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 10, 2026

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1115 S Bridge St Yorkville, IL

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

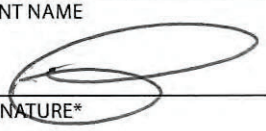
NAME: Patrick Winninger	COMPANY: 1115 LLC
MAILING ADDRESS: 1211 Deer St	
CITY, STATE, ZIP: Yorkville, IL, 60560	TELEPHONE: 630-699-5877
EMAIL: pwinninger@winexc.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Patrick Winninger
PRINT NAME

Manager
TITLE


SIGNATURE*

10/24/2024
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:	
Up to one (1) acre	$5,000
Over one (1) acre, but less than ten (10) acres	$10,000
Over ten (10) acres, but less than forty (40) acres	$15,000
Over forty (40) acres, but less than one hundred (100)	$20,000
In excess of one hundred (100.00) acres	$25,000

LEGAL DEPOSITS:	
Less than two (2) acres	$1,000
Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres	$5,000

“Exhibit A”

PT NE 1/4 SEC 5-36-7 COM NE COR NE 1/4 W TO C/L RT 47, S 464.33', W 446.87' TO POB, S 70', E 138.57', S 188.12' E 249.93', S 18, E 415.57', S 118.53' W 100', S 219', W 859.67', NLY 645.91 E 838.91' TO POB CITY OF YORKVILLE

"EXHIBIT B"

Beth and Eric Otto
1452 Walsh Dr
Yorkville, IL 60560

Noman and Tina Qamar
1442 Walsh dr
Yorkville, IL 60560

Jonathan Behrens
1432 Walsh Dr
Yorkville, IL 60560

James and Kristen Stepien
1422 Walsh dr
Yorkville, IL 60560

Russell and Mary Nieman
1402 Walsh Dr
Yorkville, IL 60560

Donald Pero & Jennifer Flodstrom
494 E Barberry Dr
Yorkville, IL 60560

Betty Jo Finazzo
353 Garden cir
Yorkville, IL 60560

Glenn and Karen Erickson
351 Garden cir
Yorkville, IL 60560

Rita Harry
347 Garden Cir
Yorkville, IL 60560

Carl and Carol Bosi
345 Garden Cir
Yorkville, IL 60560

Dina McClarren
343 Garden Cir
Yorkville, IL 60560

Richard and Sandy Spanski
341 Garden Cir
Yorkville, IL 60560

Benita Oberhellman
339 Garden Cir
Yorkville, IL 60560

Hansford Family trust
337 Garden Cir
Yorkville, IL 60560

Gregory and Michael Falato
335 Garden Cir
Yorkville, IL 60560

Bruce Mandel & Debra Botkin
333 Garden Cir
Yorkville, IL 60560

Karen Anderson
331 Garden Cir
Yorkville, IL 60560

Georgianna Burns
329 Garden Cir
Yorkville, IL 60560

William and Carolyn Gray
327 Garden cir
Yorkville, IL 60560

Laurenda Bates
325 Garden Cir
Yorkville, IL 60560

Batchelder Living trust
323 Garden Cir
Yorkville, IL 60560

Dodd
321 Garden Cir
Yorkville, IL 60560

Patricia Miller
354 Garden Cir
Yorkville, IL 60560

Gene and Robyn Wilberg
352 Garden Cir
Yorkville, IL 60560

Susan Lopez
306 Garden Cir
Yorkville, IL 60560

Arturo and Guadalupe Mendez
336 Garden Cir
Yorkville, IL 60560

Betty Naden
334 Garden Cir
Yorkville, IL 60560

Sheila Meier
332 Garden Cir
Yorkville, IL 60560

Robert Krantz
328 Garden Cir
Yorkville, IL 60560

Ann Failla
326 Garden Cir
Yorkville, IL 60560

Gary and Cynthia Bell
324 Garden Cir
Yorkville, IL 60560

Alan and Carole Raboine
307 Garden Cir
Yorkville, IL 60560

Warren and Deidre Schumacher
309 Garden Cir
Yorkville, IL 60560

Michael and Jeanne Vanboekel
356 Garden Cir
Yorkville, IL 60560

Joan Keller
302 Garden Cir
Yorkville, IL 60560

Rudy and Hazel Hall
305 Garden Cir
Yorkville, IL 60560

Grace Holistic Education Center
201 Garden St
Yorkville, IL 60560

Duntov Davidson Inc
1207 Bridge St
Yorkville, IL 60560

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE, IL, 60560

FIRST NATIONAL BANK DEKALB
TRUST
1796 1207 BADGER
YORKVILLE, IL, 60560

NCI Yorkville NVA LLC
875 N MICHIGAN AVE STE 3612
CHICAGO, IL, 60611

BOARD OF ED OF YORKVILLE
COMM UNIT SCHOOL DIST 115
602 CENTER PKWY STE A
YORKVILLE, IL, 60560

H & H PROPERTY GROUP INC
8850 WILCOX CT
NEWARK, IL, 60541

Richard and Teresa Groesch
8433 W Highpoint Rd
Yorkville, IL 60560

Sharon and Ronald Cobb
106 Colonial Pkwy Unit A
Yorkville, IL 60560

BRYAN L & PATRICIA A HARBIN
17 W ROYAL OAKS DR
BRISTOL, IL, 60512

Brandon Bierut
102 Colonial Pkwy unit b
Yorkville, IL 60560

Manfred and Michaela Raavel
131 Poplar dr
Yorkville, IL 60560

Jurgen and Mary Pritschet
491 Spruce Bush ct
Yorkville, IL 60560

Ronald and Dolores Schenekl
487 Spruce Bust ct
Yorkville, IL 60560

Devin and Angela Nelson
484 Spruce Bust ct
Yorkville, IL 60560

Robert Kuntzendoef
488 Spruce Bush ct
Yorkville, IL 60560

Thomas and Donna Cebula
422 E Barberry Cir
Yorkville, IL 60560

Kelly Bielawa
424 E Barberry Cir
Yorkville, IL 60560

Mary Pinks and Angela Charlton
428 E Barberry Cir
Yorkville, IL 60560

Mark and Kimberly Schmidt
434 E Barberry Cir
Yorkville, IL 60560

Teresa McAdams
438 E Barberry Cir
Yorkville, IL 60560

Brennan and Jennifer Crane
444 E Barberry Cir
Yorkville, IL 60560

Holly Fatima
448 E Barberry Cir
Yorkville, IL 60560

William Foster and Egshig Bolor
452 E Barberry Cir
Yorkville, IL 60560

Jeffrey and Patricia Luptak
458 E Barberry Cir
Yorkville, IL 60560

David and Susan Panosh
464 E Barberry Cir
Yorkville, IL 60560

Alec and Megan Stevens
468 E Barberry Cir
Yorkville, IL 60560

Rodney and Joellen Moss
474 E Barberry Cir
Yorkville, IL 60560

Robin and Wayne Dale
478 E Barberry Cir
Yorkville, IL 60560

Melvin Konrath
484 E Barberry Cir
Yorkville, IL 60560

Douglas and Gayle Thanepohn
488 E Barberry Cir
Yorkville, IL 60560

Erwin and Christina Stevens
411 E Barberry Cir
Yorkville, IL 60560

Mark and Jami Koenig
423 E Barberry Cir
Yorkville, IL 60560

Jordan and Sarah Miller
433 E Barberry Cir
Yorkville, IL 60560

Abraham Carreon and Danielle Hampton
443 E Barberry Cir
Yorkville, IL 60560

Michael and Dawn Ramey
447 E Barberry Cir
Yorkville, IL 60560

Jennifer and Michael Thoms
451 E Barberry Cir
Yorkville, IL 60560

Jody Thompson
455 E Barberry Cir
Yorkville, IL 60560

Brent and Kristine Daggett
467 E Barberry Cir
Yorkville, IL 60560

Kenneth and Rita Menne
471 E Barberry Cir
Yorkville, IL 60560

John Gordon
477 E Barberry Cir
Yorkville, IL 60560

Kristen Pretzer
485 E Barberry Cir
Yorkville, IL 60560

Bristtany Crosby
412 E Barberry Cir
Yorkville, IL 60560

Kenneth and Cynthia Rogers
407 E Barberry Cir
Yorkville, IL 60560

Daniel and Jennifer Kokes
491 E Barberry Cir
Yorkville, IL 60560

Ryan and Megan Raupp
497 E Barberry Cir
Yorkville, IL 60560

NEWLY WEDS FOODS INC
8550 W BRYN MAWR AVE STE100
CHICAGO, IL, 60631

BRIDGE STREET LUMBER LLC
1111 S BRIDGE ST
YORKVILLE, IL, 60560

OLD SECOND NATIONAL BANK
TRUSTEE, TRUST:
7887 1107A S BRIDGE ST
YORKVILLE, IL, 60560

Clemens Acres LLC
208 W Elizabeth st
Yorkville, IL 60560

Matthew Kleinwachter
101 Colonial Pkwy unti A
Yorkville, IL 60560

Phillip and Amy Morel
101 Colonial Pkwy unti B
Yorkville, IL 60560

Edmond and Stephanie Raavel
101 Colonial Pkwy unit C
Yorkville, IL 60560

Kathleen and Michael Mitchell
101 Colonial Pkwy unit D
Yorkville, IL 60560

Sortz Properties LLC
53 Riverside Dr
Yorkville, IL 60560

Ryan and Kari West
80 Long Grove Rd
Yorkville, IL 60560

Richard and Roberta Soris
12 Cotswold way
Yorkville, IL 60560

Fernando and German Hernandez
206 W Elizabeth
Yorkville, IL 60560

Carol Wissmiller
208 W Elizabeth
Yorkville, IL 60560

Denise Campbell
210 W Elizabeth
Yorkville, IL 60560

Johnson
212 W Elizabeth
Yorkville, IL 60560

Mark and Barbara Walter
214 W Elizabeth
Yorkville, IL 60560

Kyle and Lea Jungkans
216 W Elizabeth
Yorkville, IL 60560

Donald and Theresa Tanis
218 W Elizabeth
Yorkville, IL 60560

Prisma and Jayme Rodriguez
220 W Elizabeth
Yorkville, IL 60560

Felipe and Dorothy Sanchez
222 W Elizabeth
Yorkville, IL 60560

Bradley and Russ Stacy
224 W Elizabeth
Yorkville, IL 60560

PRAIRIE GARDENS TOWNHOME
ASSOC % ASSOCIATION
PROPERTY MGMT
PO BOX 976
OSWEGO, IL, 60543

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation ☐ Plan ☐ Plat ☐ P.U.D.	$500.00 $500.00 $500.00 $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $250 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount		Total: $
REZONING *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $200 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount		Total: $
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $250 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount		Total: $
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre ☐ Over 1 acre, less than 10 acres ☐ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	$5,000.00 $10,000.00 $15,000.00 $20,000.00 $25,000.00	Total: $
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use: ☐ Less than 2 acres ☐ Over 2 acres, less than 10 acres ☐ Over 10 acres	$1,000.00 $2,500.00 $5,000.00	Total: $
		TOTAL AMOUNT DUE:	

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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Patrick Winninger COMPANY: 1115, LLC

MAILING ADDRESS: 1211 Deer Street

CITY, STATE, ZIP: Yorkville, IL 60560 TELEPHONE: ◉ BUSINESS ○ HOME (630) 699-5877

EMAIL: pwinninger@winningerexcavating.com FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Brent and Tracy Schalhamer

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 1115 S. Bridge Street, Yorkville, IL 6050

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

CURRENT ZONING CLASSIFICATION: R-1 REQUESTED ZONING CLASSIFICATION: R-4 (PUD)

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Commercial Office TOTAL ACREAGE: 14.1758

LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: B-3/A-1

EAST: B-3

SOUTH: R-3/B-3

WEST: R-2

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-226-013			
05-05-201-004			

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Richard L. Williams	COMPANY: Griffin Williams McMahon & Walsh LLP
MAILING ADDRESS: 21 N. Fourth St.	
CITY, STATE, ZIP: Geneva, IL 60134	TELEPHONE: (630) 457-1205
EMAIL: rwilliams@gwmwlaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: (630) 553-7560
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: (630) 553-7560
EMAIL: dschultz@hrgreen.com	FAX:

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE — DATE: 11/13/2024

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	■ YES	☐ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?	☐ YES	■ NO

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

PUD MODIFICATION STANDARDS

PETITIONER MUST INDICATE WHICH TANGIBLE BENEFIT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE TO THE CITY, AS DEFINED IN SECTION 10-8-8D OF THE UNIFIED DEVELOPMENT ORDINANCE. AT LEAST ONE (1) MUST BE MET:

- ☑ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT
- ☐ SUSTAINABLE DESIGN
- ☐ PUBLIC GATHERING SPACE
- ☐ PLACEMAKING
- ☐ UNIVERSAL DESIGN
- ☐ HIGH QUALITY BUILDING MATERIALS
- ☐ AGE-TARGETED DEVELOPMENT
- ☐ AFFORDABILITY
- ☐ PROVISION OF A PUBLIC SCHOOL
- ☐ PROVISION OF A REGIONAL PARK
- ☐ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS
- ☑ REGIONAL UTILITY IMPROVEMENTS

As part of the pre-application meeting with community development staff, the petitioner can determine which above PUD modification standard is consistent with the proposed plan.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY:

The City's Comprehensive Plan, last updated in 2016, identifies the property as future commercial/office. However, since the plan's last update, there has been a dramatic shift away from the need for office/commercial space and toward affordable housing. An R-4 (PUD) townhome development is consistent with the character and trend of development in the area, and the needs for housing that the City is attempting to address. The City has recognized there is a shortage of R-4 zoned housing product. Moreover, the property has remained undeveloped despite being available for sale since 2018.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE:

This development is designed as an integrated, cohesesive community with combines efficiencies of stormwater management, street design and layout, and utilities serving the subject property. The product will meet or exceed minimum City standards , and integrates open space and walking trails.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE:

The development is planned to maximize the distance from existing R-2 single family residential properties to the west and is consistent with existing housing to the south. Adequate provisions for ingress/egress, internal circulation and public utilities have been made so as to not be injurious to adjacent property owners or otherwise impair the adequate supply of light or air, and with sufficient setback so as not to increase the risk of fire or otherwise endanger the public health, safety and welfare.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT INCLUDES USES WHICH ARE GENERALLY COMPATIBLE AND CONSISTENT WITH THE USES OF ADJACENT PARCELS. IF THE USES ARE NOT GENERALLY COMPATIBLE, ALL ADVERSE IMPACTS HAVE BEEN MITIGATED THROUGH SCREENING, LANDSCAPING, PUBLIC OPEN SPACE, AND OTHER BUFFERING FEATURES THAT PROTECT USES WITHIN THE DEVELOPMENT AND SURROUNDING PROPERTIES:

Multi-family uses are consistent with the adjacent multi-family use immediately to the south and the single family uses to the west. Multi-family uses are common as buffers between business/commercial properties. There is existing screening to the adjacent non-residential properties, and the layout of the development is structured in a manner to minimize any impacts.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED SO THAT ADEQUATE UTILITIES, ROAD ACCESS, STORMWATER MANAGEMENT, AND OTHER NECESSARY FACILITIES WILL BE PROVIDED TO SERVE IT. THE PLANNED UNIT DEVELOPMENT SHALL INCLUDE SUCH IMPACT FEES AS MAY BE REASONABLY DETERMINED BY THE CITY COUNCIL. THESE REQUIRED IMPACT FEES SHALL BE CALCULATED IN REASONABLE PROPORTION TO THE IMPACT OF THE PLANNED UNIT DEVELOPMENT ON PUBLIC FACILITIES AND INFRASTRUCTURE:

Sufficient water and sewer exists adjacent to the property to service the development. Sewer, water and public utility easements are being granted to service the development and future growth to the north of the development. The road network is sufficiently sized to accommodate the internal traffic flow, with additional guest parking be provided throughout. Stormwater facilities that equal or exceed City requirements are planned to minimize the disturbance of stormwater generated from the site. Impact fees will be paid from the development as provided for by existing City ordinances.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT DOES NOT SUBSTANTIALLY ADVERSELY IMPACT AN ARCHAEOLOGICAL, HISTORICAL, OR CULTURAL RESOURCE, INCLUDED ON THE LOCAL, STATE, OR FEDERAL REGISTER, LOCATED ON OR OFF THE PARCEL(S) PROPOSED FOR DEVELOPMENT:

The property has only been used as a driving range and for agricultural purposes, and there are is no known archaeological, historical or cultural significance to the subject property. The property is not registered as having any historical significance.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOMENT, IF APPROVED, IS CONSIDERED A SPECIAL USE. IN ADDITION TO THE ABOVE PLANNED UNIT DEVELOPMENT STANDARDS, THE FOLLOWING SPECIAL USE STANDARDS OF REVIEW SHALL ALSO BE CONSIDERED:

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MOALS, COMFORT, OR GENERAL WELFARE:

The special use establishes for an orderly, homogeneous multi-family development that can laid out in a manner that provides the City with more control than straight R-4 zoning. There is a need for multi-family townhome product in this City. The site has been planned in a manner to maximize access, and will be beneficial to the public health, safety, morals, comfort and general welfare. It will add to the City's existing tax base (both real estate and sales tax), and provide additional revenues for its taxing bodies.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPRTY IN THE IMMEDATE VICINITY FOR THE PURPOSE LREADY PERMITTED,NR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN OR NEAR THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED:

The proposed special use is less intensive than office/commercial uses, is consistent with adjacent property uses, will address stormwater run-off concerns, and will be of a quality that it will not diminish or impair adjacent property values.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDELY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

As a planned unit development constituting the entirety of an infill project, the normal and orderly development of this property will be controlled by the plan, rather than a piecemeal assemblage of varying products.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, OR OTHER NECESSARY FACILITIES HAVE BEEN OR SHALL BE PROVIDED:

Adequate sewer, water, electric, gas and other utilities are at or near the property line in sufficient sizes to serve the proposed development. No over-sizing of utilities is necessary to serve adjacent properties.

PLEASE STATE HOW ADEQUATE MEASURES SHALL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

The site is configured to allow direct access to Illinois Route 47 (Bridge Street). This project is self-contained from a traffic standpoint, and does not require connectivity to adjacent properties, and Route 47 is a four-lane highway that can accommodate the proposed traffic to be generated from the development.

PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN:

The development is less intensive than the current comprehensive plan designation for the property, and is consistent with adjacent developments. There is a need for additional housing in the City, which furthers a stated objective of the City.

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1115 BRIDGE ST., YORKVILLE, ILLINOIS

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Patrick Winninger	COMPANY: 1115 LLLC
MAILING ADDRESS: 1211 Deer St.	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: (630) 699-5877
EMAIL: pwininger@winningerexcavating.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Patrick Winninger
PRINT NAME

MANAGING MEMBER
TITLE

SIGNATURE*

11/13/2024
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

United City of Yorkville
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Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 1115 S. Bridge Street, Yorkville	PARCEL NUMBER: 05-05-226-013; 05-05-201-014
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME: Patrick Winninger/1115 LLC	TELEPHONE: ○ HOME ◉ BUSINESS
ADDRESS: 1211 Deer St.,	E-MAIL: ○ HOME ◉ BUSINESS pwinninger@winningerexcavating.com
CITY, STATE, ZIP: Yorkville, IL 60560	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

SIGNATURE/AUTHORIZED AGENT

11/13/2024
DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

MANFRED MICHAELA RAAVEL
102 C COLONIAL PKWY
YORKVILLE IL 60560

BETTY LOU JOHNSON
356 GARDEN CIR
YORKVILLE IL 60560

BRANDON R BIERUT
102 B COLONIAL PKWY
YORKVILLE IL 60560

CRANE JENNIFER LOUISE SHARP BRENNAN EDWARD
444 E BARBERRY CIR
YORKVILLE IL 60560

DUNTOV-DAVIDSON INC
1207 S BRIDGE ST
YORKVILLE IL 60560

BOLOR EGSHIG D FOSTER WILLIAM D
452 E BARBERRY CIR
YORKVILLE IL 60560

NOMAN S TINA A QAMAR
1442 WALSH DR
YORKVILLE IL 60560

ALAN R CAROLE J RABOINE
307 GARDEN CIR
YORKVILLE IL 60560

HAMPTON DANIELLE CARREON ABRAHAM
443 E BARBERRY CIR
YORKVILLE IL 60560

SORTZ PROPERTIES LLC
53 RIVERSIDE DR
YORKVILLE IL 60560

DODD REVOCABLE LIV TRUST
CAROL DODD
321 GARDEN CIR
YORKVILLE IL 60560

JURGEN K MARY ANNE PRITSCHET
491 SPICE BUSH
YORKVILLE IL 60560

ANGELA CHARLTON
428 E BARBERRY CIR
YORKVILLE IL 60560

RICHARD D ROBERTA M SORIS
12 COTSWOLD WAY
YORKVILLE IL 60560

BRISTTANY A CROSBY DEC TRUST
412 E BARBERRY CIR
YORKVILLE IL 60560

SUSAN W LOPEZ
306 GARDEN CIR
YORKVILLE IL 60560

ROBERT L KUNTZENDOEF
488 SPICEBUSH CT
YORKVILLE IL 60560

BILLY DIANNA MORTON
507 BUCKTHORNE CT
YORKVILLE IL 60560

BETTY JO FINAZZO TRUST
353 GARDEN CIR
YORKVILLE IL 60560

FIRST NATIONAL BANK DEKALB
1207 BADGER
YORKVILLE IL 60560

FRANK GROESCH RICHARD WILLMAN
28 LAUREL CT
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

RICHARD D ROBERTA M SORIS
12 COTSWOLD WAY
YORKVILLE IL 60560

CLEMENS ACRES LLC
208 ELIZABETH ST
YORKVILLE IL 60560

RONALD R MIKA
303 GARDEN CIR
YORKVILLE IL 60560

RYAN KARI WEST
80 LONG GROVE RD
YORKVILLE IL 60560

ENRIQUE DIAZ MANAGER EED LLC 106C COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

GARY D CYNTHIA A BELL
324 GARDEN CIR
YORKVILLE IL 60560

C C STUDIOS RE LLC
9020 WILCOX CT
NEWARK IL 60541

WILLIAM P CAROLYN J GRAY TRUST
327 GARDEN CIR
YORKVILLE IL 60560

GEORGIANNA RAE BURNS
329 GARDEN CIR
YORKVILLE IL 60560

RUSSELL R MARY L NIEMAN
1402 WALSH DR
YORKVILLE IL 60560

LAURENDA R BATES TR
325 GARDEN CIR
YORKVILLE IL 60560

ROBERT H KRANTZ
328 GARDEN CIR
YORKVILLE IL 60560

JENNIFER L MICHAEL P THOMS
451 E BARBERRY CIR
YORKVILLE IL 60560

BRENT D KRISTINE J DAGGETT
467 BARBERRY CIR E
YORKVILLE IL 60560

SHEILA MEIER
332 GARDEN CIR
YORKVILLE IL 60560

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE IL 60560

CAMPBELL LIVING TRUST
DAVID B DENISE A CAMPBELL
210 ELIZABETH
YORKVILLE IL 60560

JORDAN J SARAH M MILLER
433 E BARBERRY CIR
YORKVILLE IL 60560

KATHLEEN M KENDALL MICHAEL W MITCHELL
101 D COLONIAL PKWY
YORKVILLE IL 60560

KENNETH C CYNTHIA K ROGERS LIV REV TR
407 E BARBERRY CIR
YORKVILLE IL 60560

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE IL 60560

GLENN KAREN ERICKSON
351 GARDEN CIR
YORKVILLE IL 60560

RONALD J DOLORES J SCHENEKL DEC OF TR
487 SPICE BUSH CT
YORKVILLE IL 60560

BETH ANN ERIC H OTTO
2018 LIVING TRUST
1452 WALSH DR
YORKVILLE IL 60560

JODY A THOMPSON DEC OF TR
455 E BARBERRY CIR
YORKVILLE IL 60560

JEFFREY L PATRICIA S LUPTAK
458 BARBERRY CIR E
YORKVILLE IL 60560

FLODSTROM JENNIFER PERO DONALD W
494 E BARBERRY CIR
YORKVILLE IL 60560

CLEMENS ACRES LLC
208 ELIZABETH ST
YORKVILLE IL 60560

RYAN MEGAN RAUPP
497 E BARBERRY CIR
YORKVILLE IL 60560

NEWLY WEDS FOODS INC
8550 W BRYN MAWR AVE STE100
CHICAGO IL 60631

DONALD R THERESA M TANIS TRUST
218 ELIZABETH ST
YORKVILLE IL 60560

BETTY NADEN LIV TR
334 GARDEN CIR
YORKVILLE IL 60560

HANSFORD FAMILY TRUST
337 GARDEN CIR
YORKVILLE IL 60560

BOARD OF ED OF YORKVILLE COMM UNIT SCHOOL DIST 115
800 GAME FARM RD
YORKVILLE IL 60560

MICHAEL L DAWN R RAMEY
447 BARBERRY CIR E
YORKVILLE IL 60560

ANN F FAILLA
326 GARDEN CIR
YORKVILLE IL 60560

KENNETH RITA MENNE
471 E BARBERRY CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

KAREN H ANDERSON TR
331 GARDEN CIR
YORKVILLE IL 60560

KELLY N BIELAWA
424 E BARBERRY CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

JAMES KRISTEN STEPIEN
1422 WALSH DR
YORKVILLE IL 60560

DOUGLAS D GAYLE N THANEPOHN
488 E BARBERRY CIR
YORKVILLE IL 60560

LAVALLEE JAMIE HOULE ANTHONY J
1372 WALSH DR
YORKVILLE IL 60560

BRENT A TRACY SCHALHAMER
11119 RYAN WAY
HOLLAND MI 49423

WAYNE PATRICIA NORR
226 ELIZABETH ST
YORKVILLE IL 60560

MATTHEW J KLEINWACHTER
7665 RTE 47
YORKVILLE IL 60560

JULIE LOUISE RICHMOND
506 W BARBERRY CIR
YORKVILLE IL 60560

GENE ROBYN WILBERG
352 GARDEN CIR
YORKVILLE IL 60560

CARL P CAROL A BOSI TRUST
345 GARDEN CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

GUY F JR JANICE R LAPORE
304 GARDEN CIR
YORKVILLE IL 60560

PHILLIP AMY MOREL
710 S CENTER ST
PLANO IL 60545

RODNEY JOELLEN MOSS
474 E BARBERRY CIR
YORKVILLE IL 60560

BRENT A SCHALHAMER
11119 RYANS WAY
HOLLAND MI 49423

ENRIQUE DIAZ MGR EED LLC 106A COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

EMILY E UNTERBERG
464 E BARBERRY CIR
YORKVILLE IL 60560

BPH TRUST
BRYAN L PATRICIA A HARBIN
17 W ROYAL OAKS DR
BRISTOL IL 60512

FELIPE DOROTHY SANCHEZ
222 W ELIZABETH ST
YORKVILLE IL 60560

MARK KIMBERLY A SCHMIDT
434 BARBERRY CIR E
YORKVILLE IL 60560

JOAN E KELLER
302 GARDEN CIR
YORKVILLE IL 60560

BRADLEY T STACY RUSS WATKINS
224 ELIZABETH ST
YORKVILLE IL 60560

BRIDGE STREET LUMBER LLC
1111 S BRIDGE ST
YORKVILLE IL 60560

JONATHAN C KIMBERLY BEHRENS
1432 WALSH DR
YORKVILLE IL 60560

DALE WAYNE DALE ROBIN L
478 E BARBERRY CIR
YORKVILLE IL 60560

FERNANDO GERMAN ANDREA SOFIA HERNANDEZ
206 W ELIZABETH ST
YORKVILLE IL 60560

KYLE LEA JUNGKANS
216 W ELIZABETH ST
YORKVILLE IL 60560

CAROL E WISSMILLER
208 W ELIZABETH ST
YORKVILLE IL 60560

EDMOND STEPHANIE RAAVEL
101 C COLONIAL PKWY
YORKVILLE IL 60560

MANFRED MICHAELA RAAVEL
131 POPLAR DR
YORKVILLE IL 60560

MARK B BARBARA J WALTER
214 ELIZABETH ST
YORKVILLE IL 60560

MELVIN D KONRATH TR
484 E BARBERRY CIR
YORKVILLE IL 60560

STEVEN HEUBEL
1256 S BRIDGE ST
YORKVILLE IL 60560

JOHNSON REV LIV TRUST
212 ELIZABETH ST
YORKVILLE IL 60560

FRANK R LAUREL L WILLMAN
28 LAUREL CT
YORKVILLE IL 60560

H H PROPERTY GROUP INC
8850 WILCOX CT
NEWARK IL 60541

OLD SECOND NATIONAL BANK TRUSTEE
1107A S BRIDGE ST
YORKVILLE IL 60560

GRACE HOLISTIC EDUCATION CENTER NFP
201 GARDEN ST
YORKVILLE IL 60560

ERWIN DALE CHRISTINA R STEVENS
411 BARBERRY CIR E
YORKVILLE IL 60560

WARREN L DEIDRE J SCHUMACHER
309 GARDEN CIR
YORKVILLE IL 60560

MARK JAMI KOENIG
423 BARBERRY CIR E
YORKVILLE IL 60560

BENITA OBERHELLMAN TRUST
339 GARDEN CIR
YORKVILLE IL 60560

ARTURO GUADALUPE MENDEZ
336 GARDEN CIR
YORKVILLE IL 60560

DEVIN ANGELA NELSON
484 SPICEBUSH CT
YORKVILLE IL 60560

BOTKIN DEBRA K MANDEL BRUCE L JT TEN TR
333 GARDEN CIR
YORKVILLE IL 60560

NCI YORKVILLE NVA LLC
NOVOGRODER COMPANIES INC
875 N MICHIGAN AVE STE 3612
CHICAGO IL 60611

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE IL 60560

SANDRA ROGERS
301 GARDEN CIR
YORKVILLE IL 60560

KRISTIN R PRETZER
485 E BARBERRY CIR
YORKVILLE IL 60560

BRENT E OTTO
1462 WALSH DR
YORKVILLE IL 60560

RITA S HARRY TR
347 GARDEN CIR
YORKVILLE IL 60560

PRISMA ARREDONDO JAYME RODRIGUEZ
220 W ELIZABETH ST
YORKVILLE IL 60560

ENRIQUE DIAZ MANAGER EED LLC 106D COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

DANIEL BETHANY R BREYNE
1358 WALSH DR
YORKVILLE IL 60560

EED LLC 106B COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

BATCHELDER LIVING TRUST
323 GARDEN CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

DINA MCCLARREN
343 GARDEN CIR
YORKVILLE IL 60560

RICHARD GROESCH
8433 W HIGHPOINT RD
YORKVILLE IL 60560

RICHARD Z SANDY A SPANSKI LIV TR
341 GARDEN CIR
YORKVILLE IL 60560

JOHN GORDON
477 BARBERRY CIR
YORKVILLE IL 60560

PATRICIA J MILLER
354 GARDEN CIR
YORKVILLE IL 60560

ALEC C MEGAN A STEVENS
468 E BARBERY CIR
YORKVILLE IL 60560

RICHARD D II TERESA L GROESCH
8433 W HIGHPOINT RD
YORKVILLE IL 60560

HOLLY H FATIMA
448 BARBERRY CIR E
YORKVILLE IL 60560

FALATO MICHAEL A FALATO GREGORY P
RICHARD G FALATO
335 GARDEN CIR
YORKVILLE IL 60560

ASSOCIATION PROPERTY MGT PRAIRIE GARDEN TOWNHOME ASSOC
PO BOX 976
OSWEGO IL 60543

THOMAS E DONNA L CEBULA
422 BARBERRY CIR E
YORKVILLE IL 60560

FRANK R LAUREL L WILLMAN
28 LAUREL CT
YORKVILLE IL 60560

DANIEL H JENNIFER M KOKES
491 BARBERRY CIR E
YORKVILLE IL 60560

RONALD JR SHARON COBB
%COBB CONDO ASSOCIATION 106
106 COLONIAL PKWY
YORKVILLE IL 60560

RUDY L JR HAZEL K HALL
305 GARDEN CIR
YORKVILLE IL 60560

ASSOCIATION PROPERTY MGT PRAIRIE GARDEN TOWNHOME ASSOC
PO BOX 976
OSWEGO IL 60543

EXHIBIT A

Legal Description

PARCEL1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS; EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 185.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 179.00 FEET TO A LINE DRAWN NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 250.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAO 1983 -EAST ZONE: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (534.36 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 18.293 METERS [60.02 FEET] TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 54.559 METERS (179.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 54.601METERS (179.14 FEET); THENCE NORTH 87 DEGREES 29 MINUTES 43 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE IN THE UNITED CITY OF

YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 188.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 18.0 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 415.57 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 118.53 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 100.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 219.0 FEET TO A LINE DRAWN SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST FROM A POINT ON SAID CENTER LINE WHICH IS 611.12 FEET SOUTHERLY OF SAID POINT "A"; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 859.67 FEET TO AN OLD CLAIM LINE; THENCE NORTH 11 DEGREES 59 MINUTES 56 SECONDS EAST ALONG SAID OLD CLAIM LINE 645.91 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 838.91 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83): COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (711.89 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 18.288 METERS (60.00 FEET) TO THE POINT OF BEGINNING, BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03

DEGREES 54 MINUTES 29 SECONDS EAST 7.315 METERS (24.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 7.315 METERS (24.00 FEET); THENCE NORTH 86 DEGREES 05 MINUTES 31 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

GWMW | LLP

GRIFFIN WILLIAMS McMAHON & WALSH

Attorneys and
Counselors at Law

Richard L. Williams

Direct: 630. 457.1205
rwilliams@gwmwlaw.com

November 15, 2024

Via E-Mail and Personal Delivery

Krysti Barksdale-Noble
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60650

Re: PUD Application
1115 South Bridge Street, Yorkville, IL 60560 (the "Property")

Dear Ms. Barksdale-Noble:

Our firm services as counsel to 1115, LLC, an Illinois limited liability company, which is also the contract purchaser and proposed developer of the above referenced approximately 14.1758 acre Property. Enclosed please find the following:

1. Application for Planed Unit Development
2. Letter of Authorization, signed by the current owners of the Property
3. Legal Description (Word format)
4. $500 filing fee

This application shall serve to supplement the rezoning application previously filed by the applicant for the Property, which rezoning application remains pending. The plans filed with the rezoning application are applicable to this PUD Application, and are incorporated and made a part of this PUD Application by this reference.

The proposed development is as follows:

- Developer is proposing to develop and construct an integrated eighteen building townhome development consisting of a total of 105 individual townhome units.
- Amenities will be provided in the form of open space and walking trails
- Existing tree line and transition buffer between the development and the adjacent Greenbriar Subdivision will be provided.

- Adequate sewer and water are available and will be extended to the development, and all stormwater generated from the development will be self-contained and comply with applicable City codes;
- Off-street parking will be provided as set forth on the plan
- Adequate access is provide to a proposed full unsignalized intersection at Bridge Street (Route 47)

In connection with this proposed development, Developer is requesting the following relief from Section 10-5-8(C)(2)(b) of Chapter 5 of the City's Unified Development Ordinance:

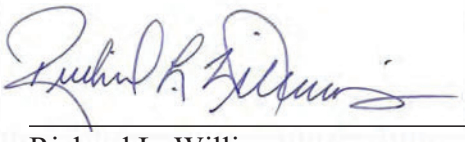
- Developer shall incorporate at least 25% masonry products or premium siding on the front façade of all townhome units.
- Developer shall provide landscaping in excess of City requirements.

With respect to the public notice, applicant requests staff provide a list of property owners within five hundred (500) feet of the property.

If you have any questions, or need additional information, please contact me.

Very truly yours,

GRIFFIN WILLIAMS
MCMAHON & WALSH, LLP

By: 
Richard L. Williams

Encl.

cc: Patrick Winninger
Matt Christensen

Brent and Tracy Schalhamer
11119 Ryan Way
Holland, MI 49423

November 5, 2024

United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560

Re: Letter of Authorization
Rezoning and Special Use for Planned Unit Development
1115 S. Bridge Street, Yorkville, Illinois

To Whom It May Concern:

This letter shall confirm that we are the owners of an approximately 14.1758 acre parcel of real estate located generally west of Bridge Street, Kendall County, Illinois and legally described as follows:

LEGAL DESCRIPTION OF PARCEL ONE:

That Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence South 89°40'05" West along the North Line of said Northeast Quarter, 655.52 feet to the tangent center line of Illinois State Route No. 47, being also the West Line of Fox Industrial Park, Unit 1, Yorkville, Kendall County, Illinois, extended from the South; thence South 01°44'07" East along said extended tangent center line and said tangent center line, 464.33 feet; thence South 89°40'05" West, 446.87 feet; thence South 00°19'55" East, 70.0 feet; thence North 89°40'05" East, 138.57 feet for a point of beginning; thence South 01°44'07" East, 185.12 feet; thence North 88°15'53" East, 249.93 feet to the Westerly Right of Way of said Route 47 being a line drawn parallel with and 60.0 feet West of said center line; thence North 01°44'07" West along said Westerly right of way line, 179.0 feet to a line drawn North 89°40'05" East from the point of beginning; thence South 89°40'05" West, 250.0 feet to the point of beginning in the United City of the Village of Yorkville, Kendall County, Illinois,
EXCEPT Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System, NAD 1983 – East Zone:
Commencing at the Northeast Corner of the Northeast Quarter of said Section 5; thence South 87°29'43" West, 199.803 meters (655.52 feet) along the North Line of the Northeast Quarter of said Section 5 to the tangent centerline of FAP 326 (IL 47) extended from the South; thence South 03°54'29" East, 162.873 meters (534.36 feet) along said tangent centerline and centerline of FAP 326 (IL 47); thence South 87°29'43" West, 18.293 meters (60.02 feet) to the point of beginning, said point being on the Westerly existing right of way of FAP 326 (IL 47); thence South 03°54'29" East, 54.559 meters (179.00 feet) along said Westerly Existing right of way line; thence South 86°05'31" West, 1.712 meters (5.62 feet); thence North 03°54'29" West, 54.601 meters (179.14 feet); thence North 87°29'43" East, 1.712 meters (5.62 feet) to the point of beginning, situated in the County of Kendall and State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State.

and

LEGAL DESCRIPTION OF PARCEL TWO:

That Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence South 89°40'05" West along the North Line of said Northeast Quarter, 655.52 feet to the tangent center line of Illinois State Route No. 47, being also the West Line of Fox Industrial Park, Unit 1, Yorkville, Kendall County, Illinois extended from the South; thence South 01°44'07" East along said extended tangent center line and said tangent center line, 464.33 feet to a point hereinafter referred to as Point "A"; thence South 89°40'05" West, 446.87 feet for a point of beginning; thence South 00°19'55" East, 70.0 feet; thence North 89°40'05" East, 138.57 feet; thence South 01°44'07" East, 188.12 feet; thence North 88°15'53" East, 249.93 feet to the Westerly Right of Way of said Route 47 being a line drawn parallel with and 60.0 feet West of said center line; thence South 01°44'07" East along said Westerly right of way line, 24.0 feet; thence South 88°15'53" West, 415.57 feet; thence South 01°07'53" East, 118.53 feet; thence South 88°52'07" West, 100.0 feet; thence South 01°07'53" East, 219.0 feet to a line drawn South 88°52'07" West from a point on said centerline which is 611.12 feet Southerly of said Point "A"; thence South 88°52'07" West, 859.67 feet to an old claim line; thence North 11°59'56" East along said old claim line, 645.91 feet to a line drawn South 89°40'05" West from the point of beginning; thence North 89°40'05" East, 838.91 feet to the point of beginning, in the United City of the Village of Yorkville, Kendall County, Illinois,
EXCEPT Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System, East Zone (NAD83):
Commencing at the Northeast Corner of the Northeast Quarter of said Section 5; thence South 87°29'43" West, 199.803 meters (655.52 feet) along the North Line of the Northeast Quarter of said Section 5 to the tangent centerline of FAP 326 (IL 47) extended from the South; thence South 03°54'29" East, 216.984 meters (711.89 feet) along said tangent centerline and centerline of FAP 326 (IL 47); thence South 86°05'31" West, 18.288 meters (60.0 feet) to the point of beginning, being on the Westerly existing right of way of FAP 326 (IL 47); thence South 03°54'29" East, 7.315 meters (24.0 feet) along said Westerly existing right of way line; thence South 86°05'31" West, 1.712 meters (5.62 feet); thence North 03°54'29" West, 7.315 meters (24.0 feet); thence North 86°05'31" East, 1.712 meters (5.62 feet) to the point of beginning, situated in the United City of Yorkville, County of Kendall and State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State.

Parcel Identification Number: 05-05-226-013; and 05-05-201-004 (the "Property").

We hereby affirm that we have full legal capacity to execute this Letter of Authorization and to further authorize 1115, LLC, an Illinois limited liability company, Patrick Wininger and Matthew Christensen, its representatives has the authority to file applications with the City of Yorkville (the "City") seeking to obtain all governmental approvals from the City in order to use the Property in accordance with its intended use. The governmental approvals shall include, but not be limited to: (1) filing an Application for Rezoning to rezone the Property to R-4 under the City's zoning district designation; and (2) filing an Application for Planned Unit Development.

The letter shall further confirm that no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed, in writing.

Brent Schalhamer

Tracy Schalamer

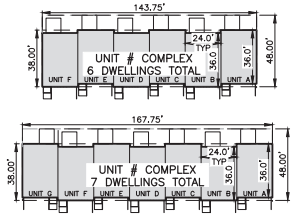
Subscribed and Sworn to before me this
5th day of November,
2024

Notary Public

OFFICIAL SEAL
DALLAS GREGG INGEMUNSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/4/25

TYPICAL BUILDING ENVELOPE

MIN. 1,400 SQ.FT. LIVABLE SPACE FOR TOWNHOME DWELLING UNIT
(SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS)



ZONING BUILDING SETBACK REQUIREMENTS

TABLE 10-3-9(B) BUILDING SEPARATION REQUIREMENTS IN R-3		PROPOSED MINIMUM BUILDING SEPARATION FOR R-4
SIDE TO SIDE	20'	20' MIN – 25' TYP.
SIDE TO REAR	40'	40'
REAR TO REAR	60'	60'
FRONT TO SIDE	50'	84.5'
FRONT TO FRONT	50'	80' – 100'
REAR TO FRONT	100'	N/A

Ground Cover	Area (ac.)
Open Space	4.95
Impervious	5.78
Dry Detention	1.36
Roof/Future	2.08
Total Onsite	14.18
Total Impervious	9.23
% Impervious	65%

SITE DATA:

EXIST. ZONING: R-1 SINGLE FAMILY SUBURBAN RESIDENCE DISTRICT
B-3 GENERAL BUSINESS DISTRICT

- EX. TOTAL LOT SIZE: 617,804± SQ. FT. (14.183± AC.)
- B-3 = 1.020± AC.
- EX. R-1 (PR. R-4) = 13.163± AC.

PROP. ZONING: (PUD) R-4 GENERAL MULTI-FAMILY RESIDENCE DISTRICT

MAXIMUM LOT COVERAGE PER R-4 ZONING = 70% IMPERVIOUSNESS
PUD PLAN TO COMPLY WITH R-4 ZONING OF MAX. 70% IMPERVIOUSNESS

MAX. BUILDING HEIGHT: 80'
DWELLING UNIT MAX. HEIGHT: 40'

INGRESS/EGRESS ACCESS EASEMENT TO BE PROVIDED OVER THE PRIVATE ACCESS ROADS (INCLUDED AT TIME OF FINAL PLAT)

OFF-STREET PARKING DATA:

- PARKING REQUIREMENTS: DWELLING, TOWNHOUSE
  PER TABLE 10-5-1(H)(5) MINIMUM PARKING REQUIREMENT = 2.25
  PARKING SPACES PER DWELLING UNIT

  105 TOTAL UNITS X 2.25/UNIT = 237 SPACES REQUIRED

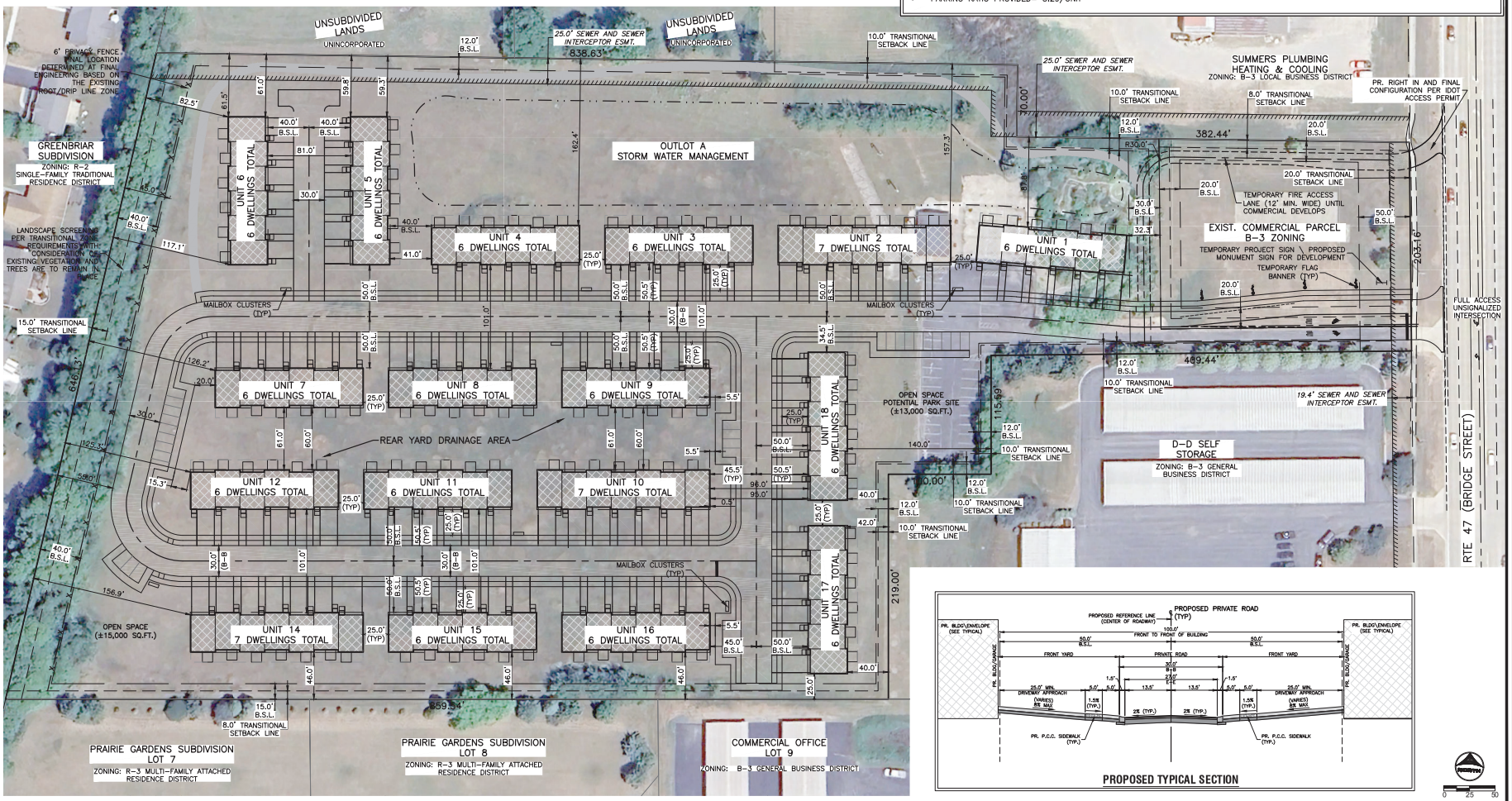
  PARKING SPACE CALCULATIONS:
  *(14) 6 UNIT BUILDINGS (102 UNITS) X 2 = 168 DRIVEWAY SPACES
  *(3) 7 UNIT BUILDINGS (3 UNITS) X 2 = 42 DRIVEWAY SPACES
  TOTAL DRIVEWAY SPACES = 210 SPACES (OFF-STREET REQUIRED)

  *A MINIMUM OF ONE (1) OF THE PARKING SPACES, AS REQUIRED IN SECTION 10-5-1(H) OF THIS UDO, SHALL BE PROVIDED IN AN ATTACHED OR DETACHED GARAGE LOCATED ON REAR OR SIDE FACADES UNLESS OTHERWISE APPROVED = 105 SPACES (GARAGE SPACE)

  *ADDITIONAL OFF-STREET PARKING SHOWN = 30 SPACES
- TOTAL NUMBER OF PARKING SPACES PROVIDED PER PLAN: 345
- PARKING RATIO REQUIRED= 2.25/UNIT
- PARKING RATIO PROVIDED= 3.29/UNIT

TYPICAL PARKING DATA SIZE REQUIREMENTS:

- TYPICAL ONSITE PARKING WIDTH: 9.0'
- TYPICAL ONSITE PARKING LENGTH: 18'
- TYPICAL ONSITE ACCESS DRIVE WIDTH: 27' (E-E) / 30' (B-B)



PROPOSED TYPICAL SECTION

0 25 50

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
HRGreen

FOX HAVEN – 14.2± AC. MULTI-FAMILY PUD PLAN
ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)
CLIENT: 1115 LLC.
UNITED CITY OF YORKVILLE, ILLINOIS

FOX HAVEN – PUD CONCEPT PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: MPL
APPROVED: DWS
JOB DATE: 12/17/2024
JOB NO: 2402643.01

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CONCEPT

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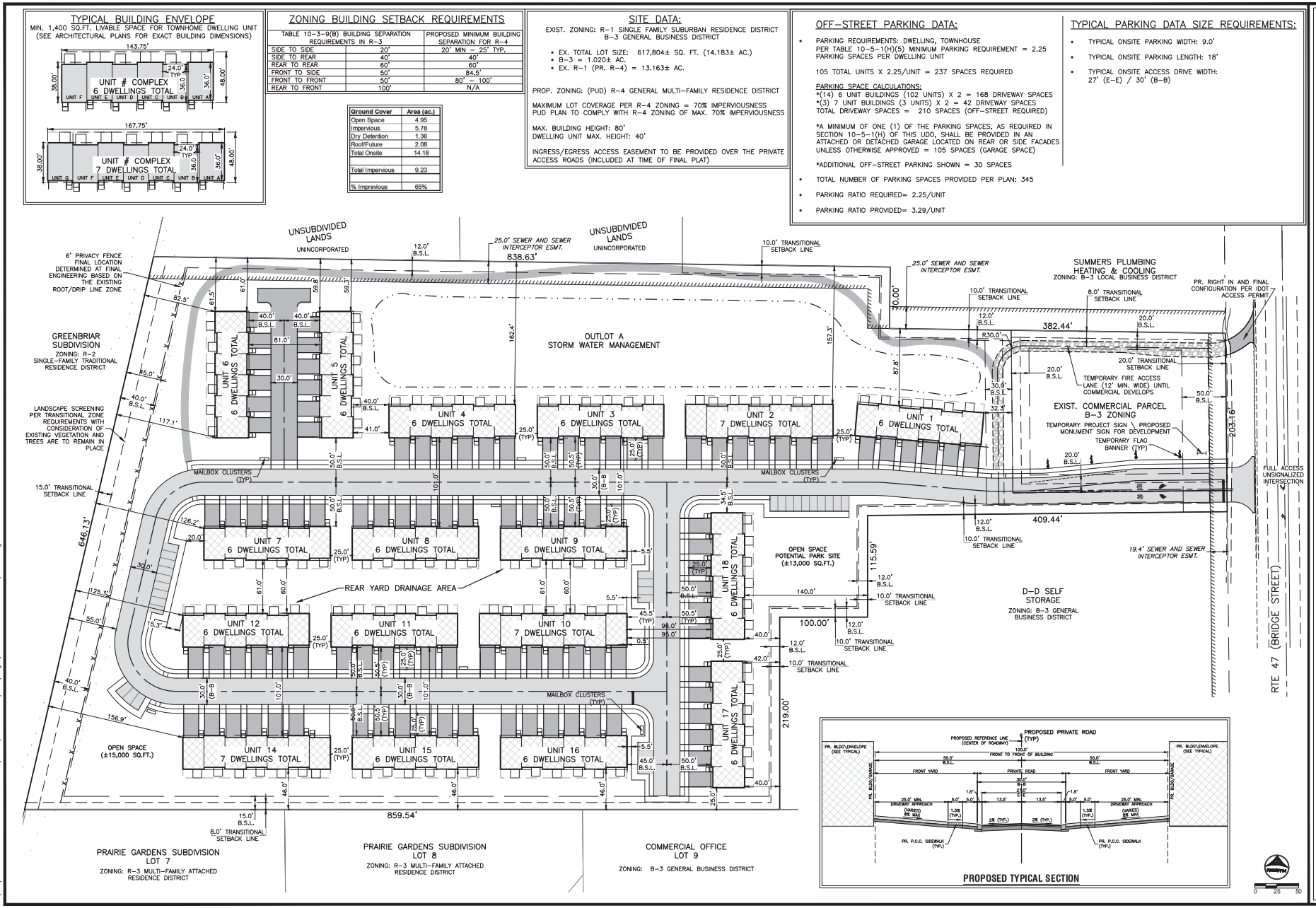

TYPICAL BUILDING ENVELOPE
MIN. 1,400 SQ.FT. LIVABLE SPACE FOR TOWNHOME DWELLING UNIT
(SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS)
143.75'
UNIT # COMPLEX
6 DWELLINGS TOTAL
UNIT F
UNIT E
UNIT D
UNIT C
UNIT B
UNIT A
167.75'
UNIT # COMPLEX
7 DWELLINGS TOTAL
UNIT G
ZONING BUILDING SETBACK REQUIREMENTS
TABLE 10-3-9(B) BUILDING SEPARATION REQUIREMENTS IN R-3
PROPOSED MINIMUM BUILDING SEPARATION FOR R-4
SIDE TO SIDE 20' 20' MIN - 25' TYP.
SIDE TO REAR 40' 40'
REAR TO REAR 60' 60'
FRONT TO SIDE 50' 84.5'
FRONT TO FRONT 50' 80' - 100'
REAR TO FRONT 100' N/A
Ground Cover Area (ac.)
Open Space 4.95
Impervious 5.78
Dry Detention 1.36
Roof/Future 2.08
Total Onsite 14.18
Total Impervious 9.23
% Impervious 65%
SITE DATA:
EXIST. ZONING: R-1 SINGLE FAMILY SUBURBAN RESIDENCE DISTRICT
B-3 GENERAL BUSINESS DISTRICT
• EX. TOTAL LOT SIZE: 617,804± SQ. FT. (14.183± AC.)
• B-3 = 1.020± AC.
• EX. R-1 (PR. R-4) = 13.163± AC.
PROP. ZONING: (PUD) R-4 GENERAL MULTI-FAMILY RESIDENCE DISTRICT
MAXIMUM LOT COVERAGE PER R-4 ZONING = 70% IMPERVIOUSNESS
PUD PLAN TO COMPLY WITH R-4 ZONING OF MAX. 70% IMPERVIOUSNESS
MAX. BUILDING HEIGHT: 80'
DWELLING UNIT MAX. HEIGHT: 40'
INGRESS/EGRESS ACCESS EASEMENT TO BE PROVIDED OVER THE PRIVATE ACCESS ROADS (INCLUDED AT TIME OF FINAL PLAT)
OFF-STREET PARKING DATA:
• PARKING REQUIREMENTS: DWELLING, TOWNHOUSE
PER TABLE 10-5-1(H)(5) MINIMUM PARKING REQUIREMENT = 2.25 PARKING SPACES PER DWELLING UNIT
105 TOTAL UNITS X 2.25/UNIT = 237 SPACES REQUIRED
PARKING SPACE CALCULATIONS:
*(14) 6 UNIT BUILDINGS (102 UNITS) X 2 = 168 DRIVEWAY SPACES
*(3) 7 UNIT BUILDINGS (3 UNITS) X 2 = 42 DRIVEWAY SPACES
TOTAL DRIVEWAY SPACES = 210 SPACES (OFF-STREET REQUIRED)
*A MINIMUM OF ONE (1) OF THE PARKING SPACES, AS REQUIRED IN SECTION 10-5-1(H) OF THIS UDO, SHALL BE PROVIDED IN AN ATTACHED OR DETACHED GARAGE LOCATED ON REAR OR SIDE FACADES UNLESS OTHERWISE APPROVED = 105 SPACES (GARAGE SPACE)
*ADDITIONAL OFF-STREET PARKING SHOWN = 30 SPACES
• TOTAL NUMBER OF PARKING SPACES PROVIDED PER PLAN: 345
• PARKING RATIO REQUIRED= 2.25/UNIT
• PARKING RATIO PROVIDED= 3.29/UNIT
TYPICAL PARKING DATA SIZE REQUIREMENTS:
• TYPICAL ONSITE PARKING WIDTH: 9.0'
• TYPICAL ONSITE PARKING LENGTH: 18'
• TYPICAL ONSITE ACCESS DRIVE WIDTH: 27' (E-E) / 30' (B-B)
UNSUBDIVIDED LANDS
UNINCORPORATED
25.0' SEWER AND SEWER INTERCEPTOR ESMT.
838.63'
10.0' TRANSITIONAL SETBACK LINE
SUMMERS PLUMBING HEATING & COOLING
ZONING: B-3 LOCAL BUSINESS DISTRICT
PR. RIGHT IN AND FINAL CONFIGURATION PER IDOT ACCESS PERMIT
382.44'
409.44'
6' PRIVACY FENCE FINAL LOCATION DETERMINED AT FINAL ENGINEERING BASED ON THE EXISTING ROOT/DRIP LINE ZONE
GREENBRIAR SUBDIVISION
ZONING: R-2 SINGLE-FAMILY TRADITIONAL RESIDENCE DISTRICT
LANDSCAPE SCREENING PER TRANSITIONAL ZONE REQUIREMENTS WITH CONSIDERATION OF EXISTING VEGETATION AND TREES ARE TO REMAIN IN PLACE
OUTLOT A
STORM WATER MANAGEMENT
UNIT 1 6 DWELLINGS TOTAL
UNIT 2 7 DWELLINGS TOTAL
UNIT 3 6 DWELLINGS TOTAL
UNIT 4 6 DWELLINGS TOTAL
UNIT 5 6 DWELLINGS TOTAL
UNIT 6 6 DWELLINGS TOTAL
UNIT 7 6 DWELLINGS TOTAL
UNIT 8 6 DWELLINGS TOTAL
UNIT 9 6 DWELLINGS TOTAL
UNIT 10 7 DWELLINGS TOTAL
UNIT 11 6 DWELLINGS TOTAL
UNIT 12 6 DWELLINGS TOTAL
UNIT 13 6 DWELLINGS TOTAL
UNIT 14 7 DWELLINGS TOTAL
UNIT 15 6 DWELLINGS TOTAL
UNIT 16 6 DWELLINGS TOTAL
UNIT 17 6 DWELLINGS TOTAL
UNIT 18 6 DWELLINGS TOTAL
MAILBOX CLUSTERS (TYP)
REAR YARD DRAINAGE AREA
OPEN SPACE (±15,000 SQ.FT.)
OPEN SPACE POTENTIAL PARK SITE (±13,000 SQ.FT.)
EXIST. COMMERCIAL PARCEL
B-3 ZONING
TEMPORARY PROJECT SIGN \ PROPOSED MONUMENT SIGN FOR DEVELOPMENT
TEMPORARY FLAG BANNER (TYP)
TEMPORARY FIRE ACCESS LANE (12' MIN. WIDE) UNTIL COMMERCIAL DEVELOPS
FULL ACCESS UNSIGNALIZED INTERSECTION
D-D SELF STORAGE
ZONING: B-3 GENERAL BUSINESS DISTRICT
19.4' SEWER AND SEWER INTERCEPTOR ESMT.
RTE 47 (BRIDGE STREET)
646.13'
859.54'
219.00'
203.16'
PRAIRIE GARDENS SUBDIVISION
LOT 7
ZONING: R-3 MULTI-FAMILY ATTACHED RESIDENCE DISTRICT
PRAIRIE GARDENS SUBDIVISION
LOT 8
ZONING: R-3 MULTI-FAMILY ATTACHED RESIDENCE DISTRICT
COMMERCIAL OFFICE
LOT 9
ZONING: B-3 GENERAL BUSINESS DISTRICT
PROPOSED PRIVATE ROAD (TYP)
PROPOSED TYPICAL SECTION
NO. DATE BY REVISION DESCRIPTION
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LOOKING WEST AT GREENBRIAR


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HRGREEN.COM

January 2, 2025

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

Re: Proposed Multi-Family Residential Townhome Development (1115, LLC)
PZC-2024-29 1115, LLC (Rezone & PUD)
Concept Plan Review Comment Response No. 1
HR Green Job No. 2402643.01

Dear Ms. Barksdale-Noble:

This letter provides responses to the comments in the review memo dated December 6, 2024. Our responses to the comments are shown in **bold** following the comment.

GENERAL PUD/ ZONING COMMENTS:

1. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

    a. The petitioner has listed **one (1) proposed deviation** from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25% (*See "Appearance Standards" comment #11*)

    RESPONSE: Noted, to be coordinated with Developer/Builder based on Appearance Code Standards and credits issued as part of the proposed Architectural submittals as part of the submittal.

    b. The petitioner has identified two (2) modification standards the proposed PUD will meet per Section 10-8-8D.

        i. Modification Standard #1 "Landscape Conservation and Visual Enhancement" which states the Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

            1. Staff believes this modification standard does apply due to the conservation of an existing densely vegetated mature tree line buffering the subject property from the adjacent single-family residential development to the west (Greenbriar Subdivision).

    RESPONSE: Noted.

ii. Modification Standard #12 "Regional Utility Improvements" which is intended to apply to Planned Unit Developments that involve the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.
    1. **Staff does not believe this modification standard applies, as the project does not identify regional utility improvements provided that will benefit any parcels other than for the development of the subject property.**

RESPONSE: Noted. With respect to potential benefit of adjoining parcels, the proposed development is to initiate cross access opportunity with adjoining property owner(s) and opportunity for utility cross connections for future adjoining development to the north. Please note that the existing developments that surround this parcel have created limitations and burdens as a result for community cross access connections and utility cross connection type of development. For example the east line is bounded by Rte. 47, the south line is existing development with site constraints, the west is also existing development with no planned cross connections, leaving the north the only opportunity for future development connectivity in which this property is forced to consider as the only option. The existing property exhibits a planning/development hardship where there are limitations for cross connections (secondary access) and decisions for remaining development area limitations to provide the necessary/requested requirements standards of today's current code requirements. For consideration to overcome this property has to be both viable for development and successful for all stakeholders involved in the community.

c. Petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.
RESPONSE: Noted.

2. **ZONING** – The Petitioner is seeking to rezone the 13-acre parcel of the subject property from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District A-1 Agricultural (Kendall County)	Commercial/Office Agriculture
East	B-3 General Business District IL Route 47 (Bridge Street)	Commercial/Office Transportation Land Use
South	R-3 Multi-Family Attached Residence District B-3 General Business District	Prairie Gardens Subdivision Commercial/Office
West	R-2 Single-Family Traditional Residence District	Greenbriar Subdivision (PUD)

RESPONSE: So noted to the existing conditions and uses.

3. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "townhome dwellings" are permitted land uses in the R-4 General Multi- Family Residence District. The R-4 District is intended for moderate to high density multi- family buildings and complexes.

RESPONSE: So Noted

4. **BULK & DIMENSIONAL STANDARDS** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current R-4 General Multi-Family Residence District standards with the proposed Planned Unit Development (PUD) for the residential townhomes:

	R-4 Zoning Regulations	Proposed PUD
Min. Lot Area	15,000 sq. ft.[1]	13.163 acres
Min. Lot Size per DU	5,000 sq. ft.	Undetermined
Min. Lot Width	90 feet	200+ feet
Front Yard Setback	30 feet	Undetermined
Rear Yard Setback	40 feet	40 feet
Side Yard Setback	12 feet or 60% of building height (20 ft. corner)	12 feet
Max. Density	8 du/acre	7.9 du/acre
Max. Lot Coverage	70%	Undetermined
Max. Dwelling Height	40 feet	2 stories

[1] *Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100-foot width. A one-story structure shall have a minimum of 1,200 square feet and a two-story structure shall have a minimum of 1,400 square feet of livable space.*

RESPONSE: The remaining overall underlying lot comprises of the R-4 zoning and to be platted with one overall building envelope with townhome units described as part of the underlying lot. The PUD development will have defined definitions/dimensions based off of the plan submitted using private roads and dimensions listed. The site plan submitted conforms with what is shown as acceptable dimensions with respect to above regulations. Table summary provided.

Min. Lot Size per townhome building will not apply based on the PUD type development and platting technique. Individual dwelling unit is to have a proposed unit envelope approximately 24'' wide by 52' deep (1,300 sq.ft.).

PUD Plan to comply with 70% Max Lot Coverage and straight R-4 zoning regulations.

PUD Plan to comply with Max. Dwelling Height of 40 feet with 3 stories and non-residential Max. Building Height of 80' maximum.

5. **MINIMUM LOT SIZE/WIDTH PER DWELLING UNIT** – Minimum lot size per dwelling unit is 5,000 sq. ft. with a minimum lot width of 90 ft. for attached uses. **Petitioner must provide lot dimensions for each unit.**
   a. **Note:** Any two-story structure within the R-4 District shall have a minimum of 1,400 square feet of livable space. The petitioner proposes each townhome unit will be 2 stories and contain six (6) dwellings per building (except Unit 13 which will have 3 dwelling units). **What is the minimum unit square feet of livable space?**

RESPONSE: There is no three story requirements for min. unit square feet for livable space. The UDO discusses one-story structure (1,200 sq.ft.) and two-story structure (1,400 sq.ft.). Therefore a two-story structure (1,400 sq.ft.) will be used for min. unit square feet for livable space.

6. **YARD SETBACKS** – Minimum front yard setback for R-4 District is 30 feet. **Petitioner shall clearly illustrate, with dimensions, where they propose the front yard for the townhouse development is located**.

RESPONSE: Dimensions added as suggested to plan to define the front setback such as from existing sidewalk edge (cross access easement for private access roads) and the face of building wall excluding any entry porches or roof overhangs. Current plan dimensions are shown at 25' which could be used to define the front yard setback.

7. **LOT COVERAGE –** Maximum lot coverage for the R-4 District is 70% per Section 10- 3-9(A) of the Unified Development Ordinance. **Please provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.**

   RESPONSE: Summary data table to be added to the plans that will define the requirements. The PUD plan to comply with the 70% Lot Coverage.

8. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-4 District is 80 feet. While the Petitioner has indicated the structure is 2 stories, **the Petitioner must also denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance**.

   RESPONSE: Building height in feet (maximum) to be added to the PUD plan that will define the requirements. The PUD plan to comply with the Maximum Building Height of 80 feet per zoning along with requesting three (3) stories. Dwelling Unit Max. Height is 40' per UDO.

9. **BUILDING SEPARATION** – Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are **only required for the R-3 Multi- Family Attached Residence District.** However, the petitioner has provided minimum separation dimensions on the Concept Plan. Below is a comparison of the R-3 minimum building separation and the proposed R-4 townhome PUD:

Table 10-3-9(B) Building Separation Requirements in R-3		Proposed Minimum Building Separation for R-4
Side to side	20 feet	25 feet
Side to rear	40 feet	Undetermined
Rear to rear	60 feet	60 feet
Front to side	50 feet	84.5 feet
Front to front	50 feet	72 - 95 feet
Rear to front	100 feet	N/A

   RESPONSE: Dimension for side to rear in feet (minimum) has been added to the plans that will define the requirements above. The PUD plan to comply with the minimum 40 feet per zoning requirements.

10. MULTI-FAMILY RESIDENTIAL USE STANDARDS – Per Section 10-4-2(B) of the Unified Development Ordinance multi-family dwelling developments shall meet the following standards:

    a. The main entrance to a multi-family dwelling shall face the primary perimeter or internal street.
       i. **Units 5 and 6 do not appear to meet this standard unless the unit face a secondary internal street and/or common open space.**

RESPONSE: Requesting Unit 5 and Unit 6 to be a motor court type arrangement/frontage under the "otherwise approved" category. Under this configuration, the intention was to provide a plan or opportunity for a future "emergency cross connection" to the parcel to the north as needed in the future development as the property to the north has similar characteristics as this property regarding access.

b. All off-street parking shall be located to the side or rear of the primary building. Off-street parking located to the side of the primary building shall be set back a minimum of one (1) foot from the front elevation of the primary building.
    i. **It appears off-street parking for the units are provided via driveways and/or attached garages. Please confirm.**
    ii. **Guest on-site parking appears to meet this standard.**

RESPONSE: Yes the parking is considered in the following format:
- ***Two enclosed parking spaces per dwelling unit (attached garage) – UDO requires one (1) space so a credit of one (1) additional space per dwelling unit is to be noted only at this time.***
- ***Two driveway parking spaces per each dwelling unit***
- ***Additional off street parking location at various locations onsite to the development.***

c. A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise recommended by the Public Works Director and approved by the Planning and Zoning Commission.
    i. **Site will utilize existing single curb cut off of IL Route 47. Units will have frontage off of an internal private roadway. (See additional comments under "Access")**

RESPONSE: Noted.

d. Service areas, dumpsters, utilities and the required nonvegetative screening thereof shall not be visible from rights-of-way.
    i. **Where are trash dumpsters proposed to be located?**

RESPONSE: Residential rollout collection containers would be standard per City waste collection Program for the residential units. Trash dumpsters for the commercial development to be provided at time of development of that parcel.

e. The entrance to a townhouse shall face the primary public street unless otherwise approved.
    i. **This appears to be the case for all units except Units 5 and 6.**

RESPONSE: Requesting Unit 5 and Unit 6 to be a motor court type arrangement/frontage under the "otherwise approved" category. Under this configuration, the intention was to provide a plan or opportunity for a future "emergency cross connection" to the parcel to the north as needed in the future development as the property to the north has similar characteristics as this property regarding access.

f. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.
    i. **Proposed plan indicates a maximum width of 150 ft for each townhome complex building.**

RESPONSE: Noted.

g. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
    i. **Townhouse units are designed in uniformed lined formation (barrack style) rather than in clusters. Staff requests the petitioner explain the strategy behind the building siting (i.e., constraints of the parcel due to irregular shape, conservation of existing mature tree line, and/or required stormwater basin location/size, etc.).**

RESPONSE: The strategy behind the building arrangement and development limitations are results of the parcel limitations of immediate access connection and irregular shape (flag type) lot. Without additional roadway connections to adjoining properties leads to an internal looped private access drive.

The remaining developable space and dwelling units being proposed yielded more of a barrack style than the opportunity to cluster the remaining available space. The plan is also to conserve the existing mature tree lines to the west along with strong opinions of limiting any rear facing buildings to the west as much as practical. The natural topography of the property also leads the required stormwater basin in the location/size as shown with accounting for the surface overflows to follow the natural existing conditions as well.

11. **APPEARANCE STANDARDS** – Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for multi-family development, as explained below:

    a. Residential – Single-Family Attached and Multiple-Family Residential Units must incorporate:
    - i. Facade treatments that vary between buildings adjacent to one another. Facade variations may include building materials or colors in any one (1) or more of the following:
        1. Siding;
        2. Masonry;
        3. Roof;
        4. Paint/stain;
        5. Doors.
    - ii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to largely screen parking areas from view from public ways.
    - iii. The height and scale of each building shall be compatible with its site and adjoining buildings.
    - iv. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground
    - v. The architectural character of the building shall be in keeping with the topographical dictates of the site.
    - vi. Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.

    RESPONSE: Noted.

    b. The petitioner has provided elevations for the proposed townhome development, and they are seeking relief to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%.
    - **i. However, staff has reviewed the elevations and has determined the minimum required premium siding is 20% due to the presence of the following major architectural features which accounts for a 30% credit: decorative dormers, projecting bay windows, and covered porches.**
    - **ii. If the architectural renderings are accurate, is a deviation needed?**

RESPONSE: A deviation is requested with the plans as-is, and reducing the brick requirement from 50% to 25% will provide several benefits:

- ***i. <u>Cost Efficiency:</u> Lowering the brick requirement will significantly reduce construction costs, making housing more affordable for future residents.***
- ***ii. <u>Community Identity:</u> By incorporating a mix of architectural features and materials, we can cultivate a unique community identity that reflects the character and values of our residents. This identity will be a source of pride and a key factor in attracting new families and businesses to our area.***

iii. <u>Balanced Visual Appeal:</u> A mix of materials and features can create a more balanced and harmonious look, avoiding the monotony that can sometimes result from excessive use of a single material. This balance will enhance the overall aesthetic quality of our community.

iv. <u>Sustainability:</u> Using less brick can contribute to more sustainable building practices by reducing the demand for masonry materials, which have a higher environmental impact compared to other siding options.

v. <u>Economic Development:</u> The cost savings from reduced brick usage can be redirected towards other community improvements or amenities, fostering overall economic growth and development.

c. Commercial – Commercial Design Standards are subject to:

i. Masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.
ii. All commercial, office and institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.
iii. Masonry products shall not be painted.
iv. While no plans are proposed for the commercial B-3 zoned parcel, is the petitioner also seeking appearance standards relief?

RESPONSE: Noted and petitioner does not have plans to develop commercial at this time.

12. **HOA** – Is the developer proposing to create an HOA for the common open space, guest parking area and stormwater management outlot?

RESPONSE: Yes the PUD development is to create a HOA or Management Entity for common shared open area, guest parking, maintenance of property, and stormwater management easement area.

13. **B-3 BULK REGULATIONS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) for the commercial lot:

	B-3 Zoning Regulations	Existing Commercial Parcel
Min. Lot Area	10,000 sq. ft.	1.02 acres
Front Yard Setback	50 feet	50 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	12 feet
Corner Yard Setback	30 feet	N/A

a. The proposed Concept PUD Plan appears not meet the minimum side yard setback requirement of 20 ft. (along the northern property line) for the B-3 district, but the Zoning Building Setback Requirement Data Table lists a 20 foot side yard setback. **Is the petitioner seeking to add a request for deviation to this standard in the PUD Agreement?**

RESPONSE: Side Yard Setback for the existing B-3 zoning parcel is to be updated to 20' to comply with the B-3 Zoning. PUD Plan to be revised accordingly and no deviation will be requested at this time.

b. **For the bulk requirements listed as to be determined (TBD), staff asks the petitioner to verify they will or will not meet this standard.**

RESPONSE: Noted.

14. **ACCESS** – As proposed, the site has one (1) point of access off of IL Route 47 for both the commercial and residential townhome lots.

a. Connectivity – The access off of Northland Lane leads to a looped unnamed future private roadway ending into two stubs to the south adjacent to the Prairie Gardens Subdivision but does not align with an existing connection.

b. Cross Access – According to Section 10-5-1-F of the Unified Development Ordinance, developments are encouraged to provide cross access between adjacent properties to reduce the number of access points on streets, promote shared parking, and allow vehicular movement between different land uses. **Since the proposed internal roadway will be private, the developer is required to include cross access easements for the residential and commercial parcels to share the ability for perpetual use as part of the Final Plat of Subdivision**.

c. Staff encourages a secondary access point for emergency and public safety vehicles.

RESPONSE: Noted and developer currently working with the fire department and public works on potential options of potential access points via commercial property.

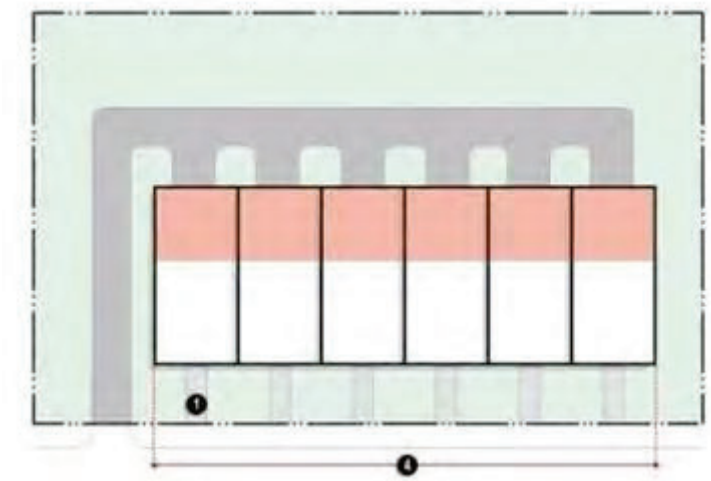
15. **PARKING** - According to the Concept PUD Plan submitted, there are **237 total residential parking spaces** to be provided on the property to accommodate the proposed townhome development as calculated below:

Unit #	# of Parking Spaces Provided
1-12	144
13	6
14-18	60
Guest Parking	27
TOTAL	**237**

a. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, townhouse dwellings require a minimum of **2.25 parking spaces per dwelling unit**.

RESPONSE: Noted and does confirm compliance with UDO.

b. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage located on rear or side façades unless otherwise approved (See image on next page).



i. **It is noted that the parking spaces provided are "driveway spaces" or surface parking, per the Off-Street Parking Data Table on the Concept Plan. Is the petitioner seeking relief from this requirement, as well?**

RESPONSE: The parking is considered in the following format:

- ***Two enclosed parking spaces per dwelling unit (attached garage) – UDO requires one (1) space so a credit of one (1) additional space per dwelling unit is to be noted only at this time.***
- ***Two driveway parking spaces per each dwelling unit***
- ***Additional off street parking location at various locations onsite to the development.***

16. **PEDESTRIAN CIRCULATION** – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The site has access to an existing sidewalk network along the frontage of IL Route 47.

    a. **It appears the petitioner is proposing to install an internal sidewalk network around the looped roadway.**

RESPONSE: Noted. Proposed internal sidewalk circulation and connection to existing IL-Rte 47 corridor.

17. **STREET DESIGN** – Per Section 10-7-3(A)(2) of the Unified Development Ordinance, blocks shall not exceed one thousand three hundred twenty (1,320) feet in length.

    a. **While not a proposed public roadway, please verify the street length of the primary internal roadway from IL Route 47 to the curve located southwest of Unit 6.**

RESPONSE: Please note a dimension of +/-1,275 from centerline of IL-Rte. 47 and west most centerline of internal access drive.

18. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as "Commercial Office (CO)" which encourages both large-scaled office uses in single developments or as part of an office park setting; such uses will be typically located along Yorkville's important transportation corridors, Illinois Route 47

and US 34 (Veterans Parkway). Office developments can include service-related uses, hospitals and clinics, hotels, and facilities for research and product development.

a. If the PUD is approved for the townhome development, staff would seek to amend the Comprehensive Plan to reclassify the 13-acre parcel as Mid-Density Residential (MDR) which is consistent with the proposed land use

RESPONSE: Noted.

LANDSCAPE PLAN COMMENTS:

19. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has not submitted a landscape plan for review.

a. Per staff's review, the following sections of the Landscape Plan would apply to the residential lots:
   i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.
   ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.
   iii. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.
      1. **Transition Zone "A" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and the Prairie Garden subdivision to the south.**
      2. **Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.**
      3. **No Transition Zone Landscape buffer is required between the agricultural land use to the north**.

Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					

(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.

RESPONSE: Noted.

20. **SIGNAGE** – The petitioner has not provided a signage plan for the townhome or commercial development.

    a. Are monument signs proposed on the commercial and residential lots?
        i. If so, will they meet Chapter 6 – Sign Standards of the Unified Development Ordinance or will a deviation be needed?

RESPONSE: Noted and awaiting renderings. Attached is Ryan Homes Temporary sales signage.

SEE ENGINEERING REVIEW COMMENTS BELOW:

Engineering Enterprises Inc. Additional Comments (Letter dated December 9, 2024)

1. It is our understanding that the roadways are proposed to be private. Cross-access easements will need to be incorporated into the final plat.
   RESPONSE: Noted and to be included during Final Plat and Final Engineering based on outcome of rezoning and conceptual PUD plan approval.

2. A secondary access point is recommended for emergency and public safety purposes.
   RESPONSE: Noted and developer currently working with the fire department and public works on potential options of potential access points via the commercial property.

3. An IDOT permit will be required for access to RI 47.
   RESPONSE: Noted and access permit submittal to be forthcoming to IDOT as a next step request. Correspondence to be shared with the City on information received from IDOT.

4. The City will need to confirm the amount of parking provided.
   RESPONSE: Noted, based on UDO and comments provided, 2.25 parking requirement per unit will be required for development. Parking summary revised for clarification.

5. A 24' E-E roadway does not meet City standards. The minimum City standard is 30' B-B.
   RESPONSE: Noted and per PUD plan development the request will be private access roadways with no parking and curb cuts for driveway depressions which would also limit parking opportunities on a private or public roadway.

6. Sidewalks should be 5' in width, and the shared-use path should be at least 8'.
   RESPONSE: Note has been added to the PUD plan and as such and to move forward into final engineering.

7. The post office will most likely require a cluster mailbox system. An area should be identified.
   RESPONSE: Noted and added to the revised plan to include mailbox cluster for post master approval and additional discussions.

8. The location of trash enclosures should be identified.
   RESPONSE: Residential rollout collection containers would be standard per City waste collection program.

9. A conceptual landscape plan should be provided.
   RESPONSE: Noted to be provided as a deliverable prior to processing the PZC scheduled meeting.

10. The proposed water main must be looped and connected in two locations.
    RESPONSE: Noted, assumes that two water connections at/along the Route 47 frontage comply with this requirement.

Sincerely,

HR GREEN, INC.

David Schultz, P.E., LEED AP
Senior Project Manager / Associate
J:\2024\2402643.01\Corr\ltr-010225-City_Comment_Response_No1-ConceptPlanRev.docx

HRGreen®

2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044

HRGREEN.COM

January 2, 2025

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

Re: Proposed Multi-Family Residential Townhome Development (1115, LLC)
PZC-2024-29 1115, LLC (Rezone & PUD)
Concept Plan Review Comment Response No. 2
HR Green Job No. 2402643.01

Dear Ms. Barksdale-Noble:

This letter provides responses to the comments in the review memo dated December 12, 2024. Our responses to the comments are shown in **bold** following the comment.

GENERAL PUD/ZONING COMMENTS:

1. Petitioner will confirm in writing that the identified Planned Unit Development modification standard #12 "Regional Utility Improvements" which is intended to apply to Planned Unit Developments that involve the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity, is not applicable to this development.
RESPONSE: Noted. With respect to potential benefit of adjoining parcels, the proposed development is to initiate cross access opportunity with adjoining property owner(s) and opportunity for utility cross connections for future adjoining development to the north. Please note that the existing developments that surround this parcel have created limitations and burdens as a result for community cross access connections and utility cross connection type of development. For example the east line is bounded by Rte. 47, the south line is existing development with site constraints, the west is also existing development with no planned cross connections, leaving the north the only opportunity for future development connectivity in which this property is forced to consider as the only option. The existing property exhibits a planning/development hardship where there are limitations for cross connections (secondary access) and decisions for remaining development area limitations to provide the necessary/requested requirements standards of today's current code requirements. For consideration to overcome this property has to be both viable for development and successful for all stakeholders involved in the community.

2. Petitioner will verify proposed R-4 General Multi-Family Residence District bulk and dimensional standards identified in staff's memo as "Undetermined".
RESPONSE: Noted, please refer to the zoning building setback summary chart that has been added to the PUD Plan for reference.

3. Petitioner will provide the proposed minimum unit square footage of livable space for the townhome dwellings.
RESPONSE: Noted, and statement of 1,400 sq.ft. of livable space has been added to the PUD Plan for reference.

4. Petitioner will clearly illustrate on the Site Plan, with dimensions, where the front yard for the townhouse development is located.

RESPONSE: Added as request additional dimensions throughout the concept plan along with a typical section noting front yard location for reference.

5. Petitioner will provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.
RESPONSE: A statement has been added that the PUD plan is to comply with the R-4 UDO requirements of 70% imperviousness (maximum) and also provided a summary table of lot coverage.

6. Petitioner must denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance.
RESPONSE: Added building height statement for reference to comply with R-4 UDO requirements.
   - ***Two enclosed parking spaces per dwelling unit (attached garage) – UDO requires one (1) space so a credit of one (1) additional space per dwelling unit is to be noted only at this time.***
   - ***Two driveway parking spaces per each dwelling unit***
   - ***Additional off street parking location at various locations onsite to the development.***

7. Petitioner will provide dimensions for "side to rear" townhome building separation on the Site Plan.
RESPONSE: Added additional dimensions to plan. See statement within the bulk and dimensional standards chart that was added for reference.

8. Petitioner will provide confirmation that the off-street parking for the units is provided via driveways and/or attached garages.
RESPONSE: Parking requirements have been listed by UDO requirements and proposed breakdown on the site plan. See response for note #6 above.

9. Petitioner will need to identify the location of trash dumpsters on the Site Plan.
RESPONSE: Residential rollout collection containers would be standard per City waste collection program would be proposed. Trash dumpsters for the commercial development to be provided at time of development of that parcel.

10. Petitioner must provide a written narrative explaining the strategy behind the building siting specifically for Units 5, 6, and 13 (i.e., constraints of the parcel due to irregular shape, conservation of existing mature tree line, and/or required stormwater basin location/size, etc.)
RESPONSE: Requesting Unit 5 and Unit 6 to be a motor court type arrangement/frontage under the "otherwise approved" category. Under this configuration, the intention was to provide planning or opportunity for a future "emergency cross connection" to the parcel to the north as needed in the future development as the property to the north has similar characteristics as this property regarding restricted secondary access.

11. Petitioner must provide percentages of proposed masonry product and premium siding materials for front façades of the townhome buildings to determine if relief to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25% is necessary.
RESPONSE: Proposed percentages to be 25% for masonry products & siding materials. Relief is requested per response No. 1 to provide flexibility for reducing housing cost to future residents which also allows greater visual diversity, unique community identity, sustainability, and flexibility to better serve the market.

12. Petitioner will revise Site Plan to illustrate conformance with required minimum 20-foot building side yard setback for B-3 zoned parcel.
RESPONSE: Plan has been revised to comply with the required setback for B-3 zoned parcel.

ACCESS/STREET DESIGN COMMENTS:

13. Petitioner shall address concerns regarding a secondary access point for emergency and public safety vehicles on the Site Plan.
RESPONSE: PUD Plan has been revised to include secondary temporary fire access lane to meet requirements for emergency and public safety measures as discussed with Fire Marshall.

14. Petitioner must provide written justification for proposed 24' curb-to-curb roadway width for the development, even though this roadway is proposed to be private.
RESPONSE: Plans has been revised to meet the local roadway width and typical section added for reference.

15. Petitioner must verify the street length of the primary internal roadway from IL Route 47 to the curve located southwest of Unit 6.
RESPONSE: Please note a dimension of +/-1,275 from centerline of IL-Rte. 47 and west most centerline of internal access drive.

LANDSCAPING COMMENT:

16. Petitioner may submit a landscape plan for review or acknowledge in writing that the following landscape standards, in addition to all other applicable landscaping requirements in the Unified Development Ordinance, will apply to the proposed development:
    a. Transition Zone "C" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and the Prairie Garden subdivision to the south.
    b. Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.
    c. No Transition Zone Landscape buffer is required between the agricultural land use to the north and the residential portion of the development.

RESPONSE: Please note that a conceptual landscaping plan is forthcoming after the economic development committee meeting regarding a submittal. In general, the Plan conforms to the listed transitional zone(s) as listed above.

SIGNAGE COMMENT:

17. Petitioner will provide a signage plan for the townhome and/or commercial development to be included as part of the Planned Unit Development if deviations from the Unified Development Ordinance are requested.
RESPONSE: Awaiting rendering and plans but will generally conform with the UDO. Temporary sales signage is requested and attached.

COMMUNITY MEETING COMMENT:

18. The Petitioner will make contact with the homeowners within the Greenbriar subdivision, specifically the

eight (8) properties immediately adjacent to the subject property, and the homeowners association (HOA) for the Prairie Gardens subdivision immediately south, prior to the Planning and Zoning Commission (PZC) public hearing.
RESPONSE: Petitioner is currently making coordination efforts to make contact.

If you have any questions or need additional information, please do not hesitate to contact me at 630-708-5002 or via email at dschultz@hrgreen.com.

Sincerely,

HR GREEN, INC.

David Schultz, P.E., LEED AP
Senior Project Manager / Associate

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Yorkville TH Project

Minimum signage needed:

- Signage on Rt 47 at entrance to community:
  - 120 sq ft sign face double sided (sign face 10'x12')
  - Max height 14'
  - Illumination permitted
- Ryan Homes Rigid Flags/Banners along entrance road
  - Qty: 4
  - Max heigh 13'
- Parking/Directional signage within community as needed:
  - 4 sq ft sign face (sign face 2'x2')
  - Max height 4'
- Model Signage (located on model lot):
  - Flagpole: 25' high
  - Hours sign: 12 sq ft sign face double sided, 5' off ground
  - Model ID: 3 sq ft sign face, 3' off ground
  - QR code sign: 3 sq ft sign face, 4' off ground
  - ADA Entrance sign: 1.5 sq ft sign face, 5' off ground
- Lot Signs: 5 sq ft sign face, 4' off ground
- Off-site signage/billboards: would like to be able to use off-site signage if necessary
- In addition to the permitted signs identified in the appropriate exhibit in the annexation/PUD, Developer shall have the right to from time to time install and utilize such other signage upon the Subject Property as otherwise permitted pursuant to the provisions of applicable ordinances of the City.

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NCE DISTRICT

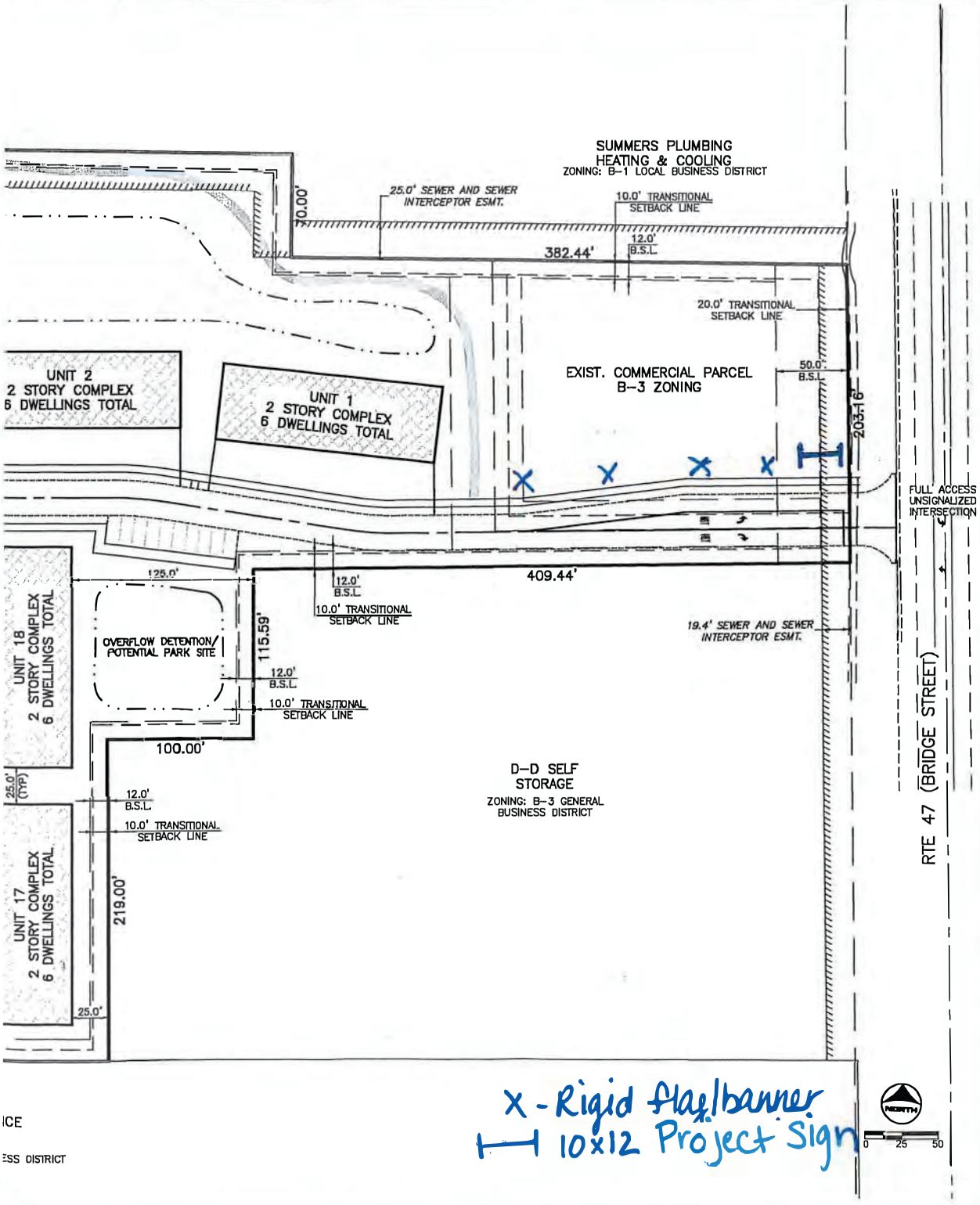
BUILDING

OFF-STREET PARKING DATA:

- PARKING REQUIREMENTS: DWELLING, TOWNHOUSE
  (105 UNITS) X 2.25/UNIT = 237 SPACES REQUIRED
  *(17) 6 UNIT COMPLEX'S (102 UNITS) X 2 = 204 DRIVEWAY SPACES
  *(1) 3 UNIT COMPLEX'S (3 UNITS) X 2 = 6 DRIVEWAY SPACES
  *OFF-STREET PARKING = 27 SPACES
- TOTAL NUMBER PARKING SPACES: 237
- PARKING RATIO PROVIDED= 2.26/UNIT

TYPICAL PARKING DATA SIZE REQUIREMENTS:

- TYPICAL ONSITE PARKING WIDTH: 9.0'
- TYPICAL ONSITE PARKING LENGTH: 18'
- TYPICAL ONSITE ISLE WIDTH: 22' MIN. (E-E)
- TYPICAL ONSITE ISLE WIDTH: 24' MIN. (F-F)



X - Rigid flag/banner
⊢ 10x12 Project Sign

ICE

ESS DISTRICT

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
HRGreen

14.2± AC. MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)
CLIENT: 1115 LLC.
UNITED CITY OF YORKVILLE, ILLINOIS

CONCEPT PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	MPL
APPROVED:	DWS
JOB DATE:	10/25/2024
JOB NO:	2402643.01

DRAWING
CONCEPT

30132 - Chicago Division

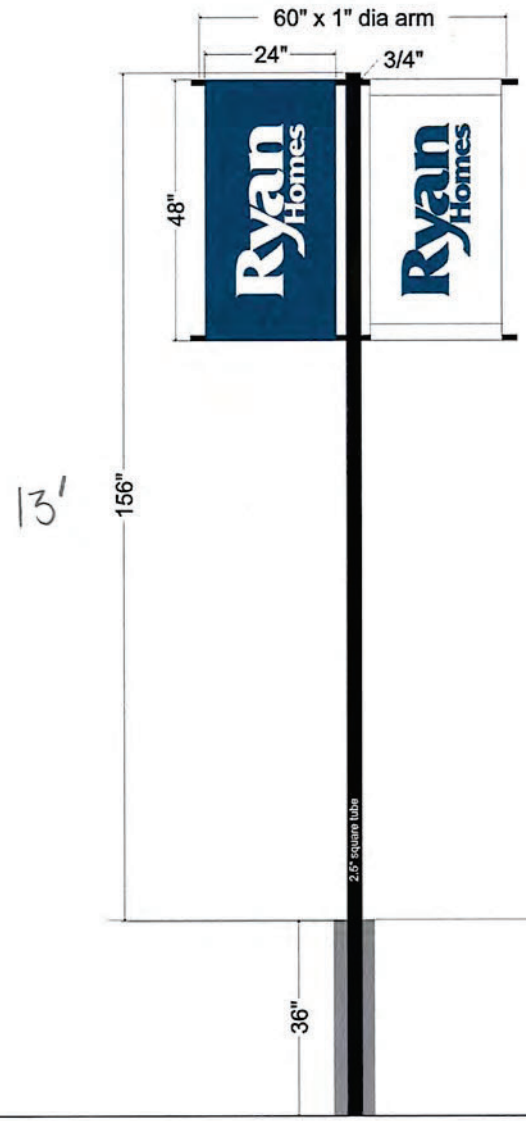
Date: 4/26/18

WAGNER SIGNS
2802 E. Troy Ave.
Indianapolis, IN 46203
317-788-0202 (Office)
317-788-1579 (Fax)

SK

295c
White

RIGID FLAGS/ BANNERS



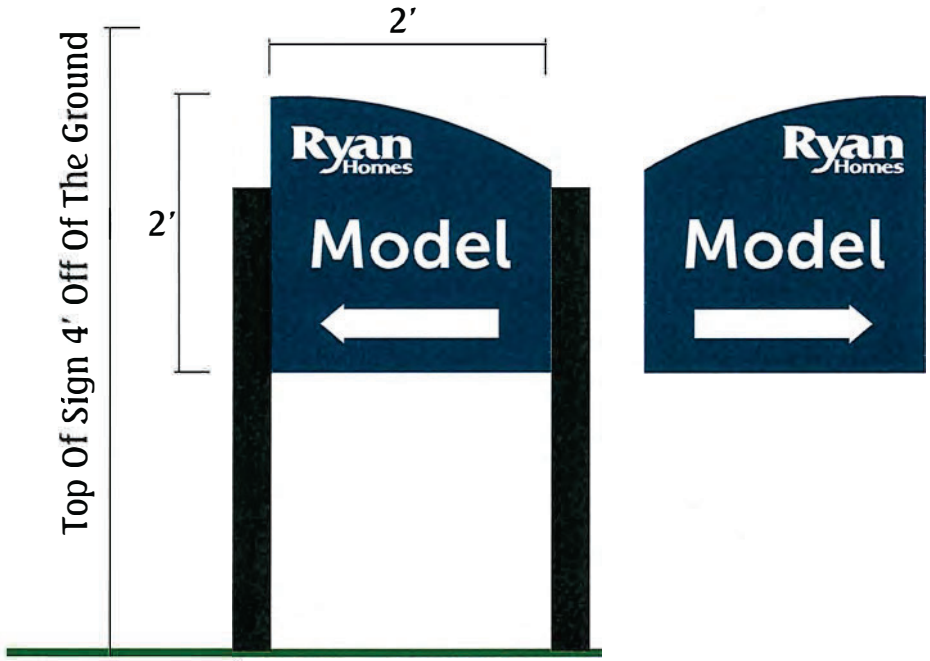
Quantity:	**2 Set-ups**
Finished Size:	**24"w x 48"h**
Image Process:	**Direct Print | No Bleed**
Laminate	**None**
Sides:	**Double**
Substrate:	**18oz Opaque Banner**
Mount:	**16' x 2.5" Square Tube Banner Pole**

Artwork File Name:	**N:/Builders/Ryan Homes/General Products/Pole Banners.fs**
Digital File Name:	**N:/DP/Builders/Ryan/General Products/Pole Banner 2x4 - Blue with Logo.eps**
Digital File Name:	**N:/DP/Builders/Ryan/General Products/Pole Banner 2x4 - White with Logo.eps**

All designs & proofs are property of Wagner Signs & are not to be posted, recreated, or duplicated without a written release. Client is responsible for approval of final design & specifications including accuracy of spelling, numerals & grammar, prior to production. Please note, the colors shown are only a close representation of the final product.

Ryan Homes
Ryan Homes
Ryan Homes
Ryan Homes

Devonvaire Farms: Model Directional Burma Shave



2'x2' Double Sided Burma Shave.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy Mounted To (2) Black Wooden 4"x4" Post. Back Of MDO Painted White.
Qty: 1

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 Signs@SignsNowNaperville.com


Ryan Homes
107
Cayman Isle
25' H

Cornerstone At Prairie Ridge: Sales Center Hours Sign



48"x36" Double Sided Sales Center Hours Sign.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy. Back Of MDO Painted Ronan Dark Blue.
Mounted To (2) Wooden 4"x4" Post Painted Black.
Qty: 2

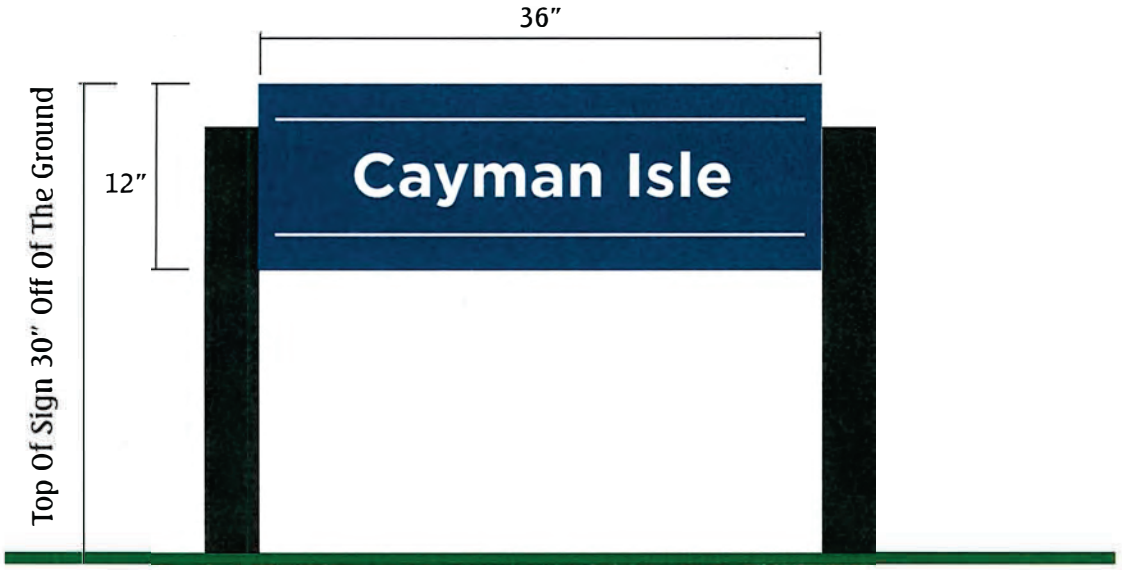


18"x35.5" Digitally Printed Banner w/Hemmed Edges All The Way Around.
Installed Over Hours Once The Sign Is Installed.
Qty: 2

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 Signs@SignsNowNaperville.com

Cornerstone: Model ID Sign



12"x36"Single Sided 3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy
Mounted To 2 Wooden 4"x4" Post Painted Black. Back Of Sign Painted Ronan Dark Blue.
Qty: 1

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 Signs@SignsNowNaperville.com

Cornerstone: Appointment Only Sign

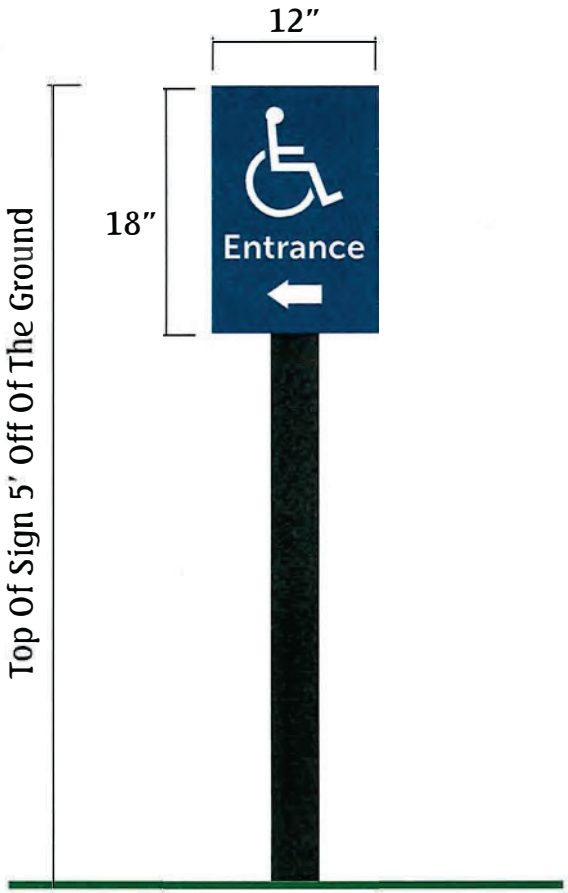


24"x18" Single Sided 3/8" MDO w/Digital Print Mounted To 1 Wooden Post Painted Black.
Back Of MDO & Edges Painted Ronan Dark Blue.
Qty: 1

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 Signs@SignsNowNaperville.com

Devonaire: ADA Entrance Sign

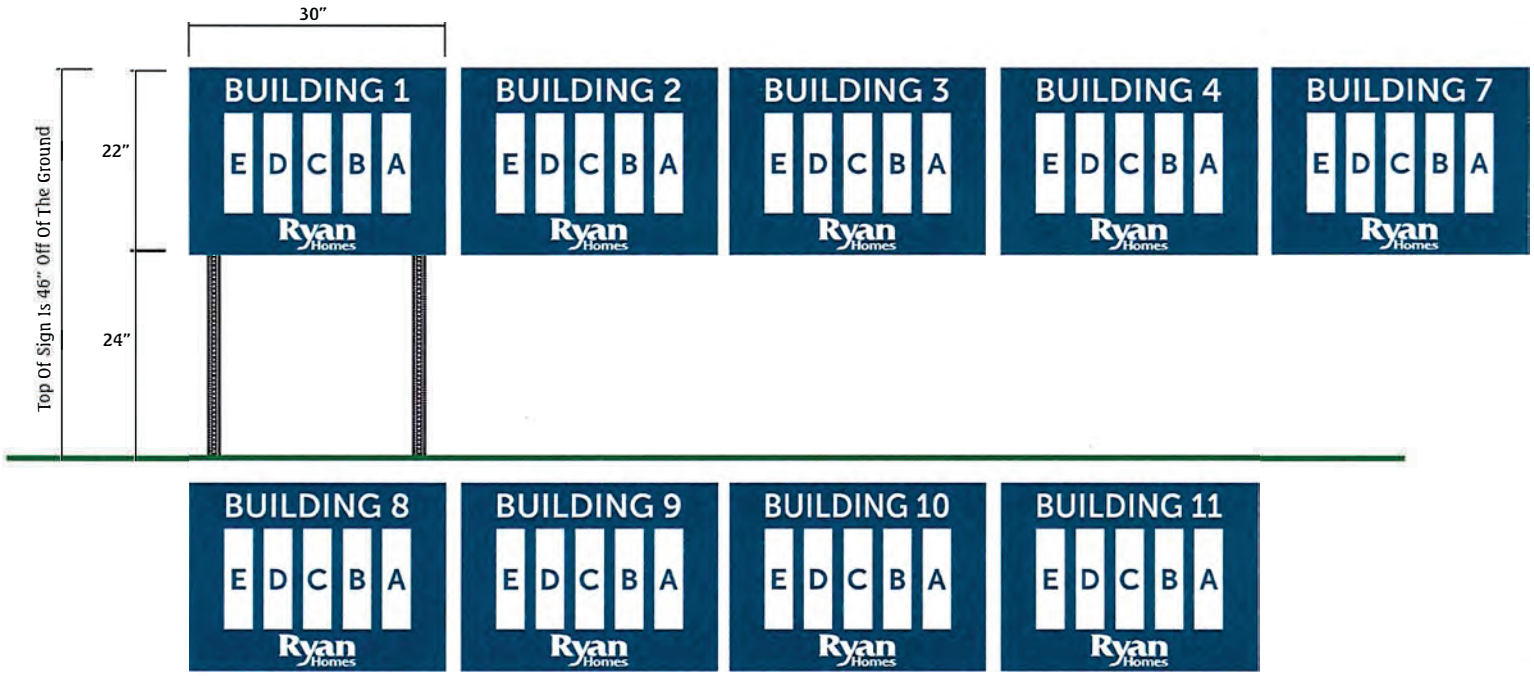


18"x12"Single Sided 3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy Mounted To 1 Wooden 4"x4" Post Painted Black. Back Of Sign Painted White.
Qty: 1

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 Signs@SignsNowNaperville.com

London Crossing: Lot Signs



22"x30" Single Sided 10mm Coro w/Digital Print Mounted To (2) Black U-channel Post.
Qty: 9

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 Signs@SignsNowNaperville.com


BUILDING 11
E D C B A
Ryan Homes



ENGINEERING ENTERPRISES, INC.
52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

January 8, 2025

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

Re: 1115, LLC
Annexation and Rezoning Review
United City of Yorkville

Dear Krysti:

We have reviewed the revised concept plan for the above-referenced project dated December 17, 2024.

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:

1. It is our understanding that the roadways are proposed to be private. Cross-access easements will need to be incorporated into the final plat. The developer has acknowledged that this will be addressed with final engineering.

2. A secondary access point is recommended for emergency and public safety purposes. This will be addressed with final engineering.

3. A conceptual landscape plan should be provided.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Sara Mendez, City Planner (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Patrick Winninger, Winninger Excavating (via email)
Mr. Dave Schultz, HR Green (via email)
TNP, PGW2, EEI (Via e-mail)

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: December 6, 2024
Subject: **PZC 2024-29 1115, LLC (Rezone & PUD)**
Proposed Multi-Family Residential Townhome Development

I have reviewed the applications for Rezoning and Planned Unit Development (PUD) approval for a multi-family townhome project known as 1115, LLC received November 15, 2024 and submitted by Richard L. Williams, attorney, on behalf of Patrick Winninger, contract purchaser/petitioner. The property owners are Brent and Tracy Schalhamer, who have provided a letter of authorization for the requested approvals. Also submitted is a Concept PUD plan prepared by HR Green dated 10/25/24. A supplemental architectural rendering was provided by the petitioner on December 5, 2006.

The petitioner intends to purchase and redevelop approximately 14 acres of land comprised of two (2) parcels: a 1-acre rectangular parcel and a 13-acre irregularly-shaped parcel, previously operated as Parfection Park and located at 1115 South Bridge Street. The proposal seeks to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community with 18 buildings totaling 105 townhome units. The one-acre parcel will remain zoned as B-3 General Business District, with plans for a future commercial development.

Based upon my review of the applications, documents, and concept plan, I have compiled the following comments:

GENERAL PUD/ ZONING COMMENTS:

1. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
    a. The petitioner has listed **one (1) proposed deviation** from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25% (*See "Appearance Standards" comment #11*)
    b. The petitioner has identified two (2) modification standards the proposed PUD will meet per Section 10-8-8D.
        i. Modification Standard #1 "Landscape Conservation and Visual Enhancement" which states the Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
            1. **Staff believes this modification standard does apply due to the conservation of an existing densely vegetated mature tree line buffering the subject property from the adjacent single-family residential development to the west (Greenbriar Subdivision).**

ii. Modification Standard #12 "Regional Utility Improvements" which is intended to apply to Planned Unit Developments that involve the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

1. **Staff does not believe this modification standard applies, as the project does not identify regional utility improvements provided that will benefit any parcels other than for the development of the subject property**.

c. Petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.

2. **ZONING –** The Petitioner is seeking to rezone the 13-acre parcel of the subject property from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District A-1 Agricultural (Kendall County)	Commercial/Office Agriculture
East	B-3 General Business District IL Route 47 (Bridge Street)	Commercial/Office Transportation Land Use
South	R-3 Multi-Family Attached Residence District B-3 General Business District	Prairie Gardens Subdivision Commercial/Office
West	R-2 Single-Family Traditional Residence District	Greenbriar Subdivision (PUD)

3. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "townhome dwellings" are permitted land uses in the R-4 General Multi-Family Residence District. The R-4 District is intended for moderate to high density multi-family buildings and complexes.

4. **BULK & DIMENSIONAL STANDARDS -** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current R-4 General Multi-Family Residence District standards with the proposed Planned Unit Development (PUD) for the residential townhomes:

	R-4 Zoning Regulations	Proposed PUD
Min. Lot Area	15,000 sq. ft.[1]	13.163 acres
Min. Lot Size per DU	5,000 sq. ft.	Undetermined
Min. Lot Width	90 feet	200+ feet
Front Yard Setback	30 feet	Undetermined
Rear Yard Setback	40 feet	40 feet
Side Yard Setback	12 feet or 60% of building height (20 ft. corner)	12 feet
Max. Density	8 du/acre	7.9 du/acre
Max. Lot Coverage	70%	Undetermined

[1] Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100-foot width. A one-story structure shall have a minimum of 1,200 square feet and a **two-story structure shall have a minimum of 1,400 square feet of livable space.**

Max. Dwelling Height	40 feet	2 stories

5. **MINIMUM LOT SIZE/WIDTH PER DWELLING UNIT –** Minimum lot size per dwelling unit is 5,000 sq. ft. with a minimum lot width of 90 ft. for attached uses. **Petitioner must provide lot dimensions for each unit.**

    a. **Note:** Any two-story structure within the R-4 District shall have a minimum of 1,400 square feet of livable space. The petitioner proposes each townhome unit will be 2 stories and contain six (6) dwellings per building (except Unit 13 which will have 3 dwelling units). **What is the minimum unit square feet of livable space?**

6. **YARD SETBACKS** – Minimum front yard setback for R-4 District is 30 feet. **Petitioner shall clearly illustrate, with dimensions, where they propose the front yard for the townhouse development is located**.

7. **LOT COVERAGE –** Maximum lot coverage for the R-4 District is 70% per Section 10-3-9(A) of the Unified Development Ordinance. **Please provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.**

8. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-4 District is 80 feet. While the Petitioner has indicated the structure is 2 stories, **the Petitioner must also denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance**.

9. **BUILDING SEPARATION** – Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are **only required for the R-3 Multi-Family Attached Residence District.** However, the petitioner has provided minimum separation dimensions on the Concept Plan. Below is a comparison of the R-3 minimum building separation and the proposed R-4 townhome PUD:

Table 10-3-9(B) Building Separation Requirements in R-3		Proposed Minimum Building Separation for R-4
Side to side	20 feet	25 feet
Side to rear	40 feet	Undetermined
Rear to rear	60 feet	60 feet
Front to side	50 feet	84.5 feet
Front to front	50 feet	72 - 95 feet
Rear to front	100 feet	N/A

10. **MULTI-FAMILY RESIDENTIAL USE STANDARDS** – Per Section 10-4-2(B) of the Unified Development Ordinance multi-family dwelling developments shall meet the following standards:

    a. The main entrance to a multi-family dwelling shall face the primary perimeter or internal street.

        i. **Units 5 and 6 do not appear to meet this standard unless the unit face a secondary internal street and/or common open space**.

    b. All off-street parking shall be located to the side or rear of the primary building. Off-street parking located to the side of the primary building shall be set back a minimum of one (1) foot from the front elevation of the primary building.

        i. **It appears off-street parking for the units are provided via driveways and/or attached garages. Please confirm.**

ii. **Guest on-site parking appears to meet this standard.**

c. A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise recommended by the Public Works Director and approved by the Planning and Zoning Commission.

i. Site will utilize existing single curb cut off of IL Route 47. Units will have frontage off of an internal private roadway. (See additional comments under "Access")

d. Service areas, dumpsters, utilities and the required nonvegetative screening thereof shall not be visible from rights-of-way.

i. **Where are trash dumpsters proposed to be located?**

e. The entrance to a townhouse shall face the primary public street unless otherwise approved.

i. **This appears to be the case for all units except Units 5 and 6**.

f. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.

i. **Proposed plan indicates a maximum width of 150 ft for each townhome complex building**.

g. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.

i. **Townhouse units are designed in uniformed lined formation (barrack style) rather than in clusters. Staff requests the petitioner explain the strategy behind the building siting (i.e., constraints of the parcel due to irregular shape, conservation of existing mature tree line, and/or required stormwater basin location/size, etc.)**.

11. **APPEARANCE STANDARDS –** Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for multi-family development, as explained below:

a. **Residential –** Single-Family Attached and Multiple-Family Residential Units must incorporate:

i. Facade treatments that vary between buildings adjacent to one another. Facade variations may include building materials or colors in any one (1) or more of the following:

1. Siding;
2. Masonry;
3. Roof;
4. Paint/stain;
5. Doors.

ii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to largely screen parking areas from view from public ways.

iii. The height and scale of each building shall be compatible with its site and adjoining buildings.

iv. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

v. The architectural character of the building shall be in keeping with the topographical dictates of the site.

vi. Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.

b. **The petitioner has provided elevations for the proposed townhome development, and they are seeking relief to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%.**

i. **However, staff has reviewed the elevations and has determined the minimum required premium siding is 20% due to the presence of the following major architectural features which accounts for a 30% credit: decorative dormers, projecting bay windows, and covered porches.**

ii. **If the architectural renderings are accurate, is a deviation needed?**

c. **Commercial –** Commercial Design Standards are subject to:

i. Masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.

ii. All commercial, office and institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.

iii. Masonry products shall not be painted.

iv. **While no plans are proposed for the commercial B-3 zoned parcel, is the petitioner also seeking appearance standards relief?**

12. **HOA** – **Is the developer proposing to create an HOA for the common open space, guest parking area and stormwater management outlot?**

13. **B-3 BULK REGULATIONS –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) for the commercial lot:

	B-3 Zoning Regulations	Existing Commercial Parcel
Min. Lot Area	10,000 sq. ft.	1.02 acres
Front Yard Setback	50 feet	50 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	12 feet
Corner Yard Setback	30 feet	N/A

Max. Lot Coverage	80%	TBD
Max. Building Height	80 feet	TBD

a. The proposed Concept PUD Plan appears not meet the minimum side yard setback requirement of 20 ft. (along the northern property line) for the B-3 district, but the Zoning Building Setback Requirement Data Table lists a 20 foot side yard setback. **Is the petitioner seeking to add a request for deviation to this standard in the PUD Agreement?**

b. **For the bulk requirements listed as to be determined (TBD), staff asks the petitioner to verify they will or will not meet this standard.**

14. **ACCESS** – As proposed, the site has one (1) point of access off of IL Route 47 for both the commercial and residential townhome lots.

a. Connectivity – The access off of Northland Lane leads to a looped unnamed future private roadway ending into two stubs to the south adjacent to the Prairie Gardens Subdivision but does not align with an existing connection.

b. Cross Access – According to Section 10-5-1-F of the Unified Development Ordinance, developments are encouraged to provide cross access between adjacent properties to reduce the number of access points on streets, promote shared parking, and allow vehicular movement between different land uses. **Since the proposed internal roadway will be private, the developer is required to include cross access easements for the residential and commercial parcels to share the ability for perpetual use as part of the Final Plat of Subdivision.**

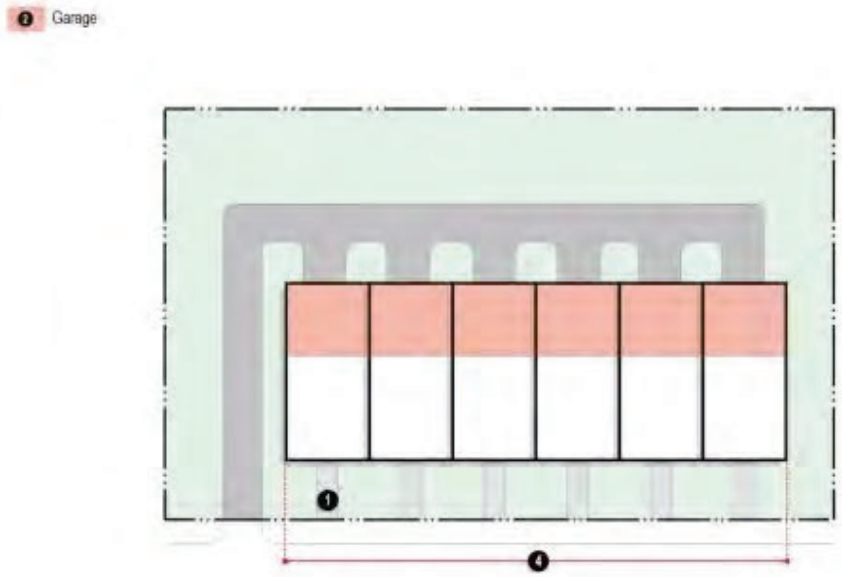
c. **Staff encourages a secondary access point for emergency and public safety vehicles**.

15. **PARKING** - According to the Concept PUD Plan submitted, there are **237 total residential parking spaces** to be provided on the property to accommodate the proposed townhome development as calculated below:

Unit #	# of Parking Spaces Provided
1-12	144
13	6
14-18	60
Guest Parking	27
TOTAL	**237**

a. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, townhouse dwellings require a minimum of **2.25 parking spaces per dwelling unit**.

b. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage located on rear or side façades unless otherwise approved (See image on next page).



i. **It is noted that the parking spaces provided are "driveway spaces" or surface parking, per the Off-Street Parking Data Table on the Concept Plan. Is the petitioner seeking relief from this requirement, as well?**

16. **PEDESTRIAN CIRCULATION** – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The site has access to an existing sidewalk network along the frontage of IL Route 47.

    a. **It appears the petitioner is proposing to install an internal sidewalk network around the looped roadway.**

17. **STREET DESIGN** – Per Section 10-7-3(A)(2) of the Unified Development Ordinance, blocks shall not exceed one thousand three hundred twenty (1,320) feet in length.

    a. **While not a proposed public roadway, please verify the street length of the primary internal roadway from IL Route 47 to the curve located southwest of Unit 6**.

18. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as "Commercial Office (CO)" which encourages both large-scaled office uses in single developments or as part of an office park setting; such uses will be typically located along Yorkville's important transportation corridors, Illinois Route 47 and US 34 (Veterans Parkway). Office developments can include service-related uses, hospitals and clinics, hotels, and facilities for research and product development.

    a. **If the PUD is approved for the townhome development, staff would seek to amend the Comprehensive Plan to reclassify the 13-acre parcel as Mid-Density Residential (MDR) which is consistent with the proposed land use.**

LANDSCAPE PLAN COMMENTS:

19. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has not submitted a landscape plan for review.

    a. Per staff's review, the following sections of the Landscape Plan would apply to the residential lots:

        i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

        ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

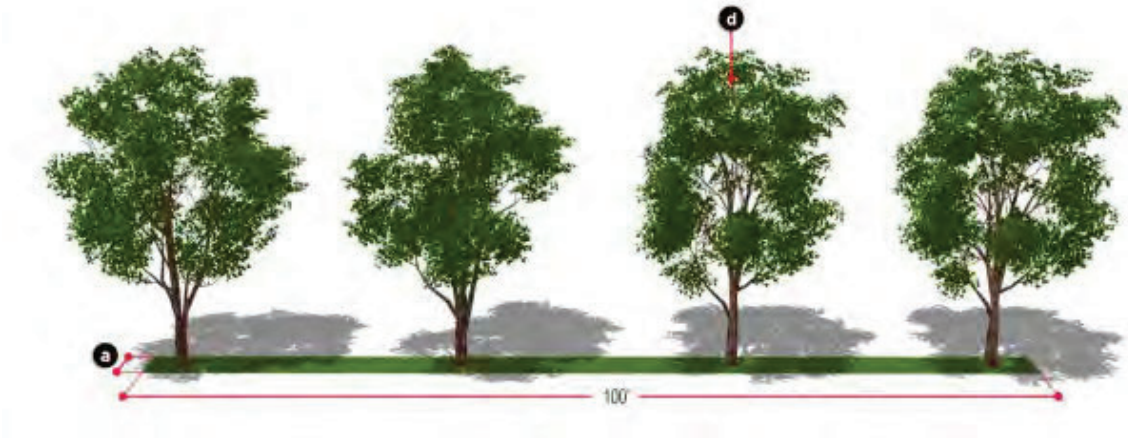
        iii. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

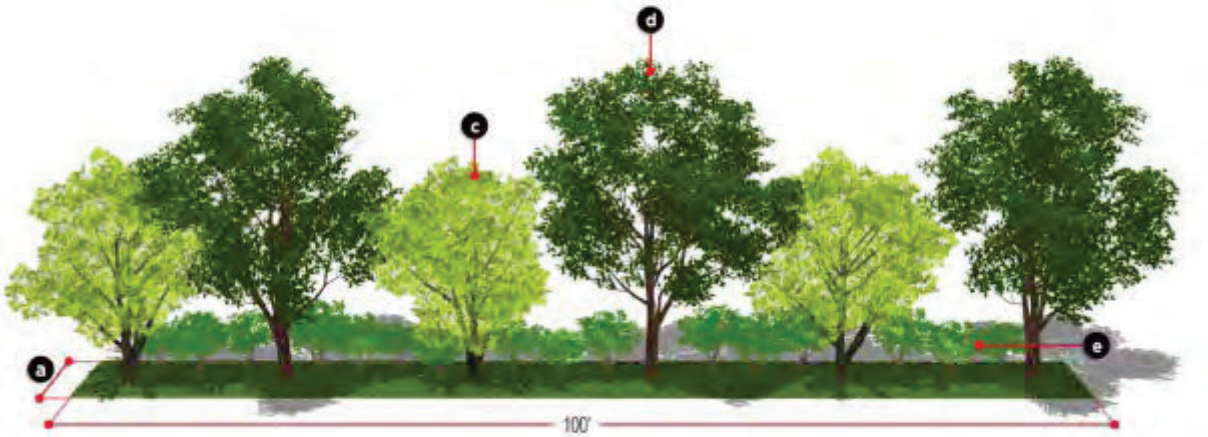
            1. **Transition Zone "A" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and the Prairie Garden subdivision to the south.**

            2. **Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.**

            3. **No Transition Zone Landscape buffer is required between the agricultural land use to the north.**

Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					
(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.					





20. **SIGNAGE** – The petitioner has not provided a signage plan for the townhome or commercial development.

    a. **Are monument signs proposed on the commercial and residential lots?**

        i. **If so, will they meet Chapter 6 – Sign Standards of the Unified Development Ordinance or will a deviation be needed?**

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: November 18, 2024
To: Krysti Barksdale Noble, Community Development Director
From: James Jensen, Chief of Police
Reference: Plan Review PZC 2024-29 (Prairie Gardens Subdivision)
List Project Address 1115 S. Bridge Street
List Petitioner Name Patrick Winninger
List Project Name
List Project Number

Please see comments listed below pertaining to the project referenced above:

Signage

Handicapped Signage Required: __X__ Yes ____ No
Comments: **If handicapped parking is provided proper signage would be required.**

***Signage must meet MUTCD Standards*
***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No
Comments: **N/A**

No Parking Signage Required? __X__ Yes ____ No
__X__ No Parking After 2" Snow Fall

Comments: **Will there be no parking signs posted anywhere else?**

No Parking Locations: **TBD**

Dedicated parking signage needed? ____ Yes __X__ No
____ Located by Park
____ School
____ Common Parking Area

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Yorkville, Illinois 60560
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Are there Street Name Conflicts? ____ Yes __X__ No

Comments: **N/A**

Building & Apartment Numbering

Exterior Building Signs Requested ON Building __X__ Yes ____ No

Comments: **For immediate emergency response having ON building or signage in front of each building identifying the building and townhome numbers would be helpful.**

Pedestrian/Bike Path Crossing Signage? ____ Yes __X__ No

Comments: **None**

NO Construction Traffic Signage being requested? ____ Yes __X__ No

Location: _____

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.****
****All traffic control signage must conform to MUTCD Standards specific to location, size, color, and height levels****

Roadway

Street Width: **N/A**

Should parking be allowed on BOTH sides of road? ____ Yes __X__ No

Should parking be restricted to fire hydrant side? __X__ Yes ____ No

Comments: **Depending on street widths, parking on both sides of street should be limited.**

Center Roadway Medians: ____ Yes ____ No

Limit Parking on Median? ____ Yes ____ No

Signage Needed? ____ Yes ____ No

Room for Emergency Veh. w/ one lane Obstructed? ____ Yes ____ No

Do you have intersection Concerns? ____ Yes __X__ No

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651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **N/A**

Landscape

Low Growth or Ground Cover Landscaping?	____ Yes	____ No
Low Growth or Ground Cover Landscaping by windows?	____ Yes	____ No
Low Growth or Ground Cover Landscaping by Entrances	__X__ Yes	____ No

Comments: **None**

****Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines****

Ingress / Egress

Entrance/Exits match up with adjacent driveways?	____ Yes	__X__ No
Total Entrance/Exits for development? __1__		
Are vehicle entrance/exits safe?	____ Yes	__X__ No
Are warning signs for cross traffic requested?	__X__ Yes	____ No

Comments: **Entrance/Exit is onto Rt. 47 which is a four-lane roadway uncontrolled.**

Raised Median & Signage for Right in & Right Out?	____ Yes	__X__ No

Comments: **N/A**

Emergency Contact for after hours during construction: _____

Comments: **Please provide information** _____

Is this a gated or controlled access development?	____ Yes	__X__ No
If yes, will police & Fire and Access?	____ Yes	____ No

Miscellaneous

Individual Mailboxes?	____ Yes	____ No
Cluster Mailbox Kiosks?	____ Yes	____ No
Will this cause traffic choke points?	____ Yes	____ No

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651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Mailbox locations are not on the plan. If there is going to be cluster mailboxes, they should be placed appropriately so as to not cause choke points with traffic.**

Are sidewalks being planned for the development? ____ Yes ____ No
Comments: **I assume sidewalks will be included in this development.**

Are sidewalk crosswalks needed? ____ Yes ____ No
Comments: **Crosswalks are recommended pursuant to MUTCD Standards**

Are there bike paths planned for the development? ____ Yes __X__ No
Comments: **N/A**

Proper Signage needed for bike paths ____ Yes ____ No
____ Stop Signs ____ Yield Signs ____ NO Motorized Vehicles
____ Trespassing ____ Other _____

Are there HOA Controlled Roadway OR Parking Areas? ____ Yes ____ No
Comments: **Is this area controlled by HOA or will police be able to enforce stopping, standing, parking related issues?**

Who is responsible for re-surfacing and re-striping? **N/A**

Security

Will security cameras be in use? ____ Yes ____ No
Comments: **Will security cameras be in use around the property? If requested will those in charge of the cameras work with the police department for video related evidence? Would Police Department access to the exterior cameras for emergency purposes be allowed?**

We assume access to the building will be controlled. Will the police department have access to the building for emergencies? ____ Yes ____ No
Comments: **N/A**

What are the business Hours of Operation? **N/A**

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Will the property be alarmed? ____ Yes ____ No

Comments: **N/A**

Will you provide Floor Plans/Maps to the police department to be used for emergency purposes only? ____ Yes ____ No

Comments: **We would request a copy of the floor plans to be used for emergency purposes only.**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

From:	Michael J. Torrence
To:	Krysti Barksdale-Noble
Subject:	RE: Plan Council December 12, 2024 - PZC 2024-29 1115, LLC (Rezone & PUD)
Date:	Monday, November 18, 2024 2:38:51 PM
Attachments:	image001.png image002.png image003.png

Hi Krysti,
I always have a concern with the siding, as fire travels much easier up the vinyl siding vs just about anything else. I also notice only one way in and out. I have touched base with pete on the one way in and out. They are looking into other options.
Thank You

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Friday, November 15, 2024 4:47 PM
To: Sara Mendez <smendez@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>; Erin Willrett <ewillrett@yorkville.il.us>; Eric Dhuse <edhuse@yorkville.il.us>; Peter Ratos <pratos@yorkville.il.us>; Contact_Brad Sanderson <bsanderson@eeiweb.com>; James Jensen <JJensen@yorkville.il.us>; Ray Mikolasek <rmikolasek@yorkville.il.us>; Garrett Carlyle <gcarlyle@yorkville.il.us>; Michael J. Torrence <MTorrence@bkfire.org>; 'Cyrus McMains' <cyrus@ybsd.org>
Cc: Tim Evans <tevans@yorkville.il.us>; Jori Behland <jBehland@yorkville.il.us>; Monica Cisija <mcisija@yorkville.il.us>; Kathleen F. Orr <kfo@ottosenlaw.com>; lynn@dlkllc.com; Megan Lamb <mlamb@ottosenlaw.com>
Subject: Plan Council December 12, 2024 - PZC 2024-29 1115, LLC (Rezone & PUD)
Importance: High

All,

Please see the attached Plan Council distribution memo for the **Thursday, December 12, 2024** meeting regarding **1115, LLC (Rezone & PUD).** The petitioner is seeking to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District to develop a townhome community with 18 buildings totaling 105 townhome units. Additionally, the petitioner requests a deviation from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%. The subject parcel's common address is 1115 South Bridge Street. I have attached the referenced documents, for your convenience.

Please let me know if you have any questions regarding the materials. Comments are requested due by Friday, December 6th.

Best Regards,

Krysti J. Barksdale-Noble, AICP

(she/her)
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
(630) 553-8573
(630) 742-7808
www.yorkville.il.us

December 9, 2024

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

Re: ***1115, LLC***
Annexation and Rezoning Review
United City of Yorkville

Dear Krysti:

We have reviewed the concept plan for the above-referenced project dated October 25, 2024.

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:

1. It is our understanding that the roadways are proposed to be private. Cross access easements will need to be incorporated into the final plat.

2. A secondary access point is recommended for emergency and public safety purposes.

3. An IDOT permit will be required for access to Rt 47.

4. The City will need to confirm the amount of parking provided.

5. A 24' E-E roadway does not meet City standards. The minimum City standard is 30' B-B.

6. Sidewalks should be 5' in width, and the shared-use path should be at least 8'.

7. The post office will most likely require a cluster mailbox system. An area should be identified.

8. The location of trash enclosures should be identified.

9. A conceptual landscape plan should be provided.

10. The proposed water main must be looped and connected in two locations.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Sara Mendez, City Planner (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Patrick Winninger, Winninger Excavating (via email)
Mr. Dave Schultz, HR Green (via email)
TNP, PGW2, EEI (Via e-mail)

Fox Haven Townhomes

FEES PER UNIT

3-YEAR FEE LOCK FOR SCHOOL TRANSITION FEE ONLY (EXP. MARCH 2028)

A paid receipt from the School District Office, 602-A Center Parkway Yorkville, must be presented to the City prior to issuance of permit	(see note "a" below)	$5,000
Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D.		$1,870

United City of Yorkville Fees

1. Building Permit Cost $650 plus $0.20 per square foot (SF)				$650 + $0.20(SF)
2. Water Connection Fees	(see note 'b" below)	TH	$6,761	
3. Water Meter Cost			$550	Current Rate
4. City Sewer Connection Fees				$2,000
5. Water and Sewer Inspection Fee				$25
6. Public Walks/Driveway Inspection Fee				$35

7. Development Fees

Public Works	$700
Police	$300
Building	$1,759
Library	$500
Parks & Recreation	$50
Engineering	$100
Bristol-Kendall Fire	$1,200
Development Fees Total	$4,609

8. Land Cash Fees

	Apartment	Townhome	Duplex	Single Family
Park	N / A	$2,218.15	N / A	N / A
School	N / A	$1,494.49	N / A	N / A
Land-Cash Fees Total	$0.00	$3,712.64	$0.00	$0.00

9. Road Contribution	$2,000

Notes:
a. School Transition fee increased per PUD Agreement (Ord. 2025-XX) for a period of 3 years.
b. Rate effective 5/1/25 and subject to annual increases per Ord. 2023-28

CERTIFIED MAILING
AFFIDVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, Patrick Winninger, Manager of 1115, LLC, an Illinois limited liability company, the petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the attached list is a true, correct and complete list of all permanent parcel numbers, and names and addresses of owners, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, February 12, 2025 at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on January 23, 2025.

1115, LLC,
An Illinois limited liability company

By: _____
Name: Patrick Winninger
Its: Manager

Subscribed and sworn to before me this
28 day of January, 2025

_____
Notary Public

JENNIFER WINNINGER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 10, 2026

Name	Address	Parcel Number
CC STUDIOS RE LLC	9020 WILCOX CT, NEWARK, IL 60541	0505228002
RUSSELL R MARY L NIEMAN	1402 WALSH DR, YORKVILLE, IL 60560	0505207027
JENNIFER L MICHAEL P THOMS	451 E BARBERRY CIR, YORKVILLE, IL 60560	0505206011
BRISTOL KENDALL FIRE DIST	103 E BEAVER ST, YORKVILLE, IL 60560	0505228006
KATHLEEN M KENDALL MICHAEL W MITCHELL	101 D COLONIAL PKWY, YORKVILLE, IL 60560	0505227020
GLENN KAREN ERICKSON	351 GARDEN CIR, YORKVILLE, IL 60560	0505252064
JODY A THOMPSON DEC OF TR	455 E BARBERRY CIR, YORKVILLE, IL 60560	0505206010
CLEMENS ACRES LLC	208 ELIZABETH ST, YORKVILLE, IL 60560	0232454014
DONALD R THERESA M TANIS TRUST	218 ELIZABETH ST, YORKVIILE, IL 60560	0232454009
BOARD OF ED OF YORKVILLE COMM UNIT SCHOOL DIST 115	800 GAME FARM RD, YORKVILLE, IL 60560	0505252093
DAVID LISA SCHILLINGER	327 GARDEN CIR, YORKVILLE, IL 60560	0505252014
LAURENDA R BATES TR	325 GARDEN CIR, YORKVILLE, IL 60560	0505252090
BRENT D KRISTINE J DAGGETT	467 BARBERRY CIR E, YORKVILLE, IL 60560	0505206009
CAMPBELL LIVING TRUST DAVID B DENISE A CAMPBELL	210 ELIZABETH ST, YORKVILLE, IL 60560	0232454013
KENNETH C CYNTHIA K ROGERS LIV REV TR	407 E BARBERRY CIR, YORKVILLE, IL 60560	0505206017
RONALD J DOLORES J SCHENEKL DEC OF TR	487 SPICE BUSH CT, YORKVILLE, IL 60560	0505206022
JEFFREY L PATRICIA S LUPTAK	458 BARBERRY CIR E, YORKVILLE, IL 60560	0505207014
RYAN MEGAN RAUPP	497 E BARBERRY CIR, YORKVILLE, IL 60560	0505206004
BETTY NADEN LIV TR	334 GARDEN CIR, YORKVILLE, IL 60560	0505253016
MICHAEL DAWN R RAMEY	447 BARBERRY CIR E, YORKVILLE, IL 60560	0505206012
GEORGIANNA RAE BURNS	329 GARDEN CIR, YORKVILLE, IL 60560	0505252017
ROBERT H KRANTZ	328 GARDEN CIR, YORKVILLE, IL 60560	0505253010
SHEILA MEIER	332 GARDEN CIR, YORKVILLE, IL 60560	0505253012
JORDAN J SARAH M MILLER	433 E BARBERRY CIR, YORKVILLE, IL 60560	0505206014
BRISTOL KENDALL FIRE DIST	103 E BEAVER ST, YORKVILLE, IL 60560	duplicate
BETH ANN ERIC H OTTO 2018 LIVING TRUST	1452 WALSH DR, YORKVILLE, IL 60560	0505207031
FLODSTROM JENNIFER PERO DONALD W	494 E BARBERRY CIR, YORKVILLE, IL 60560	0505207007
NEWLY WEDS FOODS INC	8550 W BRYN MAWR AVE STE100, CHICAGO, IL 60631	0505227028
HANSFORD FAMILY TRUST	337 GARDEN CIR, YORKVILLE, IL 60560	0505252023
ANN F FAILLA	326 GARDEN CIR, YORKVILLE, IL 60560	0505253008
MANFRED MICHAELA RAAVEL	102 C COLONIAL PKWY, YORKVILLE, IL 60560	0505228021
CRANE JENNIFER LOUISE SHARP BRENNAN EDWARD	444 E BARBERRY CIR, YORKVILLE, IL 60560	0505207017
NOMAN S TINA A QAMAR	1442 WALSH DR, YORKVILLE, IL 60560	0505207030
SORTZ PROPERTIES LLC	53 RIVERSIDE DR, YORKVILLE, IL 60560	0505227015
ANGELA CHARLTON	428 E BARBERRY CIR, YORKVILLE, IL 60560	0505207020
SUSAN W LOPEZ	306 GARDEN CIR, YORKVILLE, IL 60560	0505253036
BETTY JO FINAZZO TRUST	353 GARDEN CIR, YORKVILLE, IL 60560	0505252053
PRAIRIE GARDENS TOWNHOME ASSOC ASSOCIATION PROPERTY MGMT	PO BOX 976, OSWEGO, IL 60543	0505252063
CLEMENS ACRES LLC	208 ELIZABETH ST, YORKVILLE, IL 60560	duplicate
ENRIQUE DIAZ MANAGER EED LLC 106C COLONIAL	2588C ROCK CREEK RD, PLANO, IL 60545	0505228013
BETTY LOU JOHNSON	356 GARDEN CIR, YORKVILLE, IL 60560	0505253014
DUNTOV-DAVIDSON INC	1207 S BRIDGE ST, YORKVILLE, IL 60560	0505226012
ALAN R CAROLE J RABOINE	307 GARDEN CIR, YORKVILLE, IL 60560	0505252035
DODD REVOCABLE LIV TRUST CAROL DODD	321 GARDEN CIR, YORKVILLE, IL 60560	0505252019
RICHARD D ROBERTA M SORIS	12 COTSWOLD WAY, YORKVILLE, IL 60560	0505227013
ROBERT L KUNTZENDOEF	488 SPICE BUSH CT, YORKVILLE, IL 60560	0505206024
FIRST NATIONAL BANK DEKALB	1207 BADGER, YORKVILLE, IL 60560	0505226005
PRAIRIE GARDENS TOWNHOME ASSOC ASSOCIATION PROPERTY MGMT	PO BOX 976, OSWEGO, IL 60543	duplicate
RONALD R MIKA	303 GARDEN CIR, YORKVILLE, IL 60560	0505252080
GARY D CYNTHIA A BELL	324 GARDEN CIR, YORKVILLE, IL 60560	0505253006
BRANDON R BIERUT	102 B COLONIAL PKWY, YORKVILLE, IL 60560	0505228020
BOLOR EGSHIG D FOSTER WILLIAM D	452 E BARBERRY CIR, YORKVILLE, IL 60560	0505207015
HAMPTON DANIELLE CARREON ABRAHAM	443 E BARBERRY CIR, YORKVILLE, IL 60560	0505206013
JURGEN K MARY ANNE PRITSCHET	491 SPICE BUSH CT, YORKVILLE, IL 60560	0505206021
BRISTTANY A CROSBY DEC TRUST	412 E BARBERRY CIR, YORKVILLE, IL 60560	0505207023
BILLY DIANNA MORTON	507 BUCKTHORNE CT, YORKVILLE, IL 60560	0505208001
FRANK GROESCH RICHARD WILLMAN	28 LAUREL CT, YORKVILLE, IL 60560	0505227006
RICHARD D ROBERTA M SORIS	12 COTSWOLD WAY, YORKVILLE, IL 60560	duplicate
RYAN KARI WEST	80 LONG GROVE RD, YORKVILLE, IL 60560	0505227014
KYLE LEA JUNGKANS	216 W ELIZABETH ST, YORKVILLE, IL 60560	0232454010
MANFRED MICHAELA RAAVEL	131 POPLAR DR, YORKVILLE, IL 60560	0505228022
STEVEN HEUBEL	1256 S BRIDGE ST, YORKVILLE, IL 60560	0505229009
H H PROPERTY GROUP INC	8850 WILCOX CT, NEWARK, IL 60541	0505229012
ERWIN DALE CHRISTINA R STEVENS	411 E BARBERRY CIR, YORKVILLE, IL 60560	0505206016
BENITA OBERHELLMAN TRUST	339 GARDEN CIR, YORKVILLE, IL 60560	0505252021
BOTKIN DEBRA K MANDEL BRUCE L JT TEN TR	333 GARDEN CIR, YORKVILLE, IL 60560	0505252031
SANDRA ROGERS	301 GARDEN CIR, YORKVILLE, IL 60560	0505252045
RITA S HARRY TR	347 GARDEN CIR, YORKVILLE, IL 60560	0505252049
PRAIRIE GARDENS TOWNHOME ASSOC ASSOCIATION PROPERTY MGMT	PO BOX 976, OSWEGO, IL 60543	duplicate
CAROL E WISSMILLER	208 W ELIZABETH ST, YORKVILLE, IL 60560	duplicate 0232454014
MARK B BARBARA J WALTER	214 ELIZABETH ST, YORKVILLE, IL 60560	0232454011
JOHNSON REV LIC TRUST	212 ELIZABETH ST, YORKVILLE, IL 60560	0232454012
OLD SECOND NATIONAL BANK TRUSTEE	1107A S BRIDGE ST, YORKVILLE, IL 60560	0505226017
WARREN L DEIDRE J SCHUMACHER	309 GARDEN CIR, YORKVILLE, IL 60560	0505252033
ARTURO GUADALUPE MENDEZ	336 GARDEN CIR, YORKVILLE, IL 60560	0505253018
NCI YORKVILLE NVA LLC NOVOGRODER COMPANIES INC	875 N MICHIGAN AVE STE 3612, CHICAGO, IL 60611	0505252002
KRISTIN PRETZER	485 E BARBERRY CIR, YORKVILLE, IL 60560	0505206006
PRISMA ARREDONDO JAYME RODRIGUEZ	220 W ELIZABETH ST, YORKVILLE, IL 60560	0232454008
DANIEL BETHANY R BREYNE	1358 WALSH DR, YORKVILLE, IL 60560	0505206002
EDMOND STEPHANIE RAAVEL	101 C COLONIAL PKWY, YORKVILLE, IL 60560	0505227019
MELVIN D KONRATH TR	484 E BARBERRY CIR, YORKVILLE, IL 60560	0505207009

FRANK R LAUREL L WILLIAM	28 LAUREL CT, YORKVILLE, IL 60560	duplicate
GRACE HOLISTIC EDUCATION CENTER NFP	201 GARDEN ST, YORKVILLE, IL 60560	0505252003
MARK JAMI KOENIG	423 E BARBERRY CIR, YORKVILLE, IL 60560	0505206015
DEVIN ANGELA NELSON	484 SPICE BUSH CT, YORKVILLE, IL 60560	0505206023
BRISTOL KENDALL FIRE DIST	103 E BEAVER ST, YORKVILLE, IL 60560	duplicate
BRENT E OTTO	1462 WALSH DR, YORKVILLE, IL 60560	0505207032
ENRIQUE DIAZ MANAGER EED LLC 106D COLONIAL	2588C ROCK CREEK RD, PLANO, IL 60545	duplicate
EED LLC 106B COLONIAL	2588C ROCK CREEK RD, PLANO, IL 60545	duplicate
KENNETH RITA MENNE	471 E BARBERRY CIR, YORKVILLE, IL	0505206008
KELLY N BIELAWA	424 E BARBERRY CIR, YORKVILLE, IL 60560	0505207021
DOUGLAS D GAYLE N THANEPOHN	488 E BARBERRY CIR, YORKVILLE, IL 60560	0505207008
WAYNE PATRICIA NORR	226 ELIZABETH ST, YORKVILLE, IL 60560	0232454018
GENE ROBYN WILBERG	352 GARDEN CIR, YORKVILLE, IL 60560	0505253020
GUY F JR JANICE R LAPORE	304 GARDEN CIR, YORKVILLE, IL 60560	0505253038
BRENT A SCHALHAMER	11119 RYANS WAY, HOLLAND, MI, 49423	0505201004 subject property
BPH TRUST BRYAN L PATRICIA A HARBIN	17 W ROYAL OAKS DR, BRISTOL, IL 60512	0505228019
JOAN E KELLER	302 GARDEN CIR, YORKVILLE, IL 60560	0505253034
JONATHAN C KIMBERLY BEHRENS	1432 WALSH DR, YORKVILLE, IL 60560	0505207029
PRAIRIE GARDENS TOWNHOME ASSOC ASSOCIATION PROPERTY MGMT	PO BOX 976, OSWEGO, IL 60543	duplicate
PRAIRIE GARDENS TOWNHOME ASSOC ASSOCIATION PROPERTY MGMT	PO BOX 976, OSWEGO, IL 60543	duplicate
LAVALLEE JAMIE HOULE ANTHONY J	1372 WALSH DR, YORKVILLE, IL 60560	0505206003
MATTHEW J KLEINWACHTER	7665 RTE 47, YORKVILLE, IL 60560	0505227017
CARL P CAROL A BOSI TRUST	345 GARDEN CIR, YORKVIILE, IL 60560	0505252039
PHILLIP AMY MOREL	710 S CENTER ST, PLANO, IL 60545	0505227018
ENRIQUE DIAZ MGR EED LLC 106A COLONIAL	2588C ROCK CREEK RD, PLANO, IL 60545	duplicate
FELIPE DOROTHY SANCHEZ	222 W ELIZABETH ST, YORKVILLE, IL 60560	0232454007
BRADLEY T STACY RUSS WATKINS	224 ELIZABETH ST, YORKVILLE, IL 60560	0232454006
DALE WAYNE DALE ROBIN L	478 E BARBERRY CIR, YORKVILLE, IL 60560	0505207010
KAREN H ANDERSON TR	331 GARDEN CIR, YORKVILLE, IL 60560	0505252029
JAMES KRISTEN STEPIEN	1422 WALSH DR, YORKVILLE, IL 60560	0505207028
BRENT A TRACY SCHALHAMER	11119 RYANS WAY, HOLLAND, MI, 49423	duplicate-subject property
JULIE LOUISE RICHMOND	506 W BARBERRY CIR, YORKVILLE, IL 60560	0505128019
PRAIRIE GARDENS TOWNHOME ASSOC ASSOCIATION PROPERTY MGMT	PO BOX 976, OSWEGO, IL 60543	duplicate
RODNEY JOELLEN MOSS	474 E BARBERRY CIR, YORKVILLE, IL 60560	0505207011
EMILY E UNTERBERG	464 E BARBERRY CIR, YORKVILLE, IL 60560	0505207013
MARK KIMBERLY A SCHMIDT	434 E BARBERRY CIR, YORKVILLE, IL 60560	0505207019
BRIDGE STREET LUMBER LLC	1111 S BRIDGE ST, YORKVILLE IL 60560	0505226014
FERNANDO GERMAN ANDREA SOFIA HERNANDEZ	206 W ELIZABETH ST, YORKVILLE, IL 60560	0232454015
BATCHELDER LIVING TRUST	323 GARDEN CIR, YORKVILLE, IL 60560	0505252027
DINA MCCLAREN	343 GARDEN CIR, YORKVILLE, IL 60560	0505252037
RICHARD Z SANDY A SPANSKI LIV TR	341 GARDEN CIR, YORKVILLE, IL 60560	0505252043
PATRICIA J MILLER	354 GARDEN CIR, YORKVILLE, IL 60560	0505253022
RICHARD D II TERESA L GROESCH	8433 W HIGHPOINT RD, YORKVILLE, IL 60560	0505228002
FALATO MICHAEL A FALATO GREGORY P RICHARD G FALATO	335 GARDEN CIR, YORKVILLE, IL 60560	0505252025
THOMAS E DONNA L CEBULA	422 E BARBERRY CIR, YORKVILLE, IL 60560	0505207022
DANIEL H JENNIFER M KOKES	491 E BARBERRY CIR, YORKVILLE, IL 60560	0505206005
RUDY L JR HAZEL K HALL	305 GARDEN CIR, YORKVILLE, IL 60560	0505252076
ASSOCIATION PROPERTY MGT PRAIRIE GARDEN TOWNHOME ASSOC	PO BOX 976, OSWEGO, IL 60543	duplicate
PRAIRIE GARDENS TOWNHOME ASSOC ASSOCIATION PROPERTY MGMT	PO BOX 976, OSWEGO, IL 60543	duplicate
RICHARD GROESCH	8433 W HIGHPOINT RD, YORKVILLE, IL 60560	0505228024
JOHN GORDON	477 BARBERRY CIR, YORKVILLE, IL 60560	0505206007
ALEC C MEGAN A STEVENS	468 E BARBERRY CIR, YORKVILLE, IL 60560	0505207012
HOLLY H FATIMA	448 BARBERRY CIR, YORKVILLE, IL 60560	0505207016
ASSOCIATION PROPERTY MGT PRAIRIE GARDEN TOWNHOME ASSOC	PO BOX 976, OSWEGO, IL 60543	duplicate
FRANK R LAUREL L WILLIAM	28 LAUREL CT, YORKVILLE, IL 60560	duplicate
RONALD JR SHARON COBB % COBB CONDON ASSOCATION 106	106 COLONIAL PKWY, YORKVILLE, IL 60560	0505228009

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-29

NOTICE IS HEREBY GIVEN THAT 1115, LLC, the petitioner, along with property owners Brent and Tracy Schalhamer, has submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning and special use authorization for a Planned Unit Development (PUD). The petitioner intends to purchase and redevelop approximately 14 acres comprising two parcels: a one-acre rectangular parcel and a 13-acre parcel, previously operated as Parfection Park.

The proposal seeks to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District to develop a townhome community with 18 buildings totaling 105 townhome units. Additionally, the petitioner requests a deviation from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%.

The one-acre parcel will remain zoned as B-3 General Business District, with plans for future commercial development. The property is generally located west of IL Route 47 (S. Bridge Street), east of the Green Briar subdivision, and north of the Prairie Garden development. The subject parcel's common address is 1115 South Bridge Street.

The legal description is as follows:

PARCEL1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS; EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 185.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 179.00 FEET TO A LINE DRAWN NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 05

SECONDS WEST, 250.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAO 1983 -EAST ZONE: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (534.36 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 18.293 METERS [60.02 FEET] TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 54.559 METERS (179.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 54.601METERS (179.14 FEET); THENCE NORTH 87 DEGREES 29 MINUTES 43 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 188.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 18.0 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 415.57 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 118.53 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 100.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 219.0 FEET TO A LINE DRAWN SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST FROM A POINT ON SAID CENTER LINE WHICH IS 611.12 FEET

SOUTHERLY OF SAID POINT "A"; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 859.67 FEET TO AN OLD CLAIM LINE; THENCE NORTH 11 DEGREES 59 MINUTES 56 SECONDS EAST ALONG SAID OLD CLAIM LINE 645.91 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 838.91 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83): COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (711.89 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 18.288 METERS (60.00 FEET) TO THE POINT OF BEGINNING, BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 7.315 METERS (24.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 7.315 METERS (24.00 FEET); THENCE NORTH 86 DEGREES 05 MINUTES 31 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

PINs: 05-05-226-013 and 05-05-201-004

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, February 12, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

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

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. For more project information, please scan the QR code below.

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

JORI BEHLAND
City Clerk



Dear Resident,

I hope this letter finds you well. I am writing you to introduce Fox Haven a townhome development proposed for the vacant land that used to be the home of Parfection Driving Range. As a resident, business owner, and stakeholder in our community, I believe this project will bring significant benefits to our neighborhood. The proposed development involves constructing a series of modern townhomes that will provide much-needed housing options for our growing community.

We understand the importance of community input and are committed to engaging with residents throughout the planning and development process. We will hold public meetings and provide regular updates to ensure transparency and address any concerns. We are hoping you are available to meet for a project meeting on Tuesday 1.28.25 anytime between 6PM and 7PM. The meeting will be at Craft'd 2075 Marketview Dr Yorkville, IL. At this meeting we would like to present a site plan, renderings and answer any questions or concerns that you may have.

I believe this project will be a positive addition to our community, and I am eager to discuss it further with you. Please feel free to contact me at 630.699.5877 or pwinninger@winexc.com to arrange a meeting or if you have any questions.

Thank you for considering this proposal. I look forward to your positive response.
Sincerely,

Patrick Winninger & Matt Christensen

Fox Haven
CEO

FOX HAVEN TOWNHOMES

1/28/2025

NAME	ADDRESS	EMAIL	PHONE
Matt Christensen		[redacted]	
PATRICK WINNINGER			
Dave & Lisa Schilliger			
MARK + Kim Schmidt			
Don + Theresa Tanis			
Alec Stevens			
HOLLY & VERNON FA[illegible]			
Angie Charlton			
Bob Hyde			
Laurenda Bates			

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

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2024-31 & EDC 2025-08

Agenda Item Summary Memo

Title: PZC 2024-31 Hamman-Kelaka, LLC (Annexation & Rezoning)

Meeting and Date: City Council – March 11, 2025

Synopsis: Request for annexation agreement and rezoning for future data center land use.

Council Action Previously Taken:

Date of Action: PZC – 2/12/25 Action Taken: Moved forward to City Council agenda.

Item Number: PZC 2024-31 & EDC 2024-08

Type of Vote Required: Annexing – Majority
Annexation Agreement – Supermajority (6 out of 9)
Rezoning of Northeast Parcels – 2/3 Majority of the Alderman (6 out of 8)
Rezoning of Southwest Parcel – Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

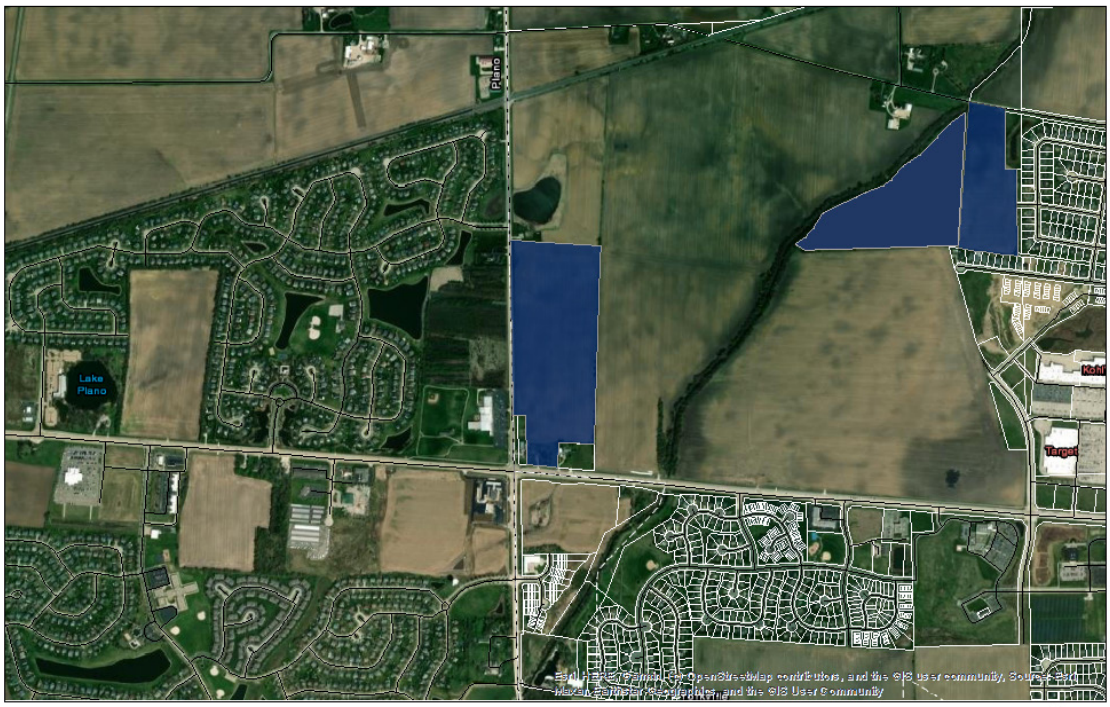
Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

To: City Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: March 5, 2025
Subject: **PZC 2024-31 Hamman – Kelaka, LLC**
Annexation and Rezoning Requests

SUMMARY:

David Hamman, on behalf of Kelaka, LLC, has filed applications with the United City of Yorkville, Kendall County, Illinois, for both annexation and rezoning of certain properties. The annexation request involves two (2) parcels totaling approximately 62.54 acres, located south of Faxon Road and west of Iroquois Lane, which are currently undeveloped and used for farming. This annexation, pursued through an annexation agreement, aims to facilitate future data center development. Additionally, the petitioner seeks rezoning of three (3) parcels totaling approximately 112.44 acres, including the annexed parcels and one parcel north of West Veterans Parkway (US 34) and east of Eldamain Road. The rezoning request proposes a change the parcels from the R-1 Single-Family Suburban Residential District (default zoning upon annexation) and B-3 General Business District to the M-2 General Manufacturing District to accommodate future uses consistent with a proposed data center development.



HAMMAN-KELAKA, LLC
United City of Yorkville, Illinois
Date: November 18, 2024
File Location: I:\ARCGIS TEMPLATES\HAMMAN-KELAKA,LLC

ANNEXATION REQUEST/AGREEMENT:

As previously mentioned, the applicant seeks annexation of two (2) unincorporated parcels #02-19-200-008 and #02-19-200-011. Given the subject parcels location along a major arterial roadway (US 34) and its proximity to the Kylyn's Ridge residential development, staff recommends that the annexation

agreement include a condition to consider restricting future manufacturing uses under the M-2 District if a data center campus is not developed on the site. This will be consistent with the recently recommended conditions for the DMYF, LLLP project.

Should a data center user not develop on the parcel, staff would recommend only the following M-2 General Manufacturing land uses be permitted on the subject property per Table 10-3-12(B) of the Unified Development Ordinance:

1. **Automobile sales and services (enclosed) –** defined as "An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building."
2. **Bakery (wholesale) -** defined as "a bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery."
3. **Brewery/winery/distillery –** defined as "an establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery) but not including on-premises consumption by patrons."
4. **Building material sales –** defined as "establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures."
5. **Microdistillery –** defined as "a small-scale artisan manufacturing business that blends, ferments, processes, packages, distributes and serves alcoholic spirits on and off the premises and produces no more than fifteen thousand (15,000) gallons per calendar year on-site. The microdistillery facility may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the alcoholic beverages shall be consistent with state law."
6. **Microbrewery/Microwinery –** defined as "a combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. A microbrewery shall produce no more than one-hundred fifty-five thousand (155,000) gallons of beer per year for sale on the premises for either on-premises or off-premises consumption. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law."
7. **Nursery/greenhouse –** defined as "retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants."
8. **Research laboratories –** defined as "a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory."
9. **Recreational vehicle sales and services –** defined as "an establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or a showroom enclosed in a primary building."
10. **Storage, single-building climate controlled –** defined as "a facility consisting of a single building where individual self-contained units are leased or rented to the general public for dead storage and where the individual storage units are accessed from the interior of the building."
11. **Refrigerated Warehouse (Cold Storage) -** defined as "a facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods."

12. **Agricultural Use** – defined as "The employment of land for the primary purpose of raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, furbearing animals, or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticulture use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics and schooling shows."
13. **Retail Store, General** – less than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."
14. **Retail Store, General** – greater than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."
15. **Medical Clinic/Office** – defined as "An establishment where patients are admitted for study and treatment by two (2) or more licensed physicians, dentists, psychologists, or similar professional healthcare practitioners and their professional associates. The term shall include but not be limited to offices of physicians, chiropractors, dentists, and acupuncturists."
16. **Treatment Center** – defined as "One (1) or more buildings designed and used for the medical and surgical diagnosis and treatment. This definition excludes hospitals and nursing homes."

The above identified limited permitted land uses shall be in effect for the term of the annexation agreement, twenty (20) years and a sunset clause is also recommended to revert the zoning of the annexed parcels to R-1 Single Family Suburban Residence District zoning if no development has occurred at the term of the agreement.

SITE PLAN REVIEW – Staff further recommends that any proposed development plan, regardless if it's an outright permitted land use, shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work or issuance of a building permit on the Subject Property due to the subject parcels' adjacency to an existing residential development and major roadways (US 34 & Eldamain Road).

ADDITIONAL ANNEXATION AGREEMENT CONDITIONS:

Based upon feedback received at the public hearing meetings for the annexation and rezoning requests, the following additional conditions were recommended to address the concerns and impacts expressed by the nearby residential landowners:

- The parcel immediately adjacent to the Kylyn's Ridge subdivision (PIN# 02-19-200-008) shall have no buildings on it at all. However, parking, roads, and/or stormwater facilities are permitted within this parcel. **The developer is agreeable to this condition**.
- A 100-foot landscaped buffer with an eight (8) foot tall berm adjacent to Kylyn's Ridge and the Kendall Marketplace homes on Blackberry Shore Lane. This buffer should include elements such as vegetation, solid fencing, green walls, stormwater management areas, living groundcover, and/or turf to ensure effective visual screening and physical separation between the land uses. **The developer is agreeable to this condition.**
- The Blackberry Shore Lane homes be given an equivalent distance restriction to data center buildings as Kylyn's Ridge. This includes a 100-foot landscape buffer and no building closer than 400 feet to nearest residential structure. **The developer is agreeable to this condition.**
- A maximum 60-foot height restriction for any buildings within 1,500 feet of adjacent residential subdivisions. **The developer has raised concerns about this condition, noting that a typical data center structure is expected to range between 70' and 80' (~35' per level), inclusive of rooftop mechanical equipment. They are requesting that height restrictions for buildings**

within a certain distance of a neighboring residential subdivision align with industry standards, emphasizing that the M-2 District as a whole does not impose a maximum height limit. The petitioner seeks to engage in further discussions with the Council during the meeting to refine this condition.

REZONING REQUEST:

Under Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any property annexed into the city is initially zoned as R-1 Single-Family Suburban Residential District. However, the petitioner is requesting rezoning to the M-2 General Manufacturing District to facilitate the development of a proposed data center. These facilities, as defined by the UDO, house networked computers, storage systems, and computing infrastructure used for the collection, processing, storage, and distribution of data.

The M-2 General Manufacturing District, outlined in Section 10-3-6-F of the UDO, is intended for manufacturing and industrial uses with potentially greater off-site impacts than those allowed in the M-1 Limited Manufacturing District. This district is designed to balance industrial development with nearby residential and commercial areas by mitigating impacts such as noise, traffic, and visual disturbances.

PLANNNG & ZONNING COMMISSION RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing for the rezoning request for the subject parcels on February 12, 2025. The commission made the following actions on the motions below:

REZONING PARCELS 02-19-200-008 and #02-19-200-011

In consideration of testimony presented during a Public Hearing on February 12, 2025 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 M-2 General Manufacturing District for a proposed future data center, contingent upon approval of annexation by the City Council, for two (2) parcels totaling approximately 62.54 acres and generally located immediately south of Faxon Road and west of Iroquois Lane.

Action Item:
Green-abstain; Linnane-no; Forristall-no; Vinyard-no; Williams-no; Hyett-no; Crouch-no
0 ayes; 6 no; 1 abstain

REZONING PARCEL #02-19-300-018

In consideration of testimony presented during a Public Hearing on February 12, 2025 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for rezoning from B-3 General Business District to M-2 General Manufacturing District for a proposed future data center for an approximately 50-acre parcel located immediately north of West Veterans Parkway (US 34) and east of Eldamain Road.

Action Item:
Green-aye; Linnane-aye; Forristall-aye; Vinyard-aye; Williams-aye; Hyett-aye; Crouch-aye
7 ayes; 0 no

ATTACHMENTS:

1. Draft Annexation Ordinance
2. Plat of Annexation
3. Draft Ordinance Approving Annexation Agreement
4. Draft Annexation Agreement
5. Draft Rezoning Ordinance
6. Map of Applied for and Approved Data Center Developments
7. Rezoning Applications
8. Public Hearing Notice
9. Plan Council Packet dated December 2, 2024
10. Resident emails

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS ANNEXING CERTAIN TERRITORY GENERALLY LOCATED SOUTH OF FAXON ROAD AND WEST OF IROQUOIS LANE (Hamman-Kelaka Property)

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, a duly executed *PETITION FOR ANNEXATION*, signed by an authorized representative of Kelaka LLC, the owner of record, has been filed with the City, requesting that certain territory legally described hereinafter be annexed to the City; and

WHEREAS, there are no electors residing within said territory; and

WHEREAS, said territory is not within the corporate limits of any municipality, but is contiguous to the City; and

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by state statute; and

WHEREAS, the legal owners or record of said territory and the City have entered into a valid and binding annexation agreement relating to such territory; and

WHEREAS, all petitions, documents and other necessary legal requirements are in full compliance with the terms of the annexation agreement and with the statutes of the State of Illinois, specifically Section 7-1-8 of the Illinois Municipal Code; and

WHEREAS, it is in the best interests of the City that said territory be annexed.

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 property to be annexed is a portion of that property that is identified by property index numbers 02-19-200-008 and 02-19-200-011, and legally described and depicted in the Plat of Annexation, attached hereto as Exhibit A.

Section 2. That the territory described in Section 1 above is hereby annexed to the United City of Yorkville, Illinois.

Section 3. That the City Clerk is hereby directed within 90 days from the effective date of this ordinance to record or cause to be recorded with the Office of the Kendall County Recorder and to file with the Kendall County Clerk a certified copy of this Ordinance, together with the *Plat of Annexation* appended to this Ordinance.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

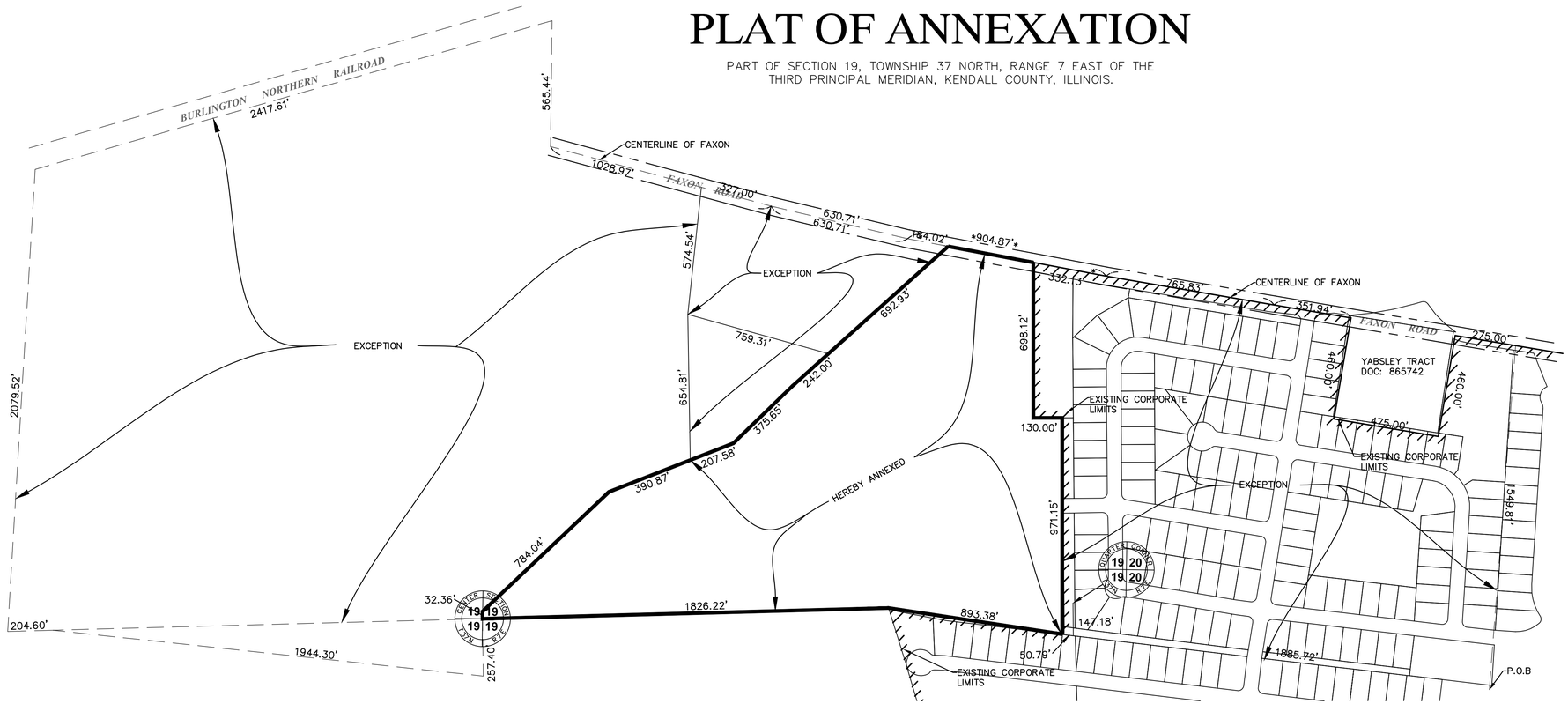
Attest:

_____

CITY CLERK

PLAT OF ANNEXATION

PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885.72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREE 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

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AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN – SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

STATE OF ILLINOIS)
)S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 18th DAY OF DECEMBER 2024.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581
(EXP. 11/30/26)

MARK G. SCHELLER 035-003581 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SUGAR GROVE, IL

50 YEARS

Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

NO.	DATE	REVISIONS

UNITED CITY OF YORKVILLE
651 PRAIRIE POINT DRIVE
YORKVILLE , IL 60560

PLAT OF ANNEXATION

DATE:	DECEMBER 18, 2024
PROJECT NO.	YO2461
FILE NO	YO2461 PLAT OF ANNEXATION

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR CERTAIN TERRITORY GENERALLY LOCATED SOUTH OF FAXON ROAD AND WEST OF IROQUOIS LANE (Hamman-Kelaka Property)

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, Kelaka LLC (the "Owner"), desires to enter into an Annexation Agreement (the "Agreement"), regarding property owned by the Owner which is approximately 62.54 acres, legally described and identified in the Agreement, attached hereto as Exhibit A (the "Subject Property"); and

WHEREAS, the Subject Property is contiguous with the existing corporate limits of the City and is not within the boundary of any other city; and

WHEREAS, a public hearing was conducted by the Mayor and City Council (the "Corporate Authorities") on the Agreement on February 11, 2025, and all notices required by law have been given by the City and Owner; and

WHEREAS, the statutory procedures provided in Section 11-15.1-1 of the Illinois Municipal Code for the execution of the annexation agreement have been fully complied with; and

WHEREAS, the Corporate Authorities have concluded that the approval and execution of the proposed Agreement, attached hereto, is in the best interests of the health, safety, and welfare of the City.

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

Section 1. The above recitals are incorporated and made a part of this Ordinance.

Section 2. The *Annexation Agreement* attached hereto and made a part hereof by reference as Exhibit A, be and is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver said Agreement.

Section 3. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ANNEXATION AGREEMENT

This Annexation Agreement (hereinafter *("Agreement"),* is made and entered into this __ day of _____ 2025, by and between the United City of Yorkville, a municipal corporation, hereinafter referred to as *"City"* and Kelaka LLC, an Illinois limited liability company, hereinafter referred to as *"Owner".*

WITNESSETH:

WHEREAS, the Owner owns fee simple interest to the real property, which is legally described in *Exhibit A* attached hereto, consisting of two parcels totaling approximately 62.54 acres, more or less (the *"Subject Property");* and

WHEREAS, it is the desire of the Owner to provide for the annexation of the Subject Property and to use the Subject Property in accordance with the terms of this Agreement and the ordinances of the City; and, to provide that when annexed, the Subject Property is to be zoned as M-2 General Manufacturing District; and

WHEREAS, it is the desire of the Mayor and City Council (the *"Corporate Authorities")* to annex the Subject Property and permit the zoning, all being pursuant to the terms and conditions of this Agreement and the ordinances of the City; and

WHEREAS, Owner and City have or will perform and execute all acts required by law to effectuate such annexation; and

WHEREAS, all notices and publications as required by law relating to the zoning of the Subject Property and the Agreement have been published and given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Municipal Code (the *"Municipal Code");* and

WHEREAS, the Corporate Authorities of the City have duly fixed the time for a public hearing on this Agreement and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Municipal Code; and

WHEREAS, the Planning and Zoning Commission of the City has duly held all public hearings relating to zoning, all as required by the provisions of the City's Zoning Code and the Municipal Code (the *"Municipal Code");* and

WHEREAS, the Owner and City agree that upon Annexation to the City of the Subject Property shall be placed in the M-2 General Manufacturing District; and

WHEREAS, in accordance with the powers granted to the City by the provisions of Section 11-15.1-1 *et seq.* of the Municipal Code (65 ILCS 5/11-15.1-1 *et seq.),* relating to Annexation Agreements, the parties hereto wish to enter into a binding Agreement with respect to the future annexation, and zoning of the Subject Property and to provide for various other matters related directly or indirectly to the annexation and use of the Subject Property during the term of this Agreement as authorized by the provisions of said statutes.

NOW THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the City and the Owner agree as follows:

Section 1. Annexation.

The Owner has filed with the Clerk of the City a duly and properly executed petition pursuant to, and in accordance with, the provisions of Section 5/7-1-1 *et seq.* of the Municipal Code to annex the Subject Property and any adjacent roadways not previously annexed to the City of Yorkville.

Section 2. Conditions of Annexation.

A. The City hereby agrees, contemporaneously with annexation, the City shall undertake procedures as required by the City's Unified Development Ordinance to rezone the Subject Property as M-2 General Manufacturing District.

B. Once rezoned as M-2 General Manufacturing District, should a Data Center not be developed on the Subject Property, only the following uses shall be permitted:

   Automobile sales and services (enclosed); Bakery (wholesale); Brewery/winery/distillery; Building material sales; Microdistillery; Microbrewery/Microwinery; Nursery/greenhouse; Research laboratories; Recreational vehicle sales and services; Storage, single-building climate controlled; Refrigerated Warehouse (Cold Storage); Agricultural; Retail store, general – less than one (1) acre; Retail store, general – greater than one (1) acre; Medical clinic/office; Treatment center; Data center.

C. Until such time as the Subject Property is developed as a Data Center or one of the permitted uses under Section 2(B) of this Agreement, the Owner may continue to grow and harvest crops on the Subject Property, as permitted in an Agricultural District.

D. Should the Subject Property not be developed as one of the permitted uses under Section 2(B) within 20 years of the effective date of this Agreement, the zoning designation for the Subject Property shall revert to R-1 Single Family Suburban Residence District.

E. Owner shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work on the Subject Property. No building or other permits shall be issued by the City regarding the Subject Property, nor shall any construction commence on the Subject Property without first obtaining approval from City Council under this Section 2(E).

F. No buildings shall be erected on the property identified by Parcel Index Number 02-19-200-008. Surface parking, roads and stormwater management facilities shall be permitted on this parcel.

G. No buildings shall be erected closer than 400 feet to nearest existing residential structure.

H. A one hundred (100) foot landscaped buffer with an eight (8) foot tall berm shall be installed between the proposed data center and the Kylyn's Ridge subdivision immediately adjacent and to the east of the Subject Property, and the homes located on Blackberry Shore Lane immediately adjacent and to the south of the Subject Property. This buffer shall include elements such as vegetation, solid fencing, green walls, stormwater management area, living groundcover, and turf to ensure effective visual screening and physical separation between land uses.

I. Any buildings located within 1,500 feet of a residential subdivision shall be no more than sixty (60) feet tall.

J. Any distance restrictions on development at the Subject Property that provide a benefit for the Kylyn's Ridge subdivision, including landscaped buffers, shall also be applied for the benefit of the homes along Blackberry Shore Lane immediately adjacent and to the south of the Subject Property.

Section 3. Binding Effect and Term.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns including, but not limited to, successor owners of record, successor developers, lessees, and successor lessees, and upon any successor municipal authority of the City and the successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto.

Section 4. Notices and Remedies.

Upon a breach of this Agreement, the parties hereto agree that the venue shall be the Circuit Court of Kendall County. It is further understood by the parties hereto that upon breach of this Agreement the non-defaulting party may exercise any remedy available at law or equity.

Before any failure of any part of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

Notice shall be provided at the following addresses:

To the City:	United City of Yorkville 651 Prairie Pointe Drive Yorkville, Illinois 60560 Attn: City Administrator
With a copy to:	Kathleen Field Orr Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. 1804 North Naper Boulevard Suite 350 Naperville, Illinois 60563
To the Owner:	David Hamman Kelaka, LLC 13665 Townhouse Road Newark, Illinois 60541
With a copy to:	John F. Philipchuck Dommermuth, Cobine, West, Gensler, Philipchuck and Corrigan, Ltd. 111 E. Jefferson Avenue Suite 200 Naperville, IL 60540

Section 5. Agreement to Prevail over Ordinances.

In the event of any conflict between this Agreement and any ordinances of the City in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provisions of this Agreement shall prevail to the of any such conflict or inconsistency.

Section 6. Provisions.

If any provision of this Agreement or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this Agreement and, to that end, any terms, conditions, and provisions of this Agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

KELAKA LLC

By: _____

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE M-2 GENERAL MANUFACTURING ZONING DISTRICT OF CERTAIN TERRITORY GENERALLY LOCATED SOUTH OF FAXON ROAD AND WEST OF IROQUOIS LANE

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

WHEREAS, Kelaka LLC, an Illinois limited liability company ("Applicant"), owns approximately 62.54 acres of property, located south of Faxon Road and west of Iroquois Lane ("Subject Property") within the corporate limits of the City, legally described in Section 2 and as shown on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Applicant desires to rezone the Subject Property, which is currently classified in the R-1 Single Family Suburban Residence District into the M-2 General Manufacturing Zoning District; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on February 12, 2025, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-8-12 of the City's Unified Development Ordinance and made findings of fact and do not recommend approval of the rezoning to the Mayor and City Council ("Corporate Authorities"); and

WHEREAS, an Annexation Agreement between the Applicant and the City was adopted the __ day of March, 2025 containing restrictions on the use of the Subject Property and providing

that the Subject Property's designation as a M-2 General Manufacturing District shall sunset if no development occurs within a 20 year period; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

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

Section 1. The above recitals are incorporated herein and made a part of this Ordinance.

Section 2. That the Planning and Zoning Commission did not recommend approval of this rezoning request, after making the following Findings of Fact:

i. The proposed rezoning is not consistent with the Comprehensive Plan and the purposes of the UDO.

ii. The requested rezoning is not compatible with the existing and planned uses and zoning of nearby properties, which are primarily residential in nature or remain undeveloped.

iii. The subject property is not suitable for an M-2 use, as it is located immediately adjacent to residential communities.

iv. The proposed rezoning will result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels.

v. The property meets the minimum frontage and area requirements of the M-2 zoning district as specified in Section 10-3-9(A) of the UDO.

vi. There is a community need for the proposed use, as a data center will bring more jobs to the area and provide increased property taxes for the City and other taxing bodies.

vii. The property has been used for agricultural purposes since the settlement of this part of Illinois, and it is in the line of development from the Eldamain Road manufacturing corridor going east.

Section 3. That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37

SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 8O DEGREES 27 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

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AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

with Property Index Numbers 02-19-200-008 and 02-19-200-011 into the M-2 General Manufacturing Zoning District.

Section 4. Should the Subject Property not be developed within 20 years of the execution of an annexation agreement, approved on [DATE], by Ordinance [ORDINANCE NO.] the zoning designation on the Subject Property shall revert to R-1 Single-Family Suburban Residence District.

Section 5. That this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

_____

CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 80 DEGREES 27 MINUTES 23

SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37

SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE REZONING TO THE M-2 GENERAL MANUFACTURING ZONING DISTRICT OF CERTAIN TERRITORY GENERALLY LOCATED NORTH OF WEST VETERANS PARKWAY AND EAST OF ELDAMAIN ROAD

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

WHEREAS, Kelaka LLC, an Illinois limited liability company ("Applicant"), owns approximately 52 acres of property, located just north of West Veterans Parkway and east of Eldamain Road ("Subject Property") within the corporate limits of the City, legally described in Section 2 and as shown on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Applicant desires to rezone the Subject Property, which is currently classified in the B-3 General Business District into the M-2 General Manufacturing Zoning District; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on February 12, 2025, to consider the rezoning after publication of notice and notice to property owners within five hundred (500) feet of the Subject Property; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-8-12 of the City's Unified Development Ordinance and made findings of fact and recommended approval of the rezoning to the Mayor and City Council ("Corporate Authorities"); and

WHEREAS, the Planning and Zoning Commission recommend rezoning to M-2 General Manufacturing District, so long as the use of the Subject Property is restricted to M-2 uses that align with other surrounding property uses, and providing that the Subject Property's designation

as a M-2 General Manufacturing District shall sunset if no development occurs within a 20-year period; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

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

Section 1. The above recitals are incorporated herein and made a part of this Ordinance.

Section 2. The Planning and Zoning Commission recommended approval of this rezoning request after making the following Findings of Fact:

i. Due to recent trends in rezoning and development in the area, the proposed rezoning is consistent with the Comprehensive Plan and the purposes of the City's Unified Development Ordinance UDO.

ii. The rezoning is compatible with the existing and planned uses and zoning of nearby properties, as other properties in the immediate area have also requested M-2 zoning from the City for the purpose of developing data centers.

iii. The subject property is suitable for the purposes of the M-2 zoning district, as it is located within the Eldamain Road corridor, which has been planned for manufacturing uses. Additionally, the current trend of development in the immediate area is manufacturing, not commercial, uses.

iv. The proposed rezoning will result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels.

v. The property meets the minimum frontage and area requirements of the M-2 zoning district as specified in Section 10-3-9(A) of the UDO.

vi. There is a community need for the proposed use, as a data center will bring more jobs to the area and provide increased property taxes for the City and other taxing bodies, decreasing the tax burden on residential homes.

vii. The property has been vacant as a B-3 use for an extended period. This zoning designation was appropriate during the expansion and development of the Eldamain Road corridor. A nearby ComEd substation along with similar uses proposed in the area make a M-2/data center use appropriate for this property.

Section 3. That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

THAT PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34 AND THE WEST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF SECTION 19, 50.21 FEET TO A POINT OF THE FORMER NORTH RIGHT OF WAY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID FORMER RIGHT OF WAY LINE 148.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST PARALLEL WITH SAID WEST LINE OF SECTION 19, 15.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 34 FOR THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 361.08 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, 302.64 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS EAST, 404.14 FEET TO AN OLD FENCE LINE REPRESENTING AN OLD DEED LINE; THENCE NORTH 02 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID OLD FENCE LINE 2240.63 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 09 SECONDS WEST, 976.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1984.53 FEET TO A POINT 600.00 FEET NORTHERLY OF SAID FORMER RIGHT OF WAY OF U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST PARALLEL WITH SAID FORMER RIGHT OF WAY LINE, 97.79 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD, 584.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST

QUARTER WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 34; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE 600 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTHLINE OF ROUTE 34, 148 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 600 FEET TO SAID NORTH LINE; THENCE NORTH 84 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID NORTH LINE 148 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE WEST LINE OF SAID SETION 19 AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34; THENCE SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 503.76 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 134.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38,197.20 FEET; THENCE EASTERLY ALONG SAID CENTER LINE CURVE, A DISTANCE OF 275.36 FEET TO A POINT WHOSE CHORD BEARS SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST, 275.36 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 51 SECONDS EAST, 388.32 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, 404.14 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 53 SECONDS WEST, 367.63 FEET TO THE PONT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DECRIBED TRACT: THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 254.37 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE 1517.74 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN, INC. RAILROAD RIGHT WAY; THENCE NORTH 73 DEGREES 57 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY LINE 1197.36 FEET TO THE LANDS FORMERLY OWNED BY CALVIN WHEELER; THENCE SOUTH 03 DEGREES 25 MINUTES 05 SECONDS WEST ALONG SAID WHEELER'S LANDS, 1939.92 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 42 SECONDS WEST 1029.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, LYING EAST OF THE FOLLOWING LINE AND ITS EXTENSION NORTHERLY: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 THAT IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE 204.60 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 02 DEGREES 08 MINUTES 40 SECONDS WEST 2489.33 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 34 FOR THE TERMINATION OF SAID LINE; AND ALSO EXCEPT THAT PART, IF ANY, DESCRIBED IN DEED RECORDED JANUARY 29, 1997 AS DOCUMENT 9700933), IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

with Property Index Number 02-19-300-018 into the M-2 General Manufacturing Zoning District.

Section 4. Only the following M-2 General Manufacturing District uses shall be permitted on the Subject Property:

Automobile sales and services (enclosed); Bakery (wholesale); Brewery/winery/distillery; Building material sales; Microdistillery; Microbrewery/Microwinery; Nursery/greenhouse; Research laboratories; Recreational vehicle sales and services; Storage, single-building climate controlled; Refrigerated Warehouse (Cold Storage); Agricultural; Retail store, general – less than one (1) acre; Retail store, general – greater than one (1) acre; Medical clinic/office; Treatment center; Data center.

Section 5. Should the Subject Property not be developed within 20 years of the approval of this Ordinance, the zoning designation on the Subject Property shall revert to B-3 General Business District use.

Section 6. That this Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

[Remainder of page intentionally blank. Roll call vote follows.]

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	RUSTY CORNEILS	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

_____

MAYOR

Attest:

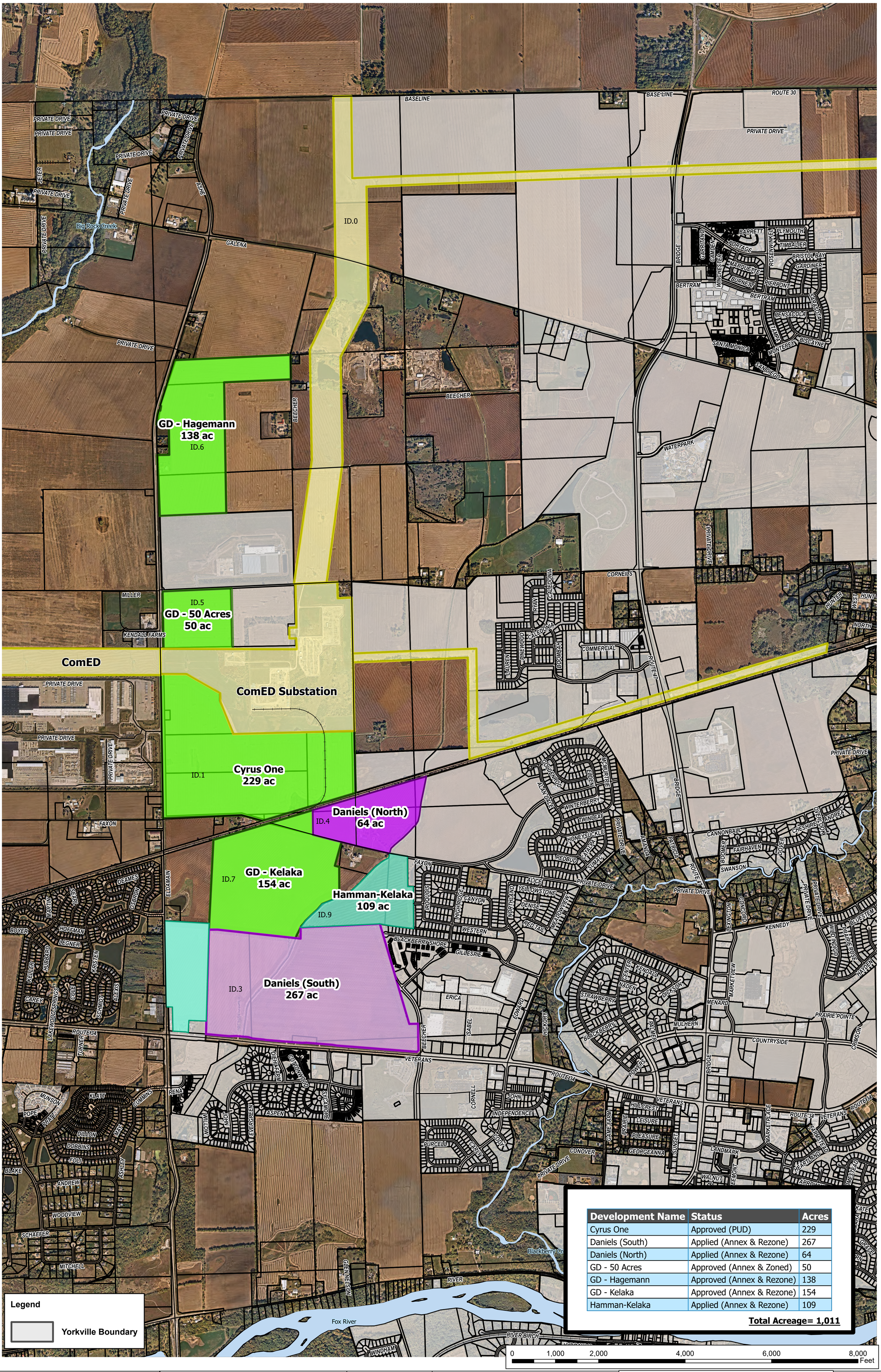
_____

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34 AND THE WEST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF SECTION 19, 50.21 FEET TO A POINT OF THE FORMER NORTH RIGHT OF WAY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID FORMER RIGHT OF WAY LINE 148.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST PARALLEL WITH SAID WEST LINE OF SECTION 19, 15.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 34 FOR THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 361.08 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, 302.64 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS EAST, 404.14 FEET TO AN OLD FENCE LINE REPRESENTING AN OLD DEED LINE; THENCE NORTH 02 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID OLD FENCE LINE 2240.63 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 09 SECONDS WEST, 976.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1984.53 FEET TO A POINT 600.00 FEET NORTHERLY OF SAID FORMER RIGHT OF WAY OF U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST PARALLEL WITH SAID FORMER RIGHT OF WAY LINE, 97.79 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD, 584.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 34; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE 600 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF ROUTE 34, 148 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 600 FEET TO SAID NORTH LINE; THENCE NORTH 84 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID NORTH LINE 148 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 19 AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34; THENCE SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 503.76 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 134.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38,197.20 FEET; THENCE EASTERLY ALONG SAID CENTER LINE CURVE, A DISTANCE OF 275.36 FEET TO A POINT WHOSE CHORD BEARS SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST, 275.36 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 51 SECONDS EAST, 388.32 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, 404.14 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 53 SECONDS WEST, 367.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 254.37 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE 1517.74 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN, INC. RAILROAD RIGHT OF WAY; THENCE NORTH 73 DEGREES 57 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY LINE 1197.36 FEET TO THE LANDS FORMERLY OWNED BY CALVIN WHEELER; THENCE SOUTH 03 DEGREES 25 MINUTES 05 SECONDS WEST ALONG SAID WHEELER'S LANDS, 1939.92 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 42 SECONDS WEST 1029.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, LYING EAST OF THE FOLLOWING LINE AND ITS EXTENSION NORTHERLY: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 THAT IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE 204.60 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 02 DEGREES 08 MINUTES 40 SECONDS WEST 2489.33 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 34 FOR THE TERMINATION OF SAID LINE; AND ALSO EXCEPT THAT PART, IF ANY, DESCRIBED IN A DEED RECORDED JANUARY 29, 1997 AS DOCUMENT 9700933), IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.



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

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

DATE:	DECEMBER 2024
PROJECT NO.:	YO2442
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\YO2444
FILE:	Eldamain Transportation Planning/Eldamain Corridor Study

LOCATION MAP
UNITED CITY OF YORKVILLE, ILLINOIS

DATA CENTER PROJECT MAP

NORTH

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

INTENT AND PURPOSE

The purpose of this application is to allow unincorporated land that is contiguous and adjacent to the Yorkville corporate limits to annex into the City. All newly annexed land is automatically zoned to the most restrictive classification under the city's zoning ordinance (R-1 Single-Family Suburban Residence District). Therefore, all voluntary annexation petitions which are seeking a different zoning classification will have to adhere to the rezoning process outlined in "Title 10, Chapter 4, Section 10 Amendments."

This packet explains the process to successfully submit and complete an Application for Annexation. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the process, please refer to "Title 10, Chapter 4, Section 11 Annexations" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2
PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

This step is dependent on the complexity of requests and may be skipped at the discretion of staff.

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
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APPLICATION FOR ANNEXATION

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4
CITY COUNCIL PUBLIC HEARING

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

If there is not a request for rezoning or PUD agreement, then the request will go directly to the City Council for a public hearing. The petitioner will attend and present their request at a public hearing conducted by the City Council. The City Council will conduct a public hearing on the request, take public comments, and discuss the request.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5
CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the annexation request will be reviewed. Depending on the complexity of the request this meeting may be held at the same meeting of the public hearing. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

NECESSARY NOTIFICATIONS

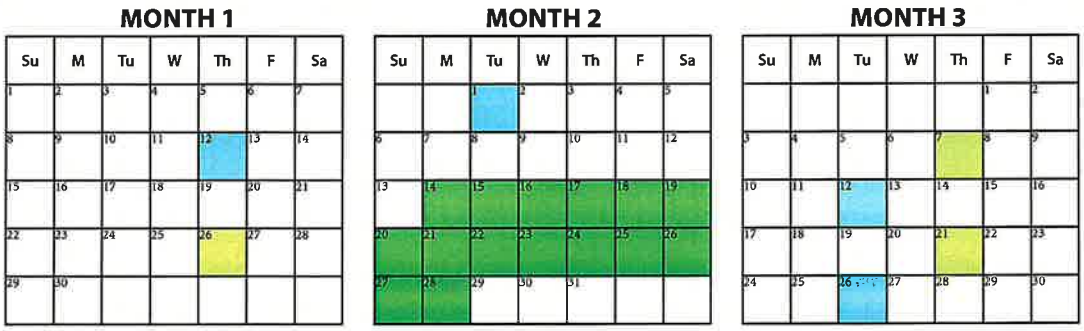
The entities listed below must be notified in writing, by certified or registered mail, of the proposed annexations at least ten (10) days prior to the action taken at City Council. Notices must be delivered to the individual board members at their respective home addresses:

- ☐ Trustees of the fire protection district
- ☐ Trustees of the public library district
- ☐ Township Highway Commissioner, Township Trustees, Township Supervisor, and Township Clerk if land to be annexed includes any highway under township jurisdiction

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APPLICATION FOR ANNEXATION

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR ANNEXATION

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☒ $250.00 + $10 per acre for each acre over 5 acres		Total: $ 825.40
62.54 (# of Acres) - 5 = 57.54 (Acres over 5) x $10 = $575.40 (Amount for Extra Acres) + $250 = $ 825.40 (Total Amount)			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $ 200.00
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
--- (# of Acres) - 5 = --- (Acres over 5) x $10 = --- (Amount for Extra Acres) + $200 = $ 200.00 (Total Amount)			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ (# of Acres) - 5 = _____ (Acres over 5) x $10 = _____ (Amount for Extra Acres) + $250 = $ _____ (Total Amount)			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 2,500.00 (minimum required)
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000.00
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☒ Over 10 acres	$5,000.00	
	TOTAL AMOUNT DUE:		$ 8,525.40

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APPLICATION FOR ANNEXATION

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: David Hamman, Manager — COMPANY: Kelaka LLC

MAILING ADDRESS: 13665 Townhouse Road

CITY, STATE, ZIP: Newark, Illinois 60541 — TELEPHONE: ○ BUSINESS ○ HOME

EMAIL: daveh.hhstone@gmail.com — FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC, an Illinois limited liability company

IS THE PROPERTY OCCUPIED OR VACANT: Vacant

IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY: N/A

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: N/A

PROPERTY STREET ADDRESS: Faxon Road

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

62.54 acres of vacant land located south of Faxon Road, and West of Iroquois Lane

CURRENT ZONING CLASSIFICATION: A1 Kendall County

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kendall County A1

EAST: R-2 Single-Family, Yorkville

SOUTH: R-2 Single-Family, Yorkville

WEST: Kendall County A1

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-19-200-008			
02-19-200-011			

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APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

ATTORNEY INFORMATION

NAME: John F. Philipchuck	COMPANY: Dommermuth Cobine West Gensler Philipchuck and Corrigan, Ltd.
MAILING ADDRESS: 111 E. Jefferson Avenue, Suite 200	
CITY, STATE, ZIP: Naperville, Illinois 60540	TELEPHONE: 630-355-5800 ext 115
EMAIL: jfp@dbcw.com	FAX: 630-355-5976

ENGINEER INFORMATION

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land in the territory and also by a majority of the electors, if any, residing in the territory. Attach as a separate petition titled as "Exhibit C".

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APPLICATION FOR ANNEXATION

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Dave Hamman — 10-29-2024

PETITIONER SIGNATURE - David Hamman — DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

Kelaka LLC, an Illinois limited liability company

Dave Hamman — 10-29-2024

OWNER SIGNATURE - David Hamman, Manager — DATE

SUBSCRIBED and SWORN to before me this 29th day of October, 2024.

John Fred Philipchuck

NOTARY PUBLIC

JOHN FRED PHILIPCHUCK
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 987046
My Commission Expires February 13, 2028

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 21.12 acres of vacant land South of Faxon Road; West of Iroquois Lane

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION.** This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Kelaka LLC	COMPANY:
MAILING ADDRESS: 13665 Townhouse Road	
CITY, STATE, ZIP: Newark, Illinois 60541	TELEPHONE:
EMAIL: daveh.hhstone@gmail.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Kelaka LLC
PRINT NAME

Owner
TITLE

Dave Hamman
SIGNATURE* David Hamman, Manager

10-29-2024
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:	
Up to one (1) acre	$5,000
Over one (1) acre, but less than ten (10) acres	$10,000
Over ten (10) acres, but less than forty (40) acres	$15,000
Over forty (40) acres, but less than one hundred (100)	$20,000
In excess of one hundred (100.00) acres	$25,000

LEGAL DEPOSITS:	
Less than two (2) acres	$1,000
Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres	$5,000

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS:	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME:	TELEPHONE: ○ HOME ○ BUSINESS
ADDRESS:	E-MAIL: ○ HOME ○ BUSINESS
CITY, STATE, ZIP:	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

EXHIBIT A
LEGAL DESCRIPTION

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 80 DEGREES 27 MINUTES 23

SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37

SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

02-19-200-001 ROBERT M ILDEFONSA LIV TRUST LOFTUS 11159 FAXON RD YORKVILLE IL 60560	**02-19-200-002** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173	**02-20-100-011** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173
02-19-200-005 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-011** KELAKA LLC 181 S LINCOLNWAY NORTH AURORA IL 60542	**02-19-400-009** DANIELS MALINSKI YORKVILLE FAMILY LLLP 405 E SHERIDAN RD LAKE BLUFF IL 60044
02-19-200-010 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-023** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-002** UNITED CITY OF YORKVILLE 651 PRAIRIE POINTE DR YORKVILLE IL 60560
02-20-125-008 LOUIS A ARCH 2389 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-009** SEAN A CARA L BAKEL 2387 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-010** RAYMOND E MICHELLE E SHIELDS 2385 IROQUOIS LN YORKVILLE IL 60560
02-20-125-011 KYLE NICOLE OSTERLOH 2383 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-012** ALFREDA SOLISZKO 2381 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-013** OSCAR JR URBINA 2361 IROQUOIS LN YORKVILLE IL 60560
02-20-125-014 DONALD T AMY L VANDERMYDE 2341 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-015** THOMAS CHRISTY FALLON 2321 IROQUOIS LN YORKVILLE IL 60560	**2-20-125-016** JAMES P CAROL J KICHER 2301 IROQUOIS LN YORKVILLE IL 60560
02-20-125-017 TIMOTHY ANDREW MARIA JANE KESSLER 2281 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-018** CHAD M AMBER R GREEN 2261 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-019** ROBERT ELIZABETH DELGADO 2241 IROQUOIS LN YORKVILLE IL 60560
02-20-125-020 LUZ M DELACRUZ JUAN M SILVA 2221 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-021** JEFFREY C GROS REV LIV TR 2201 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-022** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560
02-20-126-015 ROBERTO VANESSA A GARCIA 2202 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-014** JEAN INGEMUNSON DEC LIV TR 2222 IROQUOIS LN YORKVILLE IL 60560	**2-20-126-013** GARY E KRYSTAL L ANDERSON 2242 IROQUOIS LN YORKVILLE IL 60560
02-20-126-012 JERRY F CAROLE J NIEWOLD TR 2262 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-011** SIRINTHONE SAMANTHA CHRISTOPHER MICHAEL DIPPING 2282 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-010** ERIC D VIGH 2302 IROQUOIS LN YORKVILLE IL 60560
02-20-126-009 MICAHEL G ANTONETTE M PETERSEN 2322 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-008** RYAN P MALLORY A SUPPLE 2342 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-007** KAREN DEANGELIS REV TRUST 2384 IROQUOIS LN YORKVILLE IL 60560

EXHIBIT B

02-20-126-006 ARLENE M PEDERSEN TR 2386 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-005** JOHN ANITA FAY 2388 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-004** BLAKE CLOUGH MELINDA M HAFENRICHTER 2392 IROQUOIS LN YORKVILLE IL 60560
02-20-126-030 BRIAN JENNIFER BRASFIELD 981 CANYON TRL CT YORKVILLE IL 60560	**02-20-126-029** ROBERT ROSEMARY FISCHER 991 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-028** NATHAN B SARAH S BAXA 1001 CANYON TRL CT YORKVILLE IL 60560
02-20-126-027 LORI A QUILES 1002 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-026** DAVID V GINA M DAMATO 992 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-025** STEV M MICHELLE HALBESMA 982 CANYON TRAIL CT YORKVILLE IL 60560
02-20-126-018 CHRISTOPHER JEANNE ARBET 1021 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-017** KATHLEEN A WORLEY 1031 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-016** SCOTT DOUGLAS SMITH 1041 WHITE PLAINS LN YORKVILLE IL 60560
02-20-128-005 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-128-001** MATTHEW HUBER 2181 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-002** STEVEN CAROL F ROGERS 2161 IROQUOIS LN YORKVILLE IL 60560
02-20-128-003 PAUL P MARIE E REULAND 2141 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-004** ETHAN ERIN TRZEBIATOWSKI 2121 IROQUOIS LN YORKVILLE IL 60560	**02-20-325-001** TODD W IDERAN LINDA A SKOGEN 2101 IROQUOIS LN YORKVILLE IL 60560
02-20-325-002 MICHAEL SARAH TESCH 1184 WESTERN LN YORKVILLE IL 60560	**02-20-325-003** NICOLE MATTHEW DABROS 1164 WESTERN LN YORKVILLE IL 60560	**02-20-325-004** JEFFREY NANCY HEWLETT 1144 WESTERN LN YORKVILLE IL 60560-4585
02-20-325-005 MUSTAFA MOHAMMED 1124 WESTERN LN YORKVILLE IL 60560	**02-20-325-006** JEREMY J RACHEL M ALLWAY 1104 WESTERN LN YORKVILLE IL 60560	**02-20-325-007** BRADLEY R BEACH 1084 WESTERN LN YORKVILLE IL 60560
02-20-127-008 IAROSLAV DERKACH 1163 WESTERN LN YORKVILLE IL 60560	**02-20-127-009** MUNOZ KAROLL Z PAYNE TYRELL M 1143 WESTERN LN YORKVILLE IL 60560	**02-20-127-010** ERIK R KRISTIN E ANDERSON 1123 WESTERN LN YORKVILLE IL 60560
2-20-127-011 ESCAMILLA ELIDIA CASTILLO ALFREDO 1103 WESTERN LN YORKVILLE IL 60560	**02-20-127-012** STEVEN R SR DEBRA J SEPE 1083 WESTERN LN YORKVILLE IL 60560	**02-20-127-003** DOUGLAS J MYNATT 1002 WHITE PLAINS LN YORKVILLE IL 60560
02-20-127-004 MATTHEW BERARD 1022 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-005** MATTHEW C NICOLE KAHLE 1032 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-006** GREGORY J JAMIE L PATRICIA A CHIPMAN 1042 WHITE PLAINS LN YORKVILLE IL 60560
2-20-127-007 MICHAEL J ZABRAMSKI 1052 WHITE PLAINS LN YORKVILLE IL 60560	**02-19-480-001** DONALD S MARY A MAHER BARTALONE 1171 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-002** JENNIFER L JONATHON D KLOTZ 1161 BLACKBERRY SHORE LN YORKVILLE IL 60560

EXHIBIT B

02-19-480-003 JONATHAN M KAREN D STALLER 1151 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-004** NANCY L MONDEK TRUST 1141 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-005** BRIAN ANTHONY BAILEY ROSE CARRABOTTA 1131 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-006 KENNETH E MARY F CRISER 1121 BLACKBERRY SHORE LN YORKVILLE IL 60560	**2-19-480-007** ALAN PATRICIA STEPKA 1111 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-008** DONALD J JR SNYDER 1101 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-009 CRUZ CONTRERAS MARIA GABRIELA DUARTE CARLOS JULIAN 1091 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-001** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-002** RICARDO JR LOPEZ 1081 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-20-352-003 MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-004** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-005** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-006 ELLIS III KEISHA L BAILEY 1041 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-007** AGUIRRE GAMALIEL GALLEGOS OLGA L 1031 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-008** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-009 BRADLEY A ANGELA D REEVERTS 1011 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-003** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-19-481-004 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-005 thru 028** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
2-20-353-074 ELIZABETH M BINGE 1060 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-075 thru 078** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**2-20-353-079** KYLE R HOGAN 1050 GILLESPIE LN YORKVILLE IL 60560
02-20-353-080 DIANE L EWING 1061 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-081 thru 084** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-085** JUAN O MORENO 1051 GILLESPIE LN YORKVILLE IL 60560
02-20-353-086 LORELEI K JACK A RENALDI 1609 VANTAGE DR SHOREWOOD IL 60404	**02-20-353-087** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-088** CHARLOTTE MANFORD 1036 GILLESPIE LN YORKVILLE IL 60560
02-20-353-089, 090 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-091** RICHARD D III MINNICK 1030 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-092** ABEL JR SARA N MARIN 1041 GILLESPIE LN YORKVILLE IL 60560
02-20-353-093 thru 095 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-096** RAY TREVINO 1033 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-097** ALICIA LOVE 1031 GILLESPIE LN YORKVILLE IL 60560

EXHIBIT B

02-20-353-098 thru 101 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-102** NICOLE NATHAN JOLLEY 1019 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-103** TRENTON DANIEL JAI LY MARIE BROWNING 1021 GILLESPIE LN YORKVILLE IL 60560
02-20-353-104 NICOLE ROCHA 1020 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-105** HILL COREY T GAVIN TONI A 1018 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-106 thru 108** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-20-353-109 EDDIE MARILYN JACKSON 1010 GILLESPIE LN YORKVILLE IL 60560	**02-19-481-017 thru 027** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-028** KATHRYN L PANTHER 1151 GILLESPIE LN YORKVILLE IL 60560
02-20-353-110 thru 115 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-116** HAMES OLIVIA KLIMAVICIUS MICHAEL 1110 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-117** MIGGINS DESIREE RAMSEY MIGGINS YOHANTZ 1108 GILLESPIE LN YORKVILLE IL 60560
02-20-353-118, 119 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-120** REBECCA A JAKUBOWSKI 1102 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-121** ANTHONY I MOLLY K ROSADO 1100 GILLESPIE LN YORKVILLE IL 60560
02-19-200-007 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-005** LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-006** DONALD J CAROL S HAMMAN 13351 B FAXON RD PLANO IL 60545
02-19-100-013 JOSEPH HAMMAN DAVID HAMMAN HAMMAN JAMES 6275 STATE ROUTE 71 OSWEGO IL 60543		

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Yorkville, Illinois, 60560
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Website: www.yorkville.il.us

APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process, outlines required submittal materials, and contains the application for rezoning.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 7: Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2
PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

United City of Yorkville 651
Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4
PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5
CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

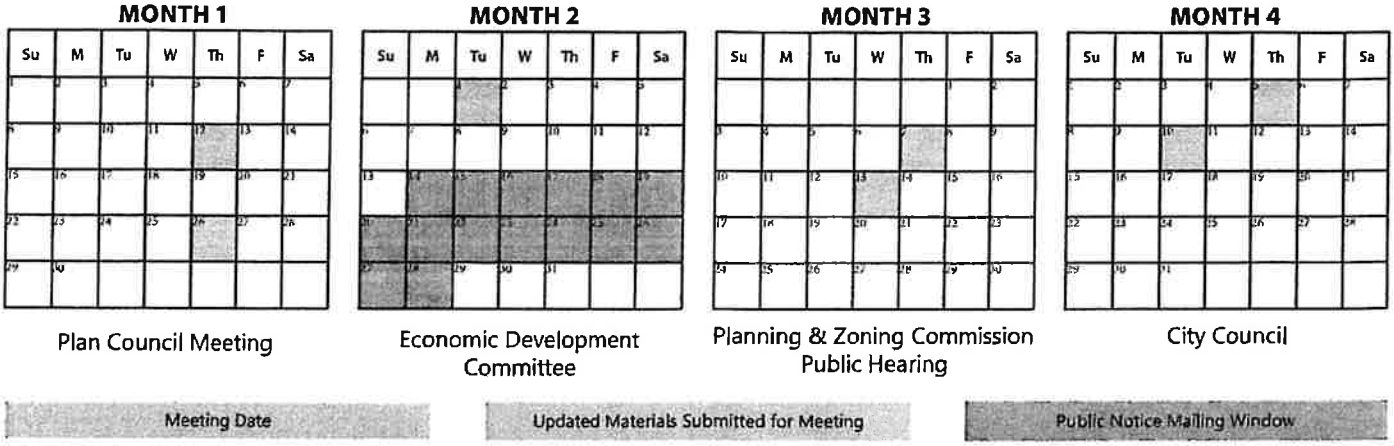
CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☐ Over 10 acres	$5,000.00	
		TOTAL AMOUNT DUE:	$

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APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: David Hamman	COMPANY: Kekala LLC
MAILING ADDRESS: 13665 Townhouse Road	
CITY, STATE, ZIP: Newark, Illinois 60541	TELEPHONE: ○ BUSINESS ○ HOME
EMAIL: daveh.hhstone@gmail.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC, an Illinois limited liability company

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: Faxon Road

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

62.54 acres of vacant land located south of Faxon Road, and West of Iroquois Lane

CURRENT ZONING CLASSIFICATION: A1 Kendall County	REQUESTED ZONING CLASSIFICATION:
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 62.54

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kendall County A1

EAST: R-2 Single-Family, Yorkville

SOUTH: R-2 Single-Family, Yorkville

WEST: Kendall County A1

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-19-200-008			
02-19-200-011			

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: John F. Philipchuck	COMPANY: Dommermuth Cobine West Gensler Philipchuck and
MAILING ADDRESS: 111 E. Jefferson Avenue, Suite 200	
CITY, STATE, ZIP: Naperville, Illinois 60540	TELEPHONE: 630-355-5800 ext 115
EMAIL: jfp@dbcw.com	FAX: 630-355-5976
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Existing Zoning is A-1 Agriculture in Kendall County. Land to the North is vacant R-2 Single Family Traditional Residence. Property to the East and South is also R-2 and contains single-family homes. Land to the West is farmland and contains a small farmette and is zoned A-1 in the County.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

The Property in question has been historically used for farming. Residential uses have taken place to the East and South, however the trend of development in the area has been for manufacturing type uses such as the Menards facility in Plano and a solid waste Transfer Station, indoor commercial growing greenhouse, and a ComEd Substation.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Annexation to the City is being requested with M-2, General Manufacturing Zoning District which by combining with other vacant land to the West, can attract additional Data Center developments. Property values are greatly diminished with the current Agricultural Zoning classification.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

Annexation to the City with M-2 Zoning will increase the property value to the Petitioner while maintaining the existing zoning or a residential zoning upon annexation, will result in a continued dimunition in property value with no resulting benefit to the Public. Proper development of the Property will protect adjacent residential uses and will promote and enhance the public health, safety, morals and general welfare of the Public.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

This property has been used for agricultural purposes since the settlement of this part of Illinois. It is in the line of development from the Eldamain Road manufacturing corridor going East. Utilities are or have been extended to this area for the purpose of encouraging non-residential development.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

More jobs and land uses that generate higher property taxes benefits the City of Yorkville and surrounding areas and the taxing bodies that serve residents of the Community.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

Yorkville continues to encourage economic development within its borders and has accommodated requests such as this when appropriate, such as in the current situation where this property, when developed in conjunction with other adjacent property, can attract top tier high tech users.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

Current planning is to combine this property with other parcels to the West in order to create an assemblage that will attract desirable top tier high tech users. Traffic in the area can be adequately handled by Eldamain Road and Route 34.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Current development trends in the area and the Country for that matter, suggest this is the time to create zoning assemblages that can attract job creating businesses that benefit the hosting community and surrounding areas. Now is not the time to maintain small agricultural parcels.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

Due to recent development proposals and land sales in the area of the Subject Property, it is not economically feasible, nor desirable to maintain small acreages such as this, as farm ground. This property is next in line to be considered for higher and better land usage, especially when it can be combined with other adjacent property to the West.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Dave Hamman — 10-29-2024

PETITIONER SIGNATURE David Hamman — DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

Kelaka LLC, an Illinois limited liability company

Dave Hamman — 10-29-2024

OWNER SIGNATURE - David Hamman, Manager — DATE

SUBSCRIBED and SWORN to before me this 29th day of October, 2024.

John Fred Philipchuck

NOTARY PUBLIC

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

JOHN FRED PHILIPCHUCK
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 987046
My Commission Expires February 13, 2028

United City of Yorkville
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:	
Up to one (1) acre	$5,000
Over one (1) acre, but less than ten (10) acres	$10,000
Over ten (10) acres, but less than forty (40) acres	$15,000
Over forty (40) acres, but less than one hundred (100)	$20,000
In excess of one hundred (100.00) acres	$25,000

LEGAL DEPOSITS:	
Less than two (2) acres	$1,000
Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres	$5,000

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS:	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME:	TELEPHONE: O HOME O BUSINESS
ADDRESS:	E-MAIL: O HOME O BUSINESS
CITY, STATE, ZIP:	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

EXHIBIT A
LEGAL DESCRIPTION

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 80 DEGREES 27 MINUTES 23

SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37

SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

02-19-200-001 ROBERT M ILDEFONSA LIV TRUST LOFTUS 11159 FAXON RD YORKVILLE IL 60560	**02-19-200-002** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173	**02-20-100-011** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173
02-19-200-005 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-011** KELAKA LLC 181 S LINCOLNWAY NORTH AURORA IL 60542	**02-19-400-009** DANIELS MALINSKI YORKVILLE FAMILY LLLP 405 E SHERIDAN RD LAKE BLUFF IL 60044
02-19-200-010 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-023** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-002** UNITED CITY OF YORKVILLE 651 PRAIRIE POINTE DR YORKVILLE IL 60560
02-20-125-008 LOUIS A ARCH 2389 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-009** SEAN A CARA L BAKEL 2387 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-010** RAYMOND E MICHELLE E SHIELDS 2385 IROQUOIS LN YORKVILLE IL 60560
02-20-125-011 KYLE NICOLE OSTERLOH 2383 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-012** ALFREDA SOLISZKO 2381 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-013** OSCAR JR URBINA 2361 IROQUOIS LN YORKVILLE IL 60560
02-20-125-014 DONALD T AMY L VANDERMYDE 2341 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-015** THOMAS CHRISTY FALLON 2321 IROQUOIS LN YORKVILLE IL 60560	**2-20-125-016** JAMES P CAROL J KICHER 2301 IROQUOIS LN YORKVILLE IL 60560
02-20-125-017 TIMOTHY ANDREW MARIA JANE KESSLER 2281 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-018** CHAD M AMBER R GREEN 2261 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-019** ROBERT ELIZABETH DELGADO 2241 IROQUOIS LN YORKVILLE IL 60560
02-20-125-020 LUZ M DELACRUZ JUAN M SILVA 2221 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-021** JEFFREY C GROS REV LIV TR 2201 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-022** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560
02-20-126-015 ROBERTO VANESSA A GARCIA 2202 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-014** JEAN INGEMUNSON DEC LIV TR 2222 IROQUOIS LN YORKVILLE IL 60560	**2-20-126-013** GARY E KRYSTAL L ANDERSON 2242 IROQUOIS LN YORKVILLE IL 60560
02-20-126-012 JERRY F CAROLE J NIEWOLD TR 2262 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-011** SIRINTHONE SAMANTHA CHRISTOPHER MICHAEL DIPPING 2282 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-010** ERIC D VIGH 2302 IROQUOIS LN YORKVILLE IL 60560
02-20-126-009 MICAHEL G ANTONETTE M PETERSEN 2322 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-008** RYAN P MALLORY A SUPPLE 2342 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-007** KAREN DEANGELIS REV TRUST 2384 IROQUOIS LN YORKVILLE IL 60560

EXHIBIT B

02-20-126-006 ARLENE M PEDERSEN TR 2386 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-005** JOHN ANITA FAY 2388 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-004** BLAKE CLOUGH MELINDA M HAFENRICHTER 2392 IROQUOIS LN YORKVILLE IL 60560
02-20-126-030 BRIAN JENNIFER BRASFIELD 981 CANYON TRL CT YORKVILLE IL 60560	**02-20-126-029** ROBERT ROSEMARY FISCHER 991 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-028** NATHAN B SARAH S BAXA 1001 CANYON TRL CT YORKVILLE IL 60560
02-20-126-027 LORI A QUILES 1002 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-026** DAVID V GINA M DAMATO 992 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-025** STEV M MICHELLE HALBESMA 982 CANYON TRAIL CT YORKVILLE IL 60560
02-20-126-018 CHRISTOPHER JEANNE ARBET 1021 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-017** KATHLEEN A WORLEY 1031 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-016** SCOTT DOUGLAS SMITH 1041 WHITE PLAINS LN YORKVILLE IL 60560
02-20-128-005 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-128-001** MATTHEW HUBER 2181 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-002** STEVEN CAROL F ROGERS 2161 IROQUOIS LN YORKVILLE IL 60560
02-20-128-003 PAUL P MARIE E REULAND 2141 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-004** ETHAN ERIN TRZEBIATOWSKI 2121 IROQUOIS LN YORKVILLE IL 60560	**02-20-325-001** TODD W IDERAN LINDA A SKOGEN 2101 IROQUOIS LN YORKVILLE IL 60560
02-20-325-002 MICHAEL SARAH TESCH 1184 WESTERN LN YORKVILLE IL 60560	**02-20-325-003** NICOLE MATTHEW DABROS 1164 WESTERN LN YORKVILLE IL 60560	**02-20-325-004** JEFFREY NANCY HEWLETT 1144 WESTERN LN YORKVILLE IL 60560-4585
02-20-325-005 MUSTAFA MOHAMMED 1124 WESTERN LN YORKVILLE IL 60560	**02-20-325-006** JEREMY J RACHEL M ALLWAY 1104 WESTERN LN YORKVILLE IL 60560	**02-20-325-007** BRADLEY R BEACH 1084 WESTERN LN YORKVILLE IL 60560
02-20-127-008 IAROSLAV DERKACH 1163 WESTERN LN YORKVILLE IL 60560	**02-20-127-009** MUNOZ KAROLL Z PAYNE TYRELL M 1143 WESTERN LN YORKVILLE IL 60560	**02-20-127-010** ERIK R KRISTIN E ANDERSON 1123 WESTERN LN YORKVILLE IL 60560
2-20-127-011 ESCAMILLA ELIDIA CASTILLO ALFREDO 1103 WESTERN LN YORKVILLE IL 60560	**02-20-127-012** STEVEN R SR DEBRA J SEPE 1083 WESTERN LN YORKVILLE IL 60560	**02-20-127-003** DOUGLAS J MYNATT 1002 WHITE PLAINS LN YORKVILLE IL 60560
02-20-127-004 MATTHEW BERARD 1022 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-005** MATTHEW C NICOLE KAHLE 1032 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-006** GREGORY J JAMIE L PATRICIA A CHIPMAN 1042 WHITE PLAINS LN YORKVILLE IL 60560
2-20-127-007 MICHAEL J ZABRAMSKI 1052 WHITE PLAINS LN YORKVILLE IL 60560	**02-19-480-001** DONALD S MARY A MAHER BARTALONE 1171 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-002** JENNIFER L JONATHON D KLOTZ 1161 BLACKBERRY SHORE LN YORKVILLE IL 60560

EXHIBIT B

02-19-480-003 JONATHAN M KAREN D STALLER 1151 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-004** NANCY L MONDEK TRUST 1141 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-005** BRIAN ANTHONY BAILEY ROSE CARRABOTTA 1131 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-006 KENNETH E MARY F CRISER 1121 BLACKBERRY SHORE LN YORKVILLE IL 60560	**2-19-480-007** ALAN PATRICIA STEPKA 1111 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-008** DONALD J JR SNYDER 1101 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-009 CRUZ CONTRERAS MARIA GABRIELA DUARTE CARLOS JULIAN 1091 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-001** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-002** RICARDO JR LOPEZ 1081 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-20-352-003 MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-004** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-005** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-006 ELLIS III KEISHA L BAILEY 1041 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-007** AGUIRRE GAMALIEL GALLEGOS OLGA L 1031 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-008** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-009 BRADLEY A ANGELA D REEVERTS 1011 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-003** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-19-481-004 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-005 thru 028** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
2-20-353-074 ELIZABETH M BINGE 1060 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-075 thru 078** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**2-20-353-079** KYLE R HOGAN 1050 GILLESPIE LN YORKVILLE IL 60560
02-20-353-080 DIANE L EWING 1061 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-081 thru 084** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-085** JUAN O MORENO 1051 GILLESPIE LN YORKVILLE IL 60560
02-20-353-086 LORELEI K JACK A RENALDI 1609 VANTAGE DR SHOREWOOD IL 60404	**02-20-353-087** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-088** CHARLOTTE MANFORD 1036 GILLESPIE LN YORKVILLE IL 60560
02-20-353-089, 090 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-091** RICHARD D III MINNICK 1030 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-092** ABEL JR SARA N MARIN 1041 GILLESPIE LN YORKVILLE IL 60560
02-20-353-093 thru 095 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-096** RAY TREVINO 1033 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-097** ALICIA LOVE 1031 GILLESPIE LN YORKVILLE IL 60560

EXHIBIT B

02-20-353-098 thru 101 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-102** NICOLE NATHAN JOLLEY 1019 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-103** TRENTON DANIEL JAI LY MARIE BROWNING 1021 GILLESPIE LN YORKVILLE IL 60560
02-20-353-104 NICOLE ROCHA 1020 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-105** HILL COREY T GAVIN TONI A 1018 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-106 thru 108** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-20-353-109 EDDIE MARILYN JACKSON 1010 GILLESPIE LN YORKVILLE IL 60560	**02-19-481-017 thru 027** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-028** KATHRYN L PANTHER 1151 GILLESPIE LN YORKVILLE IL 60560
02-20-353-110 thru 115 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-116** HAMES OLIVIA KLIMAVICIUS MICHAEL 1110 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-117** MIGGINS DESIREE RAMSEY MIGGINS YOHANTZ 1108 GILLESPIE LN YORKVILLE IL 60560
02-20-353-118, 119 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-120** REBECCA A JAKUBOWSKI 1102 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-121** ANTHONY I MOLLY K ROSADO 1100 GILLESPIE LN YORKVILLE IL 60560
02-19-200-007 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-005** LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-006** DONALD J CAROL S HAMMAN 13351 B FAXON RD PLANO IL 60545
02-19-100-013 JOSEPH HAMMAN DAVID HAMMAN HAMMAN JAMES 6275 STATE ROUTE 71 OSWEGO IL 60543		

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

APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process, outlines required submittal materials, and contains the application for rezoning.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 7: Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2
PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

United City of Yorkville 651
Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4
PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5
CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

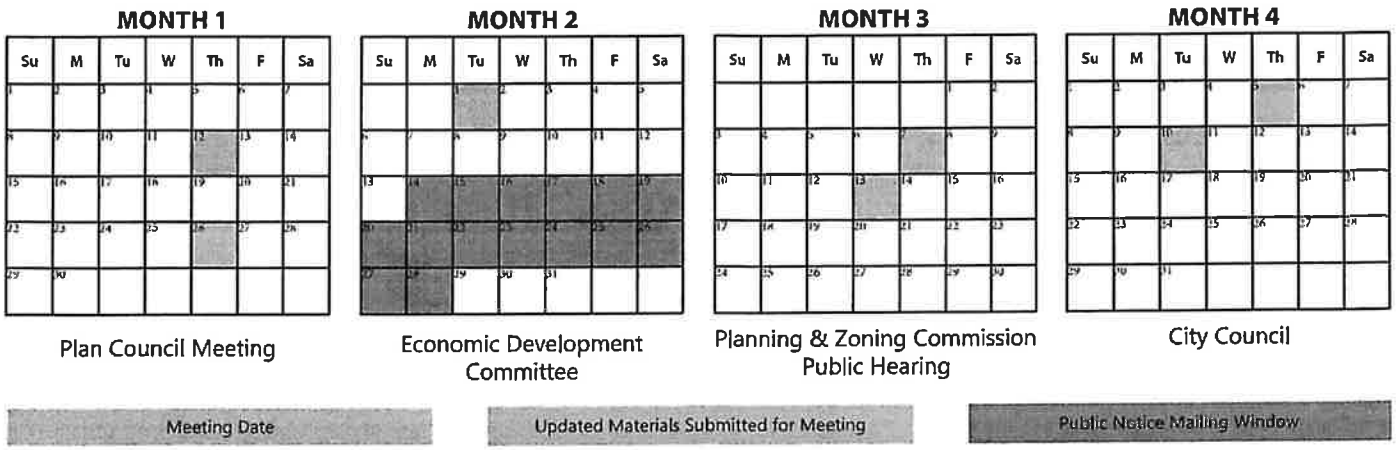
CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

United City of Yorkville 651
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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $ 649.00
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
49.90 - 5 = 44.90 x $10 = 449.00 + $200 = $ 649.00			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☐ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☐ Over 10 acres	$5,000.00	
	TOTAL AMOUNT DUE:		$649.00

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APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: David Hamman	COMPANY: Kekala LLC
MAILING ADDRESS: 13665 Townhouse Road	
CITY, STATE, ZIP: Newark, Illinois 60541	TELEPHONE: O BUSINESS O HOME
EMAIL: daveh.hhstone@gmail.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kekala LLC

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

PROPERTY STREET ADDRESS: 49.90 acres vacant land on West Veteran's Parkway and Eldamain

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: North of West Veteran's Parkway and east of Eldamain

CURRENT ZONING CLASSIFICATION: B-3 General Business District	REQUESTED ZONING CLASSIFICATION: M-2 General Manufacturing
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 49.90

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: A-1 (County)

EAST: A-1 (County)

SOUTH: B-3 (City) w/Residential Use

WEST: A-1 (County), B-4 (YMCA), B-6 (Plano)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-19-300-018			

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: John F. Philipchuck	**COMPANY:** Dommermuth Cobine West Gensler Philipchuck and Corrigan, Ltd.
MAILING ADDRESS: 111 E. Jefferson Avenue, Suite 200	
CITY, STATE, ZIP: Naperville, Illinois 60540	**TELEPHONE:** 630-355-5800 ext 115
EMAIL: jfp@dbcw.com	**FAX:** 630-355-5976
ENGINEER INFORMATION	
NAME:	**COMPANY:**
MAILING ADDRESS:	
CITY, STATE, ZIP:	**TELEPHONE:**
EMAIL:	**FAX:**
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	**COMPANY:**
MAILING ADDRESS:	
CITY, STATE, ZIP:	**TELEPHONE:**
EMAIL:	**FAX:**
ATTACHMENTS	

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Current Zoning is B-3 General Business District in the City of Yorkville. The Property is being farmed. Property to the North and East is A-1 Agricultural in the County and is farmed. There is a Single family use on a small parcel; Property to the South is B-3 City with a residential use. Land to the West across Eldamain Road is County A-1, and B-4 for the YMCA, and Plano B-6, Business District and is vacant.

A used vehicle sales lot is located at the Northeast Corner of Eldamain and Route 34.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

Properties East of Eldamain Road and North and South of Faxon Road have requested M-2 General Manufacturing District zoning from the City of Yorkville. Current trends have been a transition from farming uses to proposed Data Centers.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Increased interest in Data Centers and Manufacturing uses such as Menards in Plano have increased the need and desire for manufacturing zoning. Current B-3 zoning does not permit such uses and brick and mortar retail demand in the Eldamain corridor is minimal.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

The highest and best use of the Property is for manufacturing uses. To maintain the existing business district zoning does a disservice to the Petitioner as those types of uses are not in demand in this area. A change to manufacturing zoning will allow the Property to properly develop and enhance the public health, safety, morals and general welfare of the Public.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The B-3 zoning was a good holding pattern during the expansion of Eldamain Road. However, the nearby ComEd Substation and high line availability, together with a proposed Data Center usage has driven the need for manufacturing zoning rather than retail and service uses.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The rezoning of the Property to M-2 Manufacturing uses will allow for the creation of more job opportunities in the City of Yorkville. Increased property taxes for the City and other taxing bodies such as the School District will follow, thus lessening the tax burden on the residential homes in the City.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

The City of Yorkville has recognized the significance of the expansion of Eldamain Road and the resources available from the ComEd facilities in the area to allow for a change in the past land use designations for the area to now attract new development.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The City in conjunction with the Kendall County Highway Department and the City of Plano have anticipated the future growth of this sector and because of their exemplary planning for increased traffic by the widening of Route 34 and Eldamain Road, the change in zoning will not impact the area traffic negatively.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Large acreages of Commercial Zoned Property in this area are not conducive to current development trends. Keeping a business zoning on this property only makes it available for farming use. A change to M-2 will encourage manufacturing uses such as a Data Center which in turn creates new jobs and increases property tax revenues to the Public.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The Property lies adjacent to Eldamain Road. This corridor has been planned for manufacturing uses, not retail uses such as anticipated with the B-3 General Business District retail and service type of uses. The current trend of development is manufacturing, not commercial uses.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Dave Hamman — 10-29-2024

PETITIONER SIGNATURE - David Hamman — **DATE**

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

Kelaka LLC, an Illinois limited liability company

Dave Hamman — 10-29-2024

OWNER SIGNATURE - David Hamman, Manager — **DATE**

SUBSCRIBED and SWORN to before me this 29 day of October, 2024.

John Fred Philipchuck

NOTARY PUBLIC

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

JOHN FRED PHILIPCHUCK
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 987048
My Commission Expires February 13, 2028

United City of Yorkville
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION.** This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ DATE _____

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:	
Up to one (1) acre	$5,000
Over one (1) acre, but less than ten (10) acres	$10,000
Over ten (10) acres, but less than forty (40) acres	$15,000
Over forty (40) acres, but less than one hundred (100)	$20,000
In excess of one hundred (100.00) acres	$25,000

LEGAL DEPOSITS:	
Less than two (2) acres	$1,000
Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres	$5,000

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS:	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME:	TELEPHONE: O HOME O BUSINESS
ADDRESS:	E-MAIL: O HOME O BUSINESS
CITY, STATE, ZIP:	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34 AND THE WEST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF SECTION 19, 50.21 FEET TO A POINT OF THE FORMER NORTH RIGHT OF WAY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID FORMER RIGHT OF WAY LINE 148.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST PARALLEL WITH SAID WEST LINE OF SECTION 19, 15.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 34 FOR THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 361.08 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, 302.64 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS EAST, 404.14 FEET TO AN OLD FENCE LINE REPRESENTING AN OLD DEED LINE; THENCE NORTH 02 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID OLD FENCE LINE 2240.63 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 09 SECONDS WEST, 976.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1984.53 FEET TO A POINT 600.00 FEET NORTHERLY OF SAID FORMER RIGHT OF WAY OF U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST PARALLEL WITH SAID FORMER RIGHT OF WAY LINE, 97.79 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD, 584.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 34; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE 600 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF ROUTE 34, 148 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 600 FEET TO SAID NORTH LINE; THENCE NORTH 84 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID NORTH LINE 148 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 19 AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34; THENCE SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 503.76 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 134.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38,197.20 FEET; THENCE EASTERLY ALONG SAID CENTER LINE CURVE, A DISTANCE OF 275.36 FEET TO A POINT WHOSE CHORD BEARS SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST, 275.36 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 51 SECONDS EAST, 388.32 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, 404.14 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 53 SECONDS WEST, 367.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 254.37 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE 1517.74 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN, INC. RAILROAD RIGHT OF WAY; THENCE NORTH 73 DEGREES 57 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY LINE 1197.36 FEET TO THE LANDS FORMERLY OWNED BY CALVIN WHEELER; THENCE SOUTH 03 DEGREES 25 MINUTES 05 SECONDS WEST ALONG SAID WHEELER'S LANDS, 1939.92 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 42 SECONDS WEST 1029.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, LYING EAST OF THE FOLLOWING LINE AND ITS EXTENSION NORTHERLY: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 THAT IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE 204.60 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 02 DEGREES 08 MINUTES 40 SECONDS WEST 2489.33 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 34 FOR THE TERMINATION OF SAID LINE; AND ALSO EXCEPT THAT PART, IF ANY, DESCRIBED IN A DEED RECORDED JANUARY 29, 1997 AS DOCUMENT 9700933), IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXHIBIT B

02-19-100-006 DONALD J RICHARD A BRUMMEL 12340 FAXON RD PLANO IL 60545	**02-19-100-007** THOMAS JUANITA HATCHER 3420 ELDAMAIN RD PLANO IL 60545	**02-19-100-013** JOSEPH HAMMAN DAVID HAMMAN JAMES HAMMAN 6275 STATE ROUTE 71 OSWEGO IL 60543
02-19-300-016 OLD 2ND NATIONAL BANK SVITSKI MARK LEANN 361 CAPITOL DR UNIT D SUGAR GROVE IL 60554	**02-19-300-017** CMP PROPERTIES DEVELOPMENT 202 RUGLEY RD WESTERN SPRINGS IL 60558	**02-19-300-019** DANIELS MALINSKI YORKVILLE FAMILY LLLP 405 E SHERIDAN RD LAKE BLUFF IL 60044
01-24-275-094 LAKEWOOD SPRINGS HOMEOWNERS 438 WEBER RD ROMEOVILLE IL 60446	**01-24-275-093** LAKEWOOD SPRINGS HOMEOWNERS 438 WEBER RD ROMEOVILLE IL 60446	**01-24-275-084** MARCO A TOCHIMANI MARIA CARDOSO 706 DEAMES ST PLANO IL 60545
01-24-275-085 ANNA M CLEMENS E HOG 702 DEAMES ST PLANO IL 60545	**01-24-275-086** CURTIS L HEATHER M SCHOOLFIELD 642 DEAMES ST PLANO IL 60545	**01-24-275-087** MICHAEL G ALANIS 638 DEAMES ST PLANO IL 60545
01-24-275-088 CUELLAR YOLANDA A MARTINEZ JOSE FELIX CUELLAR 634 DEAMES ST PLANO IL 60545	**01-24-275-089** %AMERICAN HOMES 4 RENT PROPERTIES FOUR LLC AMERICAN HOMES 4 RENT LP ATTN PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO SUITE 300 CALABASAS CA 91302	**01-24-275-090** KAREN M PARTYKA LAND TRUST 626 DEAMES ST PLANO IL 60545
01-24-275-091 JOHN MICHAEL JR SACCOMANDO 622 DEAMES ST PLANO IL 60545	**01-24-275-092** LUIS E MARIA S ESPARZA 618 DEAMES ST PLANO IL 60545	**01-24-277-013** AMERICAN HOMES 4 RENT PROPERTIES ONE LLC 23975 PARK SORRENTO STE 300 CALBASAS CA 91302
01-24-277-014 DAVID J ANNA ZIELINSKI 623 DEAMES ST PLANO IL 60545	**01-24-277-015** DB MIM I LLC 27 N WACKER STE 435 CHICAGO IL 60606	**01-24-277-016** HECTOR MANUEL PEREZ GUZMAN 629 DEAMES ST PLANO IL 60545
01-24-277-017 JANET RUSSELL 633 DEAMES ST PLANO IL 60545	**01-24-277-018** CHANDRASHEKARA N MATHA 550 15TH ST UNIT 504 SAN DIEGO CA 92101	**01-24-277-019** JERRY PARKER 641 DEAMES ST PLANO IL 60545
01-24-277-020 VERGIL L BARROS 701 DEAMES ST PLANO IL 60545	**01-24-277-010** JAVIER IMELDA CEPEDA 624 OSBRON ST PLANO IL 60545	**01-24-277-011** DANIEL ALMA DICARLO 880 ANDRIX CT CONCORD CA 94518
01-24-277-012 AH4R I IL LLC ATTN PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO SUITE 300 CALABASAS CA 91302	**01-24-279-011** LAKEWOOD SPRINGS HOMEOWNERS 438 WEBER RD ROMEOVILLE IL 60446	**01-24-279-010** CAMILO A PONCE OLARTE 4150 OSBRON ST PLANO IL 60545
01-24-279-009 JONATHAN R KIMBERLY J MALKOSKY 4146 OSBRON ST PLANO IL 60545	**01-24-279-008** JAMES ELSA SHERIDAN 4142 OSBRON ST PLANO IL 60545	**01-24-279-007** DOLORES MATIAS 4138 OSBRON ST PLANO IL 60545
01-24-200-031 RANDALL SCOTT KAREN WADE TR 3475 ELDAMAIN RD PLANO IL 60545	**01-24-400-023** NANCY D J MARTIN DEC LIVING TRUST 14255 RIVER RD PLANO IL 60545	**01-24-400-024** BRUMMEL FAMILY TRUST 4 12340 FAXON RD PLANO IL 60545

EXHIBIT B

01-24-400-010 FOX VALLEY FAMILY YMCA INC 3875 ELDAMAIN RD PLANO IL 60545	**01-24-400-040** FOX VALLEY FAMILY YMCA INC 3875 ELDAMAIN RD PLANO IL 60545	**01-24-400-038** JANE FOSTER 610 E MAIN ST PLANO IL 60545
01-24-400-043 GRECO/REGGI PLANO LLC 1301 SCHIFERL RD BARTLETT IL 60103	**01-24-400-042** LENNYS GAS N WASH PLANO LLC 8200 W 185TH ST UNIT K TINLEY PARK IL 60487	**02-30-100-018** 111 MAPLE STREET LLC 1307 SCHIFERL RD BARTLETT IL 60103
02-30-100-017 PENN KYLE PENN LAWRENCE R 7249 WHITFIELD RD NEWARK IL 60540		

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Purchase Order:

State of Illinois - Kendall

Chicago Tribune Media Group does hereby certify that it is the publisher of the The Beacon-News. The The Beacon-News is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Aurora, Township of Aurora, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the The Beacon-News, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 1/17/2025, and the last publication of the notice was made in the newspaper dated and published on 1/17/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Jan 17, 2025.**

The Beacon-News
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

18th Day of January, 2025, by

Chicago Tribune Media Group

Jeremy Gates

CHICAGO TRIBUNE
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NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT
BEFORE
UNITED CITY OF YORKVILLE
CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT David Hamman, on behalf of Kelaka, LLC, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The property consists of two (2) parcels totaling approximately 62.54 acres and is generally located immediately south of Faxon Road and west of Iroquois Lane. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for a future data center development on the property pursuant to the terms of an annexation agreement.

The legal description of the subject parcels are as follows:

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH,
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32

ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST

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QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

PERMANENT TAX NUMBERS: **02-19-200-008 AND 02-19-200-011**

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a Public Hearing for the purpose of considering and hearing testimony as to an ordinance authorizing the annexation to the City of the above-described tract of property on **Tuesday, February 11, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560. An accurate map of the property proposed to be annexed to the City and form of the proposed annexation agreement are on file in the office of the Community Development Director.

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. For more project information, please scan the QR code below.

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

JORI BEHLAND
City Clerk

Jan. 17, 2025 - 7754543

Newspaper: The Beacon-News Advertiser: United City of Yorkville
Issue Date: Mon, 01/20/25 Ad Number: 7754240-1

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LEGALS

Assumed Name

ASSUMED BUSINESS NAME NOTICE

Public Notice is hereby given that on Friday, January 3, 2025 a certificate was filed in the office of the County Clerk of Kane County, Illinois, setting forth the names and addresses of all persons owning, conducting and transacting the business known as Treehouse Games located at: 1321 Golden Oaks Pkwy, Aurora, IL 60506
/s/John A. Cunningham
Kane County Clerk
Pub Dates: Jan. 13, 20, 27, 2025
Order Number: 7752271

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Legal Notices

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-31

NOTICE IS HEREBY GIVEN THAT David Hamman, on behalf of Kelaka, LLC, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of three (3) parcels totaling approximately 112.44 acres. Two (2) parcels are generally located immediately south of Faxon Road and west of Iroquois Lane and one (1) parcel is located immediately north of West Veterans Parkway (US 34) and east of Eldamain Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District and B-3 General Business District to M-2 General Manufacturing District.

The legal description of the subject parcels are as follows:

PARCELS 1 & 2:

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH,

RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34 AND THE WEST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF SECTION 19, 50.21 FEET TO A POINT OF THE FORMER NORTH RIGHT OF WAY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID FORMER RIGHT OF WAY LINE 148.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST PARALLEL WITH SAID WEST LINE OF SECTION 19, 15.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 34 FOR THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 361.08 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, 302.64 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS EAST, 404.14 FEET TO AN OLD FENCE LINE REPRESENTING AN OLD DEED LINE; THENCE NORTH 02 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID OLD FENCE LINE 2240.63 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 09 SECONDS WEST, 976.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1984.53 FEET TO A POINT 600.00 FEET NORTHERLY OF SAID FORMER RIGHT OF WAY OF U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST PARALLEL WITH SAID FORMER RIGHT OF WAY LINE, 97.79 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD, 584.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 34; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE 600 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTHLINE OF ROUTE 34, 148 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 600 FEET TO SAID NORTH LINE; THENCE NORTH 84 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID NORTH LINE 148 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE WEST LINE OF SAID SETION 19 AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34; THENCE SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 503.76 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 134.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38,197.20 FEET; THENCE EASTERLY ALONG SAID CENTER LINE CURVE, A DISTANCE OF 275.36 FEET TO A POINT WHOSE CHORD BEARS SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST, 275.36 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 51 SECONDS EAST, 388.32 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, 404.14 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 53 SECONDS WEST, 367.63 FEET TO THE PONT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DECRIBED TRACT: THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 254.37 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE 1517.74 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN, INC. RAILROAD RIGHT WAY; THENCE NORTH 73 DEGREES 57 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY LINE 1197.36 FEET TO THE LANDS FORMERLY OWNED BY CALVIN WHEELER; THENCE SOUTH 03 DEGREES 25 MINUTES 05 SECONDS WEST ALONG SAID WHEELER'S LANDS, 1939.92 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 42 SECONDS WEST 1029.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, LYING EAST OF THE FOLLOWING LINE AND ITS EXTENSION NORTHERLY: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 THAT IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE 204.60 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 02 DEGREES 08 MINUTES 40 SECONDS WEST 2489.33 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 34 FOR THE TERMINATION OF SAID LINE; AND ALSO EXCEPT THAT PART, IF ANY, DESCRIBED IN DEED RECORDED JANUARY 29, 1997 AS DOCUMENT 9700933), IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS**: 02-19-200-008; 02-19-200-011, AND 02-19-300-018**

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, February 12, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

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

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. For more project information, please scan the QR code below.

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

JORI BEHLAND
City Clerk



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Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: December 2, 2024
Subject: **PZC 2024-31 Dave Hamman – Kelaka, LLC**
Proposed Annexation and Rezoning Request

I have reviewed the annexation and rezoning applications for the subject parcels submitted by David Hamman, on behalf of Kelaka, LLC, petitioner/owner. The real property consists of three (3) parcels totaling approximately 112.44 acres. Two (2) parcels are generally located immediately south of Faxon Road and west of Iroquois Lane and one (1) parcel is located immediately north of West Veterans Parkway (US 34) and east of Eldamain Road. The petitioner is requesting annexation and rezoning of two (2) parcels (#02-19-200-008 and #02-19-200-011) from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District, as well as rezoning one (1) parcel (#02-19-300-018) from B-3 General Business District to M-2 General Manufacturing District. These requests are for a proposed future data center land use.

Based upon my review of the application documents and plans, I have compiled the following comments:

GENERAL ZONING/LAND USE COMMENTS:

The three (3) subject parcels total 112.44 acres. Two (2) parcels, which abut each other, are currently unincorporated and zoned A-1 Agriculture in Kendall County. The larger parcel (#02-19-200-011) is approximately 35 acres in area and is a remnant from the former Kelaka parcel. The second parcel (#02-19-200-008) totals approximately 21-acres. The remaining parcel (#02-19-300-018), approximately 52-acres, is located approximately 2,400 feet southwest of the other parcels and separated by the Rob Roy Creek, is zoned B-3 General Business District within the City of Yorkville and previously planned for a commercial development known as Cobblestone North. The two largest parcels are also part of the Rob Roy Drainage District.

1. **ZONING –** The following are the current immediate surrounding zoning and land uses of parcels #02-19-200-008 and #02-19-200-011 which are proposed to be annexed and rezoned:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District A-1 Agricultural District Faxon Road	Farmland (Whispering Meadows) Farmland (Loftus Property) Transportation Land Use
East	R-2 Single-Family Traditional Residence District	Kylyn's Ridge Subdivision
South	A-1 Agricultural District (Kendall County)	Farmland (DMYF, LLLP proposed rezoning for M-2 General Manufacturing)
West	A-1 Agricultural District (Kendall County) M-2 General Manufacturing District	Farmland Farmland (Kelaka)

   a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-

Family Suburban Residential District. Therefore, the petitioner is seeking rezoning within the M-2 General Manufacturing District.

2. **ZONING** - The following are the current immediate surrounding zoning and land uses of parcel #02-19-300-018 which is proposed to be rezoned:

	Zoning	Land Use
North	A-1 Agricultural District (Kendall County)	Farmland
East	A-1 Agricultural District (Kendall County)	Farmland (DMYF, LLLP proposed rezoning for M-2 General Manufacturing)
South	US 34 (Veterans Parkway) B-3 General Business District	Transportation Land Use Farmland/Undeveloped (Cobblestone Commons)
West	Eldamain Road B-4 Commercial Recreation (Kendall County) B-6 Business District PUD (Plano)	Transportation Land Use Commercial (Fox Valley YMCA) Undeveloped/Farmland

   a. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process**.

3. **PERMITTED USES** – Per Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 general manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial, and related uses that have greater off-site impacts than those in the M-1 limited manufacturing district. The district is intended to ensure the compatibility of the manufacturing and industrial uses with surrounding residential and commercial uses and to minimize off-site impacts such as noise, traffic, and visual qualities.

   a. Further, per Table 10-3-12 (B) Permitted and Special Uses of the Unified Development Ordinance, under "Energy Industrial Uses" data centers are permitted land uses.

4. **M-2 BULK REGULATIONS –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District standards:

	M-2 Zoning Regulations
Min. Lot Area	N/A
Front Yard Setback	25 feet
Rear Yard Setback	N/A
Side Yard Setback	Min. 10% of lot width/Max. 20 feet
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet
Max. Lot Coverage	85%
Max. Building Height	N/A

5. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates these parcels as "Estate/Conservation Residential (ECR)" which is intended to provide flexibility for residential design to accommodate low-density detached single-family housing yet preserving sensitive environmental and scenic features. This land use designation has also been used as a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan's timeline. Additionally, the Comprehensive Plan also states, "while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City."

    a. **Due to the recent trend in rezoning and development in the area, the Kelaka property annexation and rezoning to M-2 to the west/north and the DMYF, LLLP project pending approval to the south/east of the subject parcels, staff supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions.**

    b. **Upon approval of the annexation and rezoning, the Comprehensive Plan will require an amendment to reflect the new M-2 General Manufacturing zoning district. The subject property's future land use designation will be revised from "Estate/Conservation Residential (ECR)" to "General Industrial (GI)".**

ANNEXATION COMMENTS:

6. **ANNEXATION AGREEMENT** – Given the subject parcels location along a major arterial roadway (US 34) and its proximity to the Kylyn's Ridge residential development, staff recommends that the annexation agreement include a condition to consider restricting future manufacturing uses under the M-2 District if a data center campus is not developed on the site. This will be consistent with the recently recommended conditions for the DMYF, LLLP project.

    i. **Should a data center user not develop on the parcel, staff would recommend only the following M-2 General Manufacturing land uses be permitted on the subject property per Table 10-3-12(B) of the Unified Development Ordinance:**

        1. **Automobile sales and services (enclosed) –** defined as "An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building."

        2. **Bakery (wholesale) -** defined as "a bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery."

        3. **Brewery/winery/distillery –** defined as "an establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery) but not including on-premises consumption by patrons."

        4. **Building material sales –** defined as "establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures."

5. **Microdistillery** – defined as "a small-scale artisan manufacturing business that blends, ferments, processes, packages, distributes and serves alcoholic spirits on and off the premises and produces no more than fifteen thousand (15,000) gallons per calendar year on-site. The microdistillery facility may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the alcoholic beverages shall be consistent with state law."

6. **Microbrewery/Microwinery** – defined as "a combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. A microbrewery shall produce no more than one-hundred fifty-five thousand (155,000) gallons of beer per year for sale on the premises for either on-premises or off-premises consumption. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law."

7. **Nursery/greenhouse** – defined as "retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants."

8. **Research laboratories** – defined as "a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory."

9. **Recreational vehicle sales and services** – defined as "an establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or a showroom enclosed in a primary building."

10. **Storage, single-building climate controlled** – defined as "a facility consisting of a single building where individual self-contained units are leased or rented to the general public for dead storage and where the individual storage units are accessed from the interior of the building."

11. **Refrigerated Warehouse (Cold Storage) -** defined as "a facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods."

12. **Agricultural Use** – defined as "The employment of land for the primary purpose of raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, furbearing animals, or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticulture use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics and schooling shows."

13. **Retail Store, General** – less than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."

14. **Retail Store, General** – greater than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."

15. **Medical Clinic/Office** – defined as "An establishment where patients are admitted for study and treatment by two (2) or more licensed physicians, dentists, psychologists, or similar professional healthcare practitioners and their professional associates. The term shall include but not be limited to offices of physicians, chiropractors, dentists, and acupuncturists."

16. **Treatment Center** – defined as "One (1) or more buildings designed and used for the medical and surgical diagnosis and treatment. This definition excludes hospitals and nursing homes."

ii. **The above identified limited permitted land uses shall be in effect for the term of the annexation agreement, twenty (20) years and a sunset clause may also be recommended to revert the zoning of the annexed parcels to R-1 Single Family Suburban Residence District zoning if no development has occurred at the term of the agreement.**

7. **BUFFER SETBACK/TRANSITION ZONE – Due to the proximity of the subject parcels to an existing residential development and major roadways (US 34 and Eldamain Road), staff recommends that any future development incorporate a minimum 100-foot landscaped buffer. This buffer should include elements such as vegetation, solid fencing, green walls, stormwater management areas, living groundcover, and/or turf to ensure effective visual screening and physical separation between the land uses.**

8. **SITE PLAN REVIEW – Staff further recommends that any proposed development plan, regardless if it's an outright permitted land use, shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work or issuance of a building permit on the Subject Property due to the subject parcels' adjacency to an existing residential development and major roadways (US 34 & Eldamain Road)**.

9. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.

10. **COMMUNITY MEETING** – Per Section 10-8-13-B-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed Annexation conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

    a. **Due to the proximity of existing residential land uses immediately to the east, the Kylyn's Ridge subdivision, staff recommends the petitioner conduct a community meeting, possibly via the homeowners' association (HOA), regarding the proposed future land use of the subject property prior to the City Council and Planning and Zoning Commission public hearings.**

December 6, 2024

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

Re: ***Hamman-Kelaka, LLC***
Annexation and Rezoning Review
United City of Yorkville

Dear Krysti:

We have reviewed the application for annexation and rezoning for the above-referenced project dated October 29, 2024.

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:

1. Rob Roy Creek traverses a portion of the property and there is a floodplain and floodway that need to be taken into account during the ultimate land planning process. The best available data is available through our office for the design engineer to utilize.

2. The City is planning an extension of Beecher Road from Faxon Road to the existing location with the Kendall Marketplace Development. This should be accounted for during the land planning process.

3. Faxon Road will be required to be reconstructed across the frontage of the property.

4. The connections to the sanitary sewer will generally come from an existing interceptor sewer. Additional study will be required to analyze the ability of the City to provide sewer service.

5. The connections to the water distribution system will require additional study and will depend on the site plan. In addition, depending on the ultimate development additional water system infrastructure may be required.

6. Connections to US Route 34 and Eldamain Road will need to be coordinated during the land planning process.

7. Prior to construction, detailed final engineering plans will need to be submitted for review.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Sara Mendez, City Planner (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. John Philipchuck, (via email)
TNP, PGW2, EEI (Via e-mail)

From: John Philipchuck
To: Krysti Barksdale-Noble
Cc: daveh.hhstone@gmail.com; Anna Voightman; Kathleen West
Subject: Kelaka LLC, Annexation and Zoning
Date: Monday, December 30, 2024 12:19:10 PM

Hello Krysti. I am responding to your correspondence dated December 12th regarding the Plan Council meeting follow-up under the heading General Zoning/Annexation Agreement Comments. 1. My client is in agreement as to your list of future land uses for the property in the M-2 District should a data center campus not be developed on the property. 2. My client agrees to a minimum of a 100 foot landscaped buffer with the existing Kylyn's Ridge Subdivision. We do not agree with a similar buffer restriction along Eldamain Road or US Route 34. The Comprehensive Plan does not depict such a setback along Route 34 and there is no such requirement in the adjacent Daniels property agreement. The proposed rezoning and future land use along Eldamain Road is different than the anticipated residential uses in the Comprehensive Plan and therefore a 100 foot landscape buffer from Eldamain Road should not be imposed. The Eldamain corridor is now becoming an Industrial/Manufacturing center. 3. My client is in agreement with City Council review prior to commencing any construction, grading, other work or the issuance of a building permit on the property.

Thank you for your continuing efforts to support this annexation and land use change.

John F. Philipchuck
Dommermuth, Cobine, West, Gensler,
Philipchuck and Corrigan, Ltd.
111 E. Jefferson Avenue Suite 200
Naperville, IL 60540
(630)355-5800
(630)355-5976 (fax)
jfp@dbcw.com
www.napervillelawyers.com

From: [redacted]
Sent: Monday, February 3, 2025 2:23:35 PM
To: John Purcell [redacted]
Subject: Yorkville Citizen Concerned with Potential Upcoming Rezoning

Dear Mayor Purcell,

Wanted to reach out to you as a concerned Yorkville citizen. I received documents for an upcoming Yorkville Public Hearing for Rezoning Residential to Manufacturing.
My current address is [redacted] Blackberry Shore Lane, Yorkville IL with my wife and 2 small children.

I am new to participating in city public hearings and was hoping to see your opinions on this and some insite.
DMYF, LLLP (Annexation & Rezone) | Yorkville, IL - Official Website
I attended this Hearing and felt very out of place since it was all new to me.

The upcoming Public hearing will be Annexing and Rezoning of a section of land that will directly impact my residence, as well as 22 of my neighbors.
Hamman- Kelaka, LLC (Annexation and Rezone) | Yorkville, IL - Official Website

My concerns are on how close this potential rezoning of Residential to Manufacturing would be to a current residential neighborhood. When looking on a map you can see how far these potential rezoning from Residential to Manufacturing section will be to 23 residential houses. (Most North / West of the upcoming request)

I am in support of the growth in Yorkville; however I believe this potential rezoning to Manufacturing is too close to existing Yorkville Residence.
Yorkville City Council just approved to convert over 270acres of land to Manufacturing at the end of last year next door to my neighborhood. How much closer does Manufacturing zoning need to be to existing Yorkville Residence? I did not move to Yorkville to live in a Manufacturing Zone.

I and my wife's dream was to grow old in our current house however this won't be a possibility if 70ft tall warehouses are casting a shadow over my house.

Do you agree / understand my concerns with this upcoming Rezoning request?
Do you have any suggestions on how to approach the council during the hearing?

The Rezoning hearing is scheduled for February 12, 2025 at 19:00

Thank you for your time and hope to hear back soon!

Brian A. Carrabotta

[redacted]

Notice shall be provided at the following addresses:

To the City:	United City of Yorkville 651 Prairie Pointe Drive Yorkville, Illinois 60560 Attn: City Administrator
With a copy to:	Kathleen Field Orr Ottosen DiNolfo Hasenbalg & Castaldo, Ltd. 1804 North Naper Boulevard Suite 350 Naperville, Illinois 60563
To the Owner:	David Hamman Kelaka, LLC 13665 Townhouse Road Newark, Illinois 60541
With a copy to:	John F. Philipchuck Dommermuth, Cobine, West, Gensler, Philipchuck and Corrigan, Ltd. 111 E. Jefferson Avenue Suite 200 Naperville, IL 60540

Section 5. Agreement to Prevail over Ordinances.

In the event of any conflict between this Agreement and any ordinances of the City in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provisions of this Agreement shall prevail to the of any such conflict or inconsistency.

Section 6. Provisions.

If any provision of this Agreement or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this Agreement and, to that end, any terms, conditions, and provisions of this Agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

KELAKA LLC

By: _____

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

Agenda Item Number

Mayor's Report #8

Tracking Number

CC 2025-08

Agenda Item Summary Memo

Title: Public Works and Parks Department Facility Update

Meeting and Date: City Council – March 11, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

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

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

Agenda Item Number

Mayor's Report #9

Tracking Number

CC 2025-09

Agenda Item Summary Memo

Title: Lake Michigan Water Project Update

Meeting and Date: City Council – March 10, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

If new information is available at the time of the meeting, then a discussion will be held.

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

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

Agenda Item Number

Mayor's Report #10

Tracking Number

CC 2025-21

Agenda Item Summary Memo

Title: Fiscal Year 2026 Budget Presentation

Meeting and Date: City Council – March 11, 2025

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

The Fiscal Year 2026 Budget Proposal was not complete at the time of packet creation and will be distributed as a supplemental packet if it becomes available before the City Council meeting.